
371 CUTLER AVENUE
DARTMOUTH, NS



371 CUTLER AVENUE

Flexible Office Opportunity

BURNSIDE BUSINESS PARK

10,280 SF FOR LEASE





PROPERTY OVERVIEW



371 CUTLER AVENUE

Property Overview

371 Cutler Avenue is a full-building, single-tenant opportunity in Burnside Business Park, offering approximately 10,280 sf of space that supports office, lab, and small warehouse or loading uses.

Built in 2017 and renovated in 2021, the building blends professional office space with practical lab and operational areas, allowing teams to work, test, and ship from one location.



FULL-BUILDING
OPPORTUNITY



OFFICE + LAB +
LOADING



RECENTLY BUILT &
UPDATED



AVAILABLE MARCH
2026



*PROPERTY
HIGHLIGHTS*



Highlights

BUILDING

- +/- 10,280 SF full-building office space
- Single-tenant layout
- Built 2017 | Renovated 2021
- ***Available March 2026***

OFFICE SPACE

- Private offices and meeting rooms
- Boardroom and collaborative areas
- Expanded kitchen and staff area
- Showers located within bathrooms

LAB & PRODUCTION

- Dedicated lab and production areas
- ESD flooring
- 20amp circuits in lab spaces
- Ceiling-mounted power and data
- Eye wash station

WAREHOUSE & LOADING

- Shipping area with loading door
- 8.5' double doors connecting lab, production, and shipping areas.

