



FOR SUBLEASE | 238 BROWNLOW AVENUE, DARTMOUTH, NS

Turnkey Corner Office Suite at Park Place Centre

RE360
COMMERCIAL
REAL ESTATE

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The Property

Property Address	Park Place Centre 238 Brownlow Avenue, Suite 220
Available Area	Suite 220 3,841 SF
Office Space	• Recently finished leaseholds in place throughout. • Second floor location • Corner office space framed by numerous windows providing fantastic light throughout • Large open workspace area, 2 boardrooms, welcoming reception and seating area, 8 private offices, large corner office, kitchen, stationary room, dedicated server room • 24/7 accessibility
Parking	Surface parking (free) Underground parking (market rates)
Public Transit	Steps away from transit stops
On-Site Amenities	• Fully equipped fitness centre • Delta Dartmouth Hotel • Pitch & Pivot restaurant • Starbucks cafe
Available	October 2026
Existing Lease Term	Current lease expiry - August 31, 2027 *Longer term/direct lease available by negotiation.
Net & Additional Rent	Contact listing agent for rates



Highlights



Office leaseholds in place



Amenity-rich business campus



On-site surface & underground parking



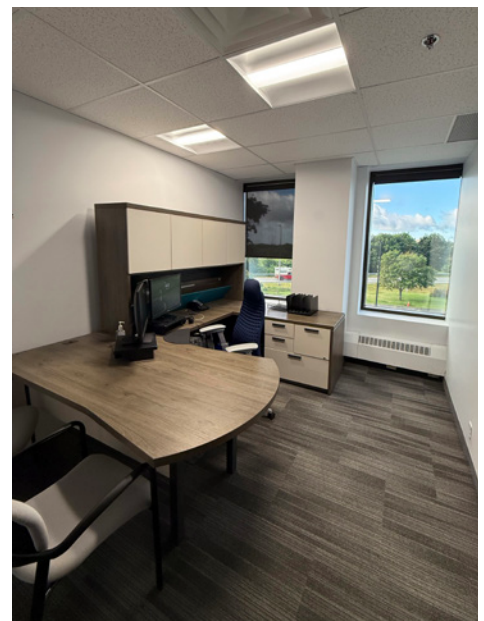
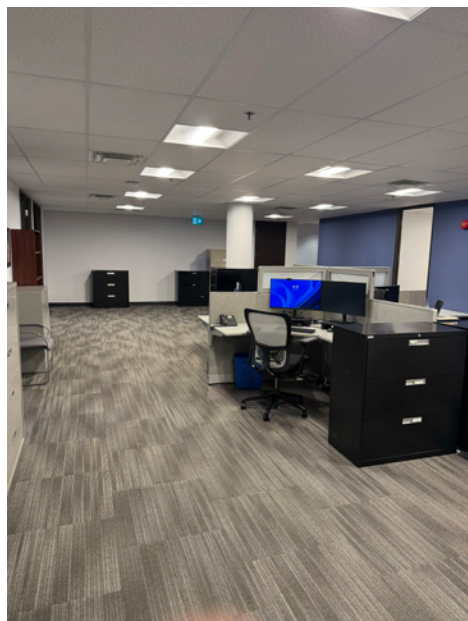
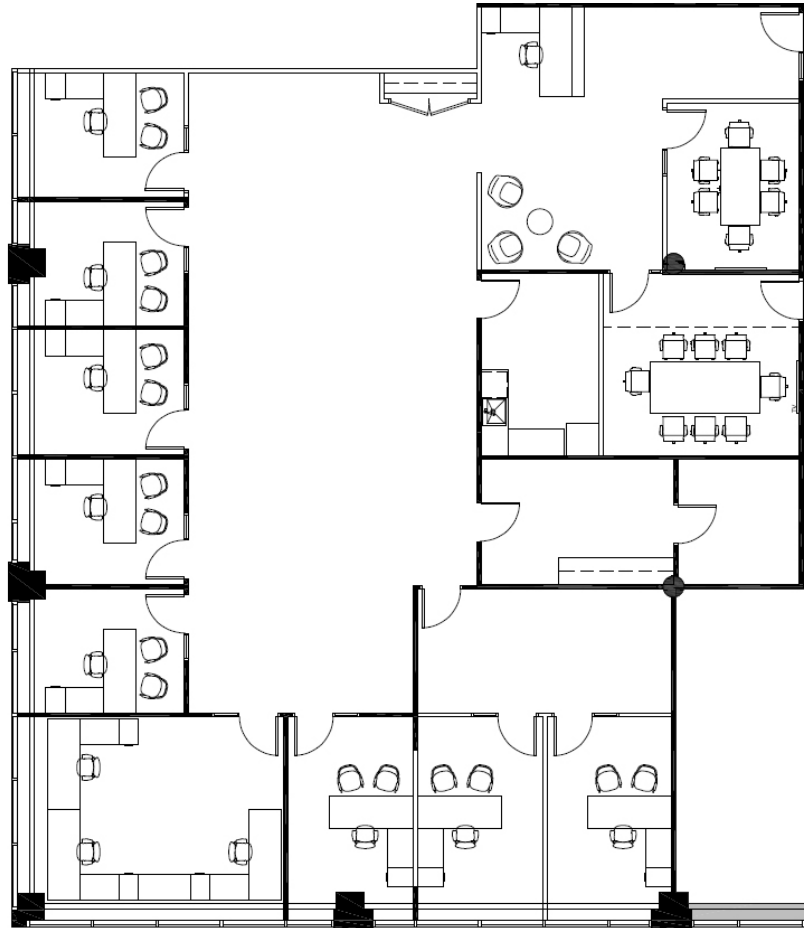
Elevators (2) servicing all floors

