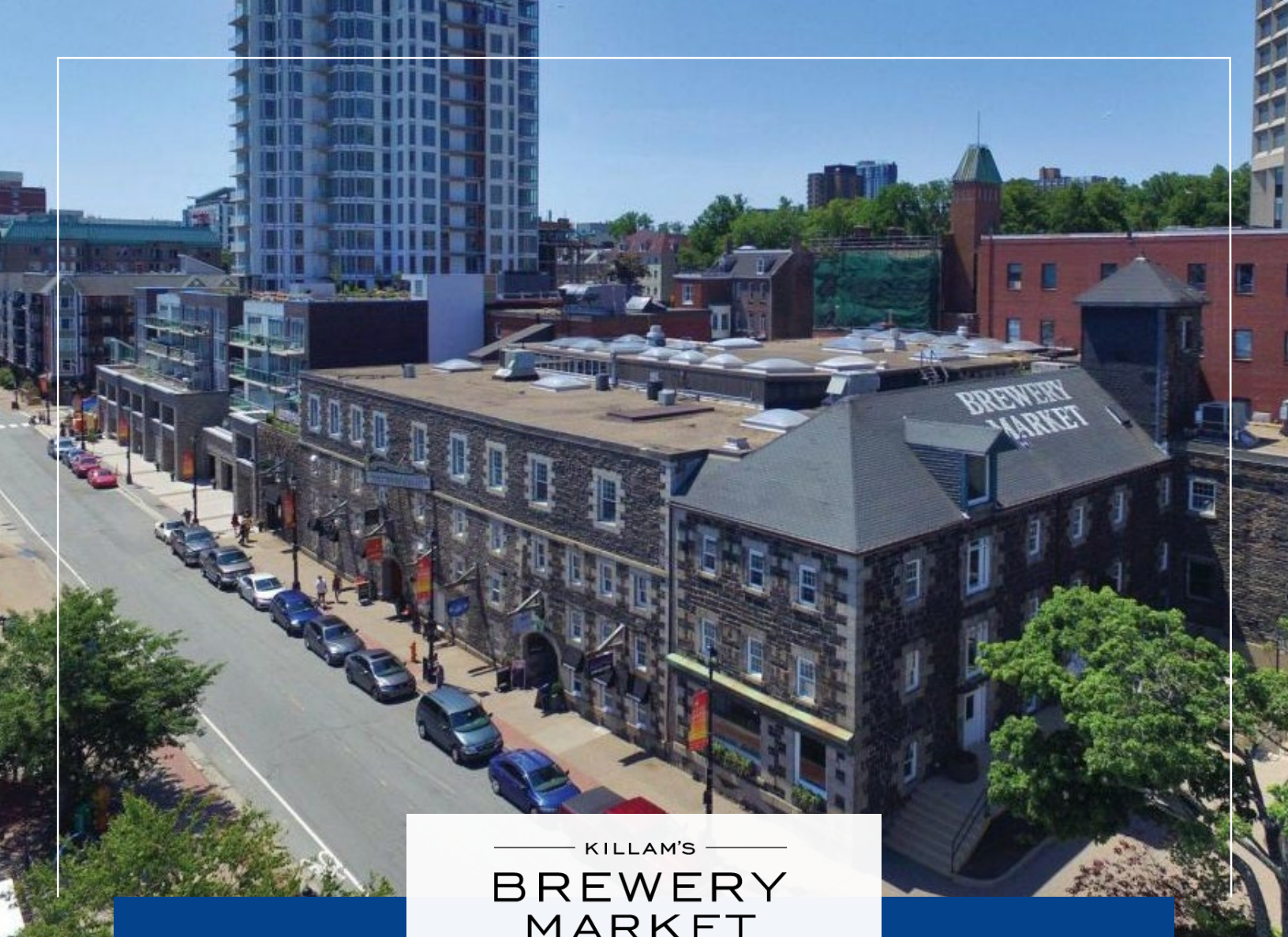




— KILLAM'S —
**BREWERY
MARKET**

**Modern office and
retail** space infused
with history.

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Welcome to the neighbourhood.

Steps from the vibrant Halifax waterfront, the Brewery Market is truly in the heart of it all. Enjoy craft beer, local produce or a hot shave without ever leaving the building. And just outside the door awaits so much more:

- Explore the waterfront and stroll or scooter along one of the world's longest continuous downtown boardwalks
- Whatever you're craving, find cocktail bars, local fare, craft beer or a great cup of coffee on nearly every corner
- Tackle your to-do list and run errands at the nearby shops, banks and grocery stores. Or, treat yourself and unwind at the barber or spa.
- Easy access to transit routes and a 5-minute walk to the Halifax Ferry Terminal, servicing Downtown Dartmouth and Woodside



Walk Score97



Transit Score74



Bike Score61



Current
Population
115,879



10 Year Projected
Population (2034)
179,306 (2.8%)



Average
Age
39.9



Average
HH Income
\$96,387

*demographics based on a 5km radius (2024).



