

36 & 38 Solutions Drive | Halifax, NS

Ravine Centre. Where life-work balance is achieved.

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Property Overview

Ravine Centre One & Two

Promoting productivity for the modern workforce.

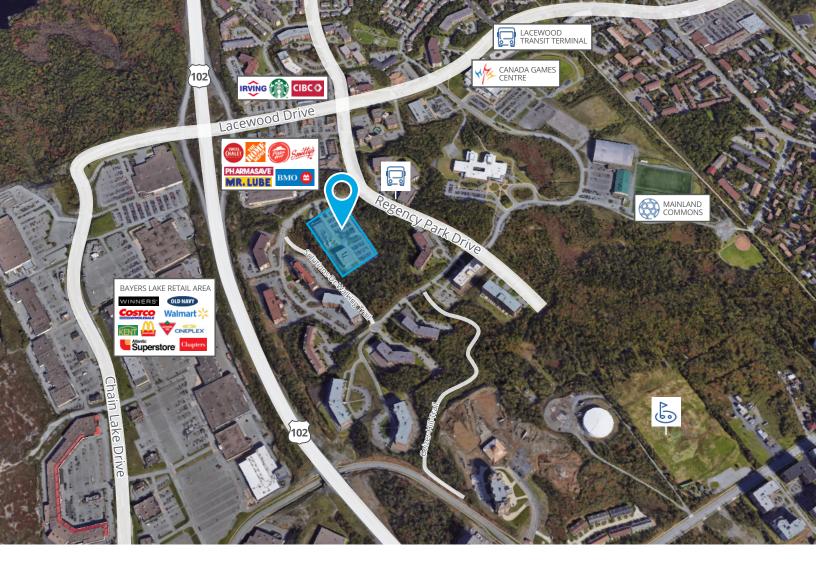
Ravine Centre. An inviting business campus with welcoming office environments and space flexibility, allowing for efficient solutions and appeal that will bring employees back to the office.

The property offers a serene vibe with green spaces and wooded walking trails, ideal for relaxing and recharging. Perfectly located in Clayton Park West, employees will appreciate being minutes from great amenities and public transit access. The overall result is less stress, and a greater sense of well-being that benefits everyone.

Features

- Energy efficient design, LEED Gold certified (Ravine Centre Two)
- Surface, below grade (partially enclosed)
 & underground parking (fully enclosed)
- Electric vehicle charging stations
- Rooftop patio (Ravine Centre One)
- On-site property management
- Flexible floor plates





It's all about the location.

- Just off Lacewood Drive, the main traffic route through Clayton Park West & Bayers Lake
- Surrounded by beautiful green space, parks, and wooded walking trails
- Steps away from countless amenities: Canada Games Centre, Mainland Commons, restaurants, cafes, banking, shopping, grocery, hotel
- 3 minute walk to Lacewood Transit Terminal
- Close proximity to Highway 102 allows for timely commutes to major areas of HRM:

Bedford	10 minutes (10km)
Lower Sackville	11 minutes (14km)
Downtown Halifax	18 minutes (11km)



Close to main traffic routes



Steps away from transit



Numerous walking trails, parks

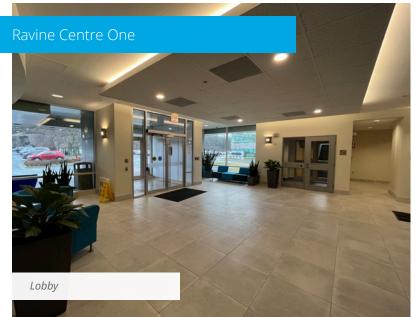


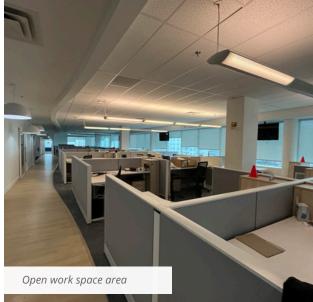
Countless amenities

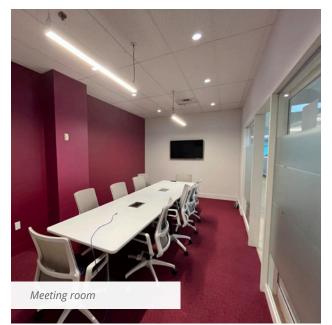
Ravine Centre One

Address		36 Solutions Drive					
Year Built		2001					
Site Area		81,732 SF, over four floors					
Parking		Surface, ~3.5:1,000 SF Below grade (partially enclosed)					
Available Space		Suite	Size	Availability			
	New!	201	2,340 SF	Immediately			
		202	6,055 SF	Immediately			
				*potential to expand up to an additional 2,575 SF			
		307	1,520 SF	Immediately			
		406	2,118 SF	Immediately			
		Net Rent	\$19.00 PSF				
Rents		Additional	\$19.20 PSF (2025 est.)				
		Rent	*includes in-suite cleaning, power				
TI Allowance		Negotiable per tenant / term					
		Rooftop patio for tenants and guests					
Building Features		On-site cafe					
		Elevator servicing all floors					