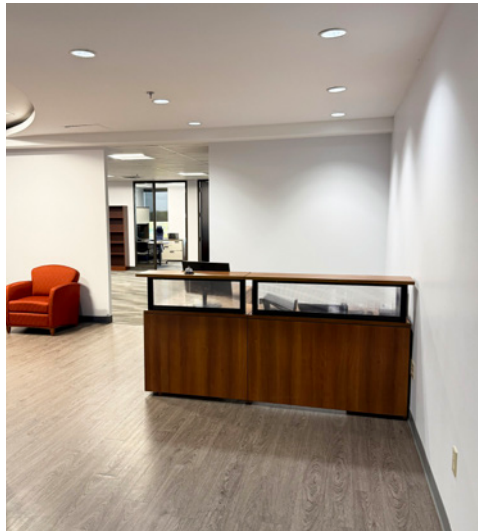
Floor Plan

Space Features

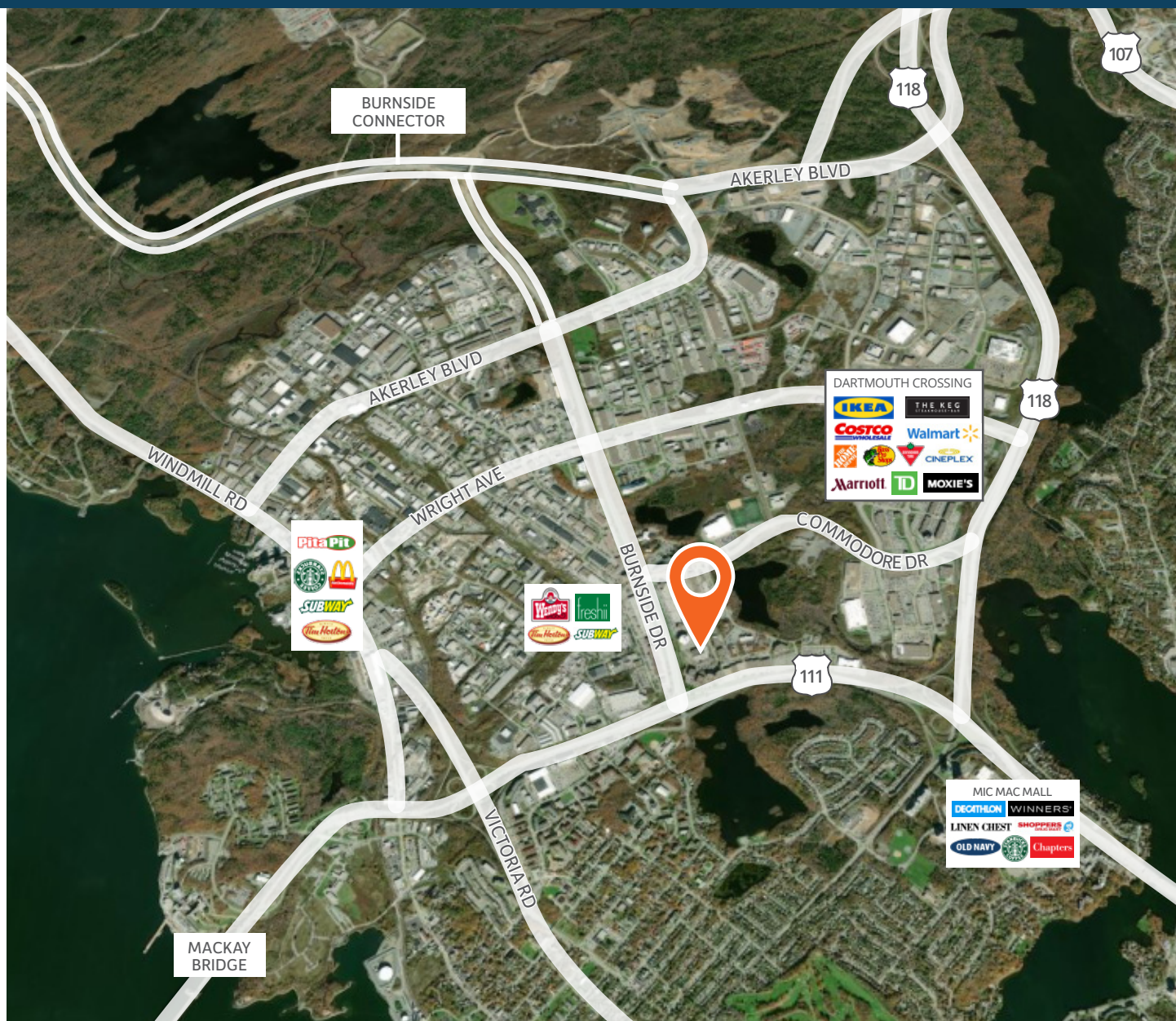
3,841 SF available

- Second floor corner space with updated leaseholds throughout
- Numerous windows frame the space allowing for great natural lighting
- Several private offices, large open workspace area, welcoming reception and seating area, two meeting rooms, kitchen, stationary room, dedicated server room
- Common washrooms located on each floor
- Fully accessible space with elevators servicing all floors





Location



Demographics 5 km Radius



Current (2025)
population

75,128



Projected (2035)
population

88,723
(+3.4%)



Number of
Households

34,603



Average
household income

\$98,233



Average
Age

41.1



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