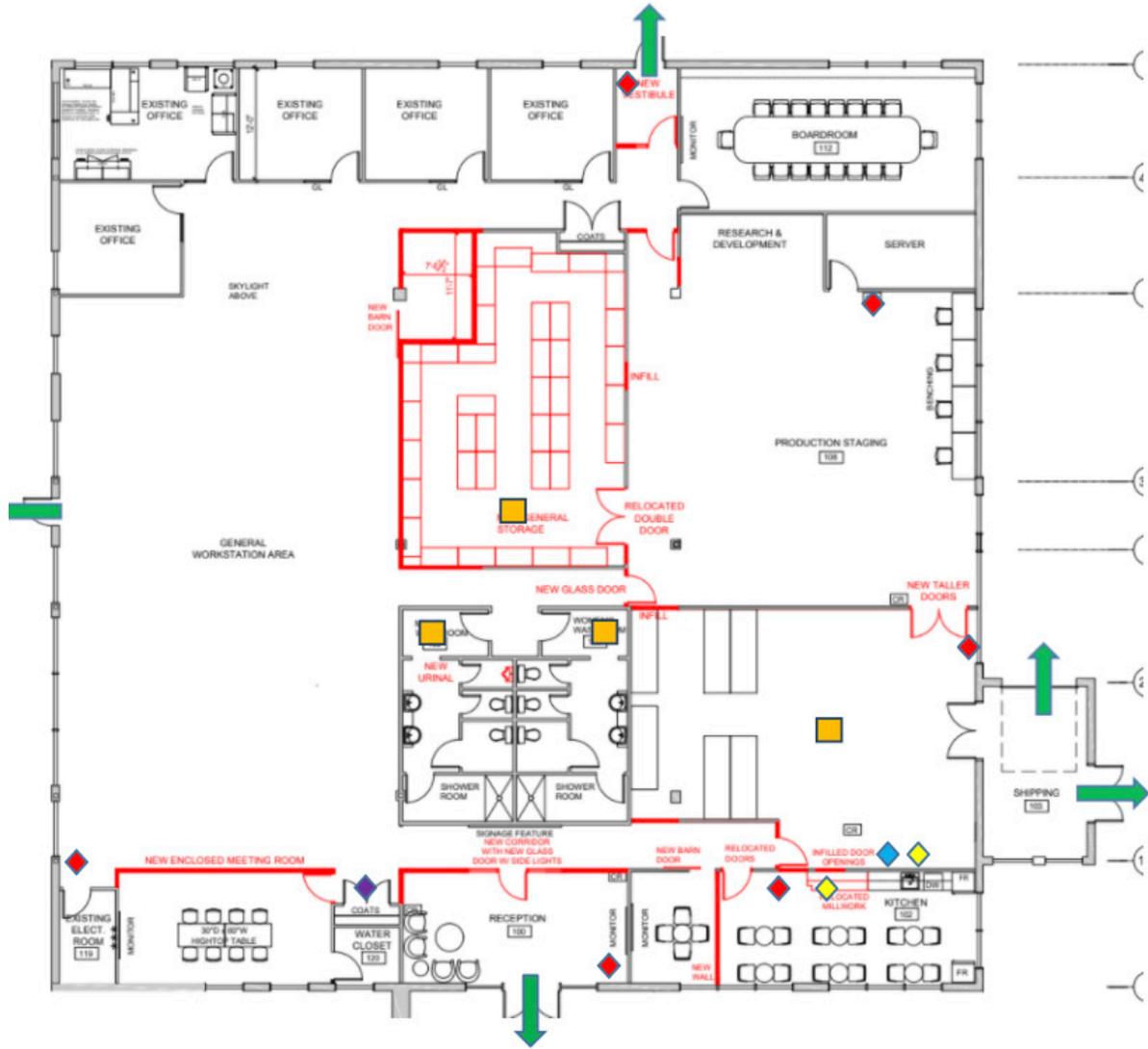




FLOOR PLAN

10,280 SF

Floor Plan



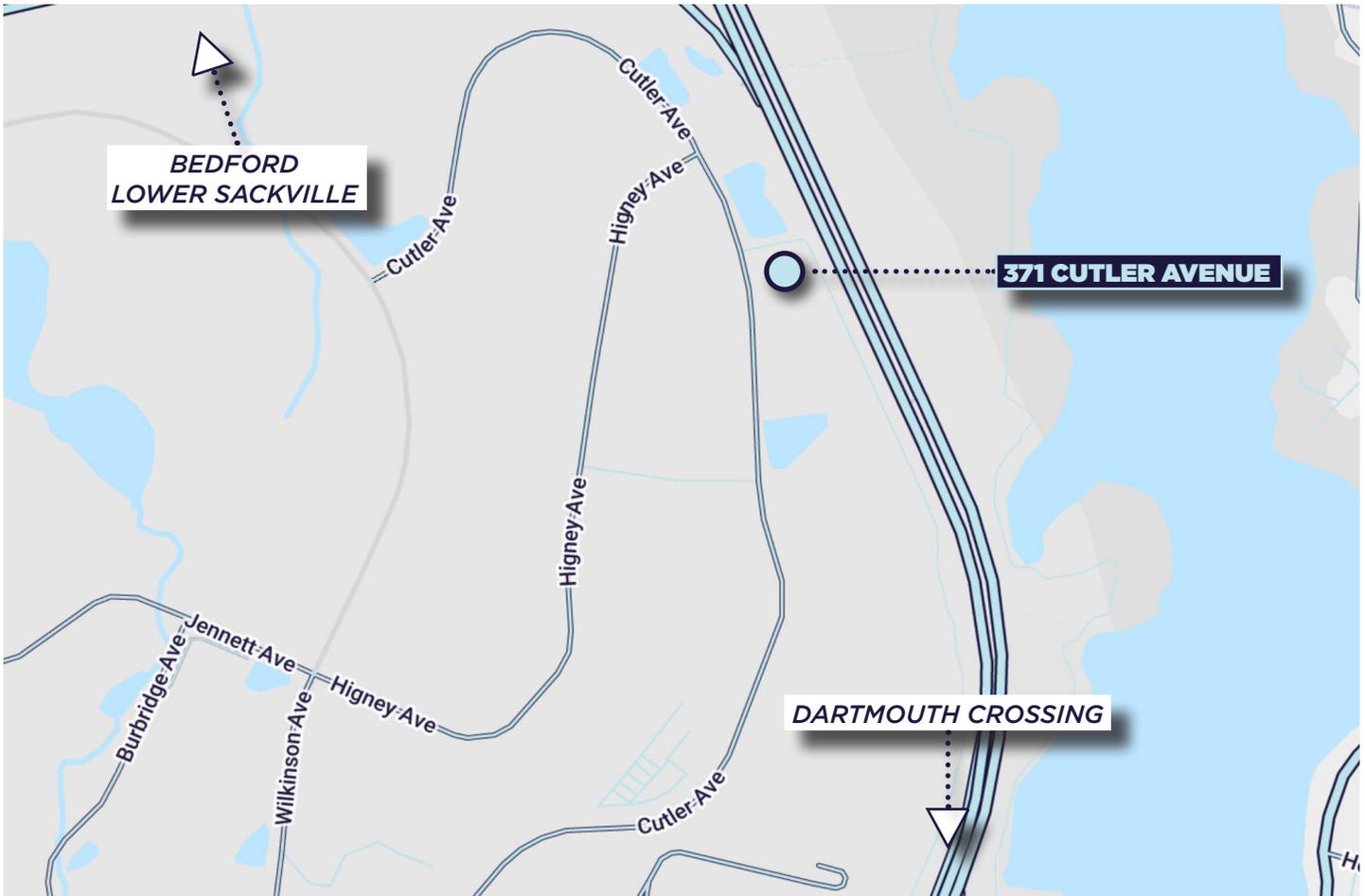


*PROPERTY
PHOTOS*





LOCATION OVERVIEW



Location Overview

Located within Burnside Business Park, 371 Cutler Avenue offers access to one of Atlantic Canada's most established business and employment hubs. The area supports a wide range of office, technical, and operational users, with strong regional connectivity and access to services and amenities.



Well located in the Burnside Business Park



Convenient access to Highway 111 & Highway 118



Established commercial environment

*ATLANTIC
CANADA'S LARGEST
BUSINESS PARK*

over 1,500 business
across Burnside

*HIGHWAY
ACCESS*

Direct access to
Highway 111 and
Highway 118

*DAILY
SERVICES
NEARBY*

Restaurants, banking,
fitness, and retail
close by

*EMPLOYEE-
FRIENDLY
COMMUTE*

Access from multiple
Dartmouth & Halifax
Routes



CONTACT INFORMATION

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