



For lease

105 Neptune Crescent, Dartmouth

Multi-use office/lab/warehouse space
available in Woodside Industrial Park

**AVISON
YOUNG**

The offering

105 Neptune Crescent comprises approximately 60,000 square feet of primarily office space configured across multiple units ranging in size from 100 to 200 sf, offering flexibility for a broad range of occupiers. The building supports a mix of traditional office uses alongside 400 to 1,000 sf of laboratory and 3,616 sf of warehouse space, allowing tenants to consolidate multiple functions within a single address.

Multiple units are available for lease, providing a compelling opportunity for owner-users or tenants seeking a campus-style environment. Alternatively, the property can accommodate individual office or unit leasing, making it well suited for growing organizations, professional services firms, and operational users requiring adaptable space.

Shared amenities enhance the functionality

of the asset, including a common boardroom available by booking, supporting larger meetings and collaborative sessions without the need for dedicated in-suite space. An elevator services both floors, improving accessibility and ease of movement throughout the building.

The property also features dock loading, which supports shipping, receiving, and light warehouse functions, and free surface parking within an on-site lot, offering convenience for both staff and visitors without additional cost.

With its scale, infrastructure, and flexible leasing structure, 105 Neptune Crescent presents a practical and efficient solution for tenants seeking well-located office and hybrid space within Dartmouth’s industrial and business environment.

LEASE OVERVIEW

Unit type	Office
Available space	16,000 sf
Term	5 years
Lease rate (Net)	Office/warehouse: \$15 psf Lab: \$33 psf
Operating	\$10 psf
Availability	Immediate
Loading	Dock loading available
Parking	On-site paved lot



Location

105 Neptune Crescent is located within Woodside Industrial Park, a well-established and evolving employment district on the Dartmouth side of Halifax Harbour. The park supports a diverse mix of office, industrial, marine, and professional users and offers a practical alternative to higher-cost, more congested downtown office locations.

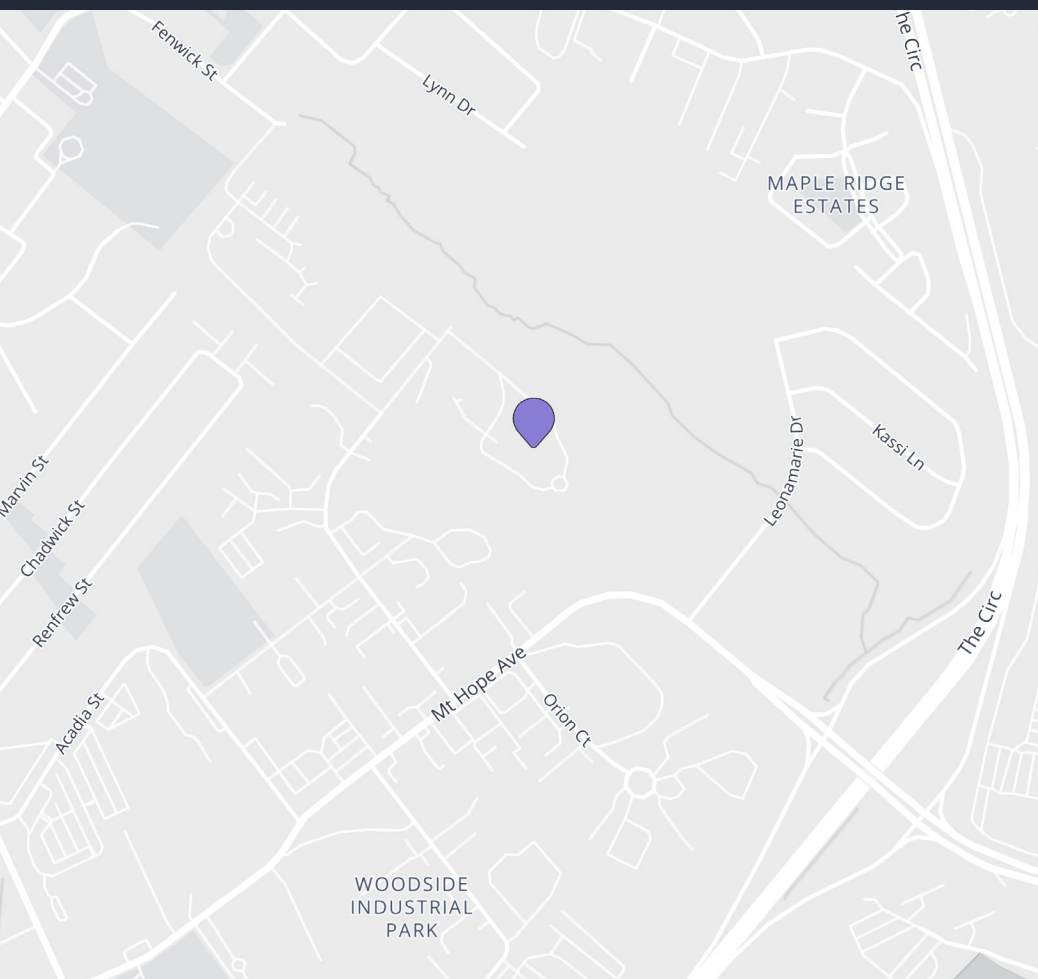
Dartmouth continues to see sustained population and commercial growth, reinforced by public infrastructure investment and expanding private-sector activity. This momentum has driven increased demand for flexible, well-connected office space outside the urban core, positioning Woodside as a strategic location within the broader HRM market.

The property benefits from close proximity to everyday amenities, including retail, food services, and personal services along Pleasant Street and Main Street, as well as Dartmouth Crossing and Burnside to the north.

The nearby Woodside Ferry Terminal provides direct and efficient access to Downtown Halifax, enhancing commuter convenience while reducing reliance on bridge travel.

Exceptional regional connectivity further strengthens the appeal of this location. Immediate access to Highway 111 allows for efficient movement to both harbour bridges, Burnside Business Park, Highway 102, and Halifax Stanfield International Airport. This accessibility supports businesses serving clients and staff across the peninsula, Dartmouth, and the greater metropolitan area.

For tenants seeking functional, adaptable space with strong transportation access and long-term market fundamentals, 105 Neptune Crescent offers a balanced and strategic location within Dartmouth's industrial and office landscape.



5 years
LEASE TERM

\$15 - 33
LEASE RATE (NET PSF)

16,000 sf
AVAILABLE SPACE





AVISON YOUNG

Get in touch

For detailed information on this offering, please contact:

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