



2020 AVAILABILITY

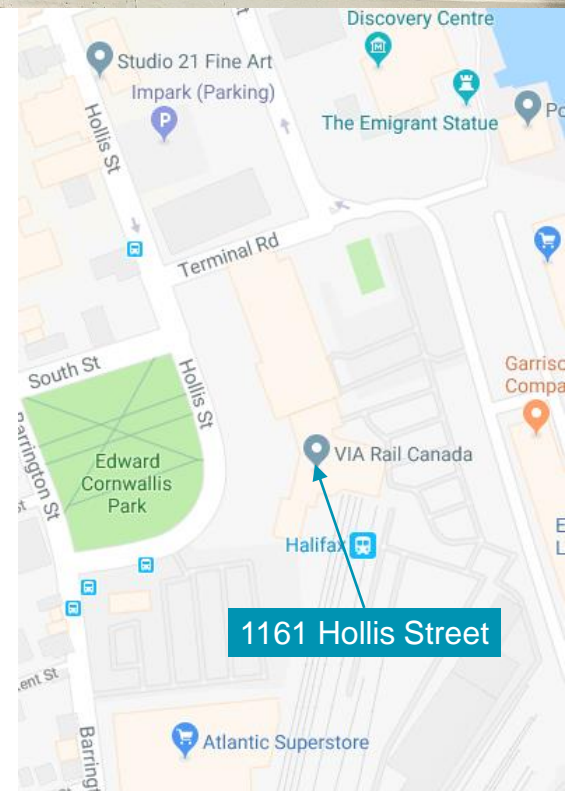
14,000 sf Built-to-Suit Office Space Available for Lease
Lease Rate: \$20.00 psf Gross

Property Highlights

- 14,000 sf of open concept third floor office space that can be demised
- This historical building is unique and has lots of character
- Ideal for businesses looking to set roots in a unique historic building with an open concept floor plan allowing the space to be built-to-suit
- Downtown parking available on site
- It offers spectacular views of the Halifax Harbour and nearby park
- VIA Rail currently occupies the building's main floor

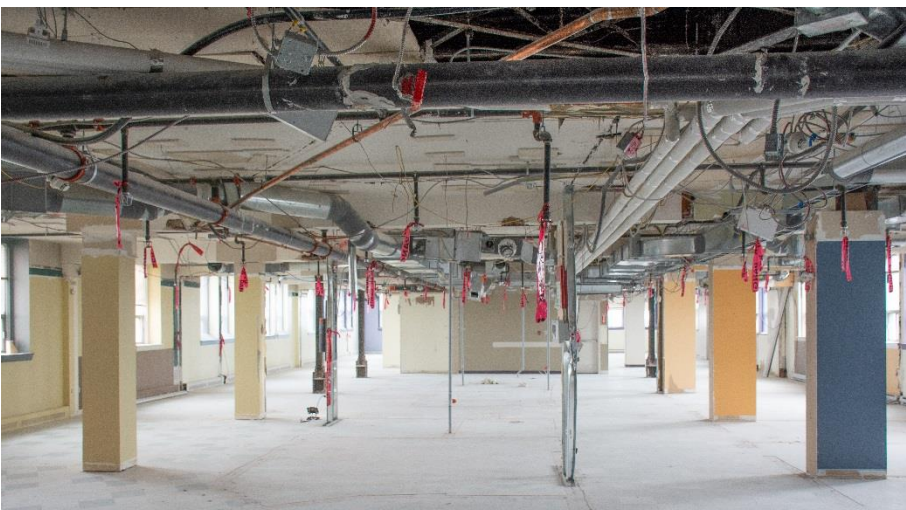
Location Overview

- This property is ideally located in the South End of the Halifax Peninsula.
- This property offers close proximity to numerous amenities including: over 200 retail shops, Park Lane Mall, Spring Garden Place, small boutiques and small personalized services, over thirty restaurants and cafés, universities, hospitals, Halifax Public Library and the well known Halifax Seaport Farmers' Market.
- There is parking located conveniently on site – parking in the city can be challenging so this feature adds tremendous value for your business's employees and customers.



Bill MacAvoy
Managing Director
+1 902 425 1872
bmacavoy@cwatlantic.com

5475 Spring Garden Road, Suite 601
Halifax, Nova Scotia B3J 3T2
+1 902 425 1444



Area Amenities

- Nearby and neighbouring tenants include: Halifax Seaport Farmers' Market, The Westin Nova Scotian, Atlantic Superstore, Spring Garden Road Shopping District, and a variety of restaurants and cafés.

About the South End Area

- The South End is well known as the wealthy part of the peninsula and is home to private schools, parks, and million-dollar residences.
- Approximately 20,000 people live within 1 KM of this property, which further expands to 50,000 during the university calendar year.
- Located on the peninsula of Halifax close to Saint Mary's University, Dalhousie University, the hospitals and walking distance to the centre core of downtown Halifax.
- Offices situated in the South End have easier entry and access points in and out of the city which provides a better commute for employees and customers.
- The area is serviced by all major public transit routes with stops right outside the building.

Bill MacAvoy
Managing Director
+1 902 425 1872
bmacavoy@cwatlantic.com

cwatlantic.com