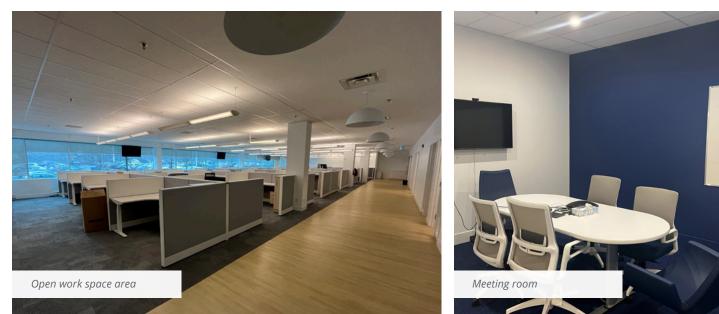




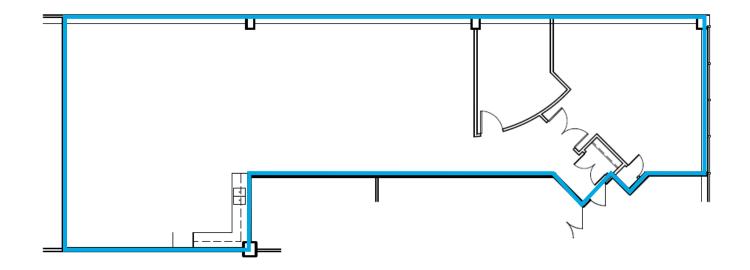








Second Floor





New Space! Suite 201 | 2,340 SF

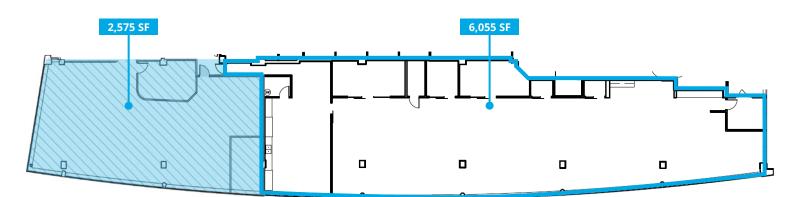
- Open concept layout
- Private office, meeting room, kitchenette
- Elevator frontage
- Front facing suite, lots of natural light
- Available immediately

Second Floor

Suite 202 | 6,055 SF

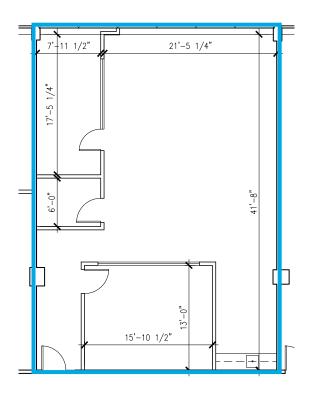
- Open plan layout with private offices, spacious kitchen/staff room, break out/meeting rooms, coffee station, large open work space
- Wall-to-wall glazing
- Second level space
- Potential to expand up to an additional 2,575 SF (as shown below)
- Available immediately
- Additional matching sliding glass doors/sidelights available to match the existing fixtures (to help with tenant fit-up)







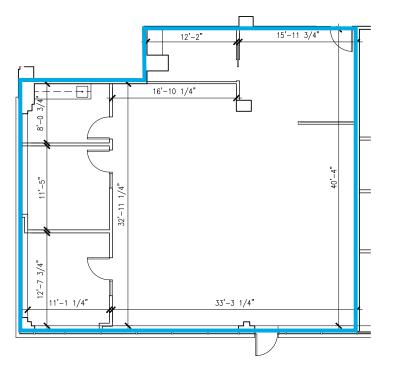
Third Floor



Suite 307 | 1,520 SF

- 2 private offices, open work space area, meeting room, kitchenette
- Third floor location
- Available immediately

Fourth Floor



Suite 406 | 2,118 SF

- Open layout, 2 private offices, kitchenette, reception area, storage
- Direct access to rooftop patio
- Fourth floor location
- Available immediately



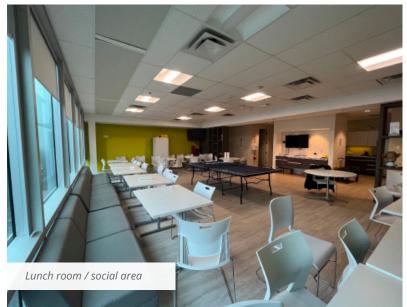
Ravine Centre Two

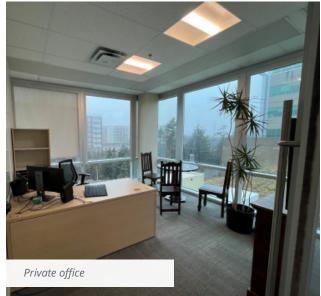
Address		38 Solutions Drive				
Year Built		2013				
Site Area		48,000 SF over three floors				
Parking		Surface, ~3.5:1,000 SF Underground (fully enclosed)				
		Suite	Size	Availability		
	New!	200	7,770 SF	October 1, 2025		
Available Space		204	3,520 SF	Immediately		
		205	4,957 SF	Immediately		
		*can be combined for up to 16,248 SF - full floor opportunity				
		Net Rent \$19.00 PSF				
Rents		Additional	\$18.20 PSF (2025 est.)			
		Rent	*includes in-suite cleaning, power			
TI Allowance		Negotiable per tenant / term				
LEED Gold certified building						
Building Features		Elevator servicing all floors				
		Shower facilities				

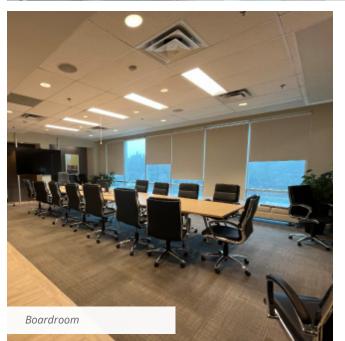


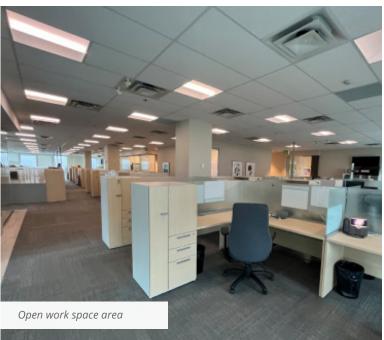










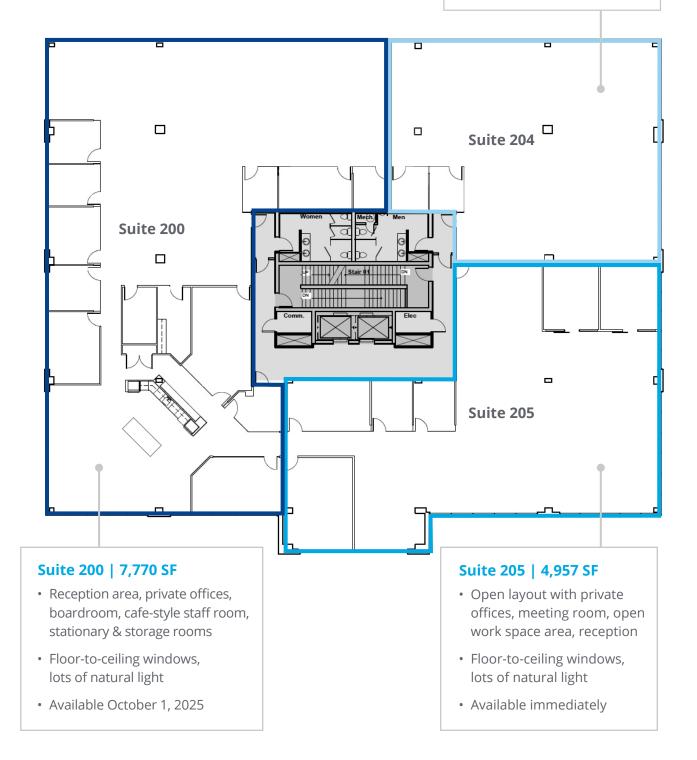


Second Floor

Spaces can be combined for up to 16,248 SF **Full floor opportunity!**

Suite 204 | 3,520 SF

- Open plan corner suite with two offices
- Floor-to-ceiling windows, lots of natural light
- Available immediately





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