Property Overview

With a combination of newly designed open air space, local food vendors, and proximity to the city’s best bars and restaurants, Killam’s Brewery Market offers an impressive list of coveted features for start-ups, small businesses, and professional service firms.



Location

Located in downtown Halifax directly on Lower Water Street, between Bishop and Salter Street. Lower Water Street is a main traffic route in downtown and runs directly adjacent to the Halifax waterfront.

Available Space

Building	Suite	Size	Net Rent (PSF)	Availability
The Factory	FOH-Mezzanine	3,544 SF	\$10.00	Immediately
Brewhouse	BH-502	887 SF	\$14.00	Immediately
Brewhouse	BH-215	190 SF	\$1,000 month/gross	Immediately
Grainhouse	GH-113	3,009 SF	\$18.00	Immediately
Brew Plant	BP-217L/BP-21U	1,510 SF	Contact for Rates	Immediately
Malt Plant	MP-1116 Level 1	1,266 SF	\$14.00	Immediately
Malt Plant	MP-1116 Level 2	1,453 SF	\$14.00	Immediately
	Suite 322	564 SF	Contact for Rates	Immediately

Op & Taxes (PSF)

Operational Expenses	\$13.52
Realty Tax	\$ 4.25
Total	\$17.77 (2025 est.)

TI Allowance

Negotiable based on covenant / term

Building Features

- An eclectic mix of on-site amenities
- Historic downtown landmark, home to the original Alexander Keith’s Brewery and Halifax Brewery Farmers Market
- Steps away from the Halifax waterfront & boardwalk
- Close to bus & ferry services
- Historic character with modern convenience



Located in the heart of downtown



Steps away from transit

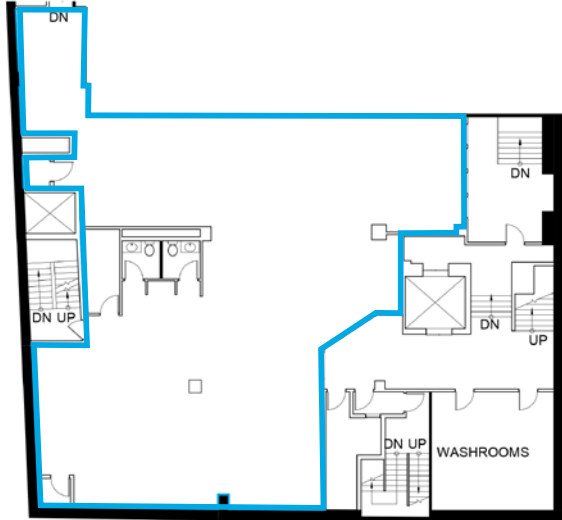


Overlooking the Halifax waterfront



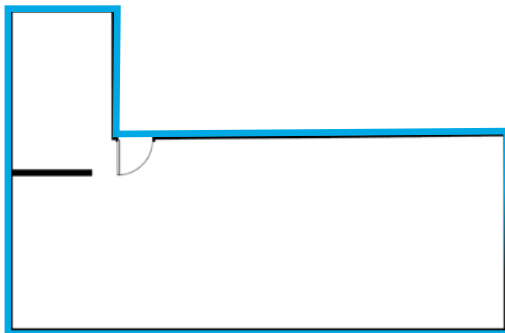
Countless amenities

Floor Plans



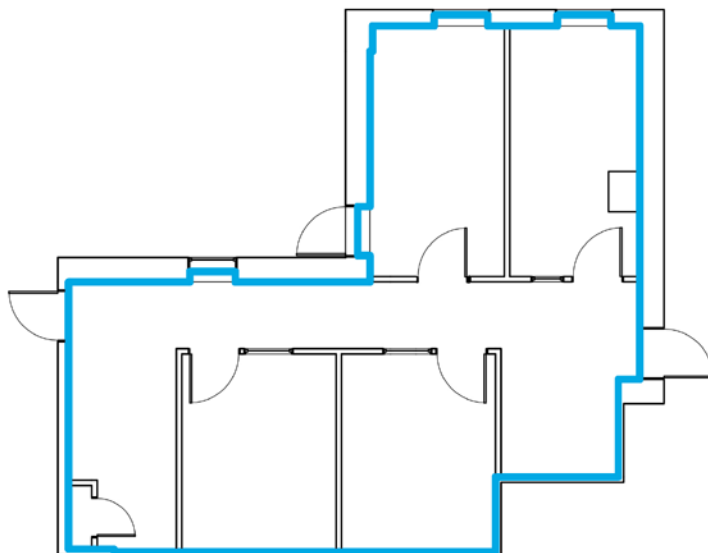
FOH-Mezzanine | 3,544 SF

- Open floor plan office space
- Private washrooms
- Available immediately
- Net Rent \$10.00 PSF
CAM & Taxes \$17.77 (2025 est)



BH-215 | 190 SF

- Private office space with open work space area and semi-private room
- Available immediately
- \$1,000 gross/month



BH-502 | 887 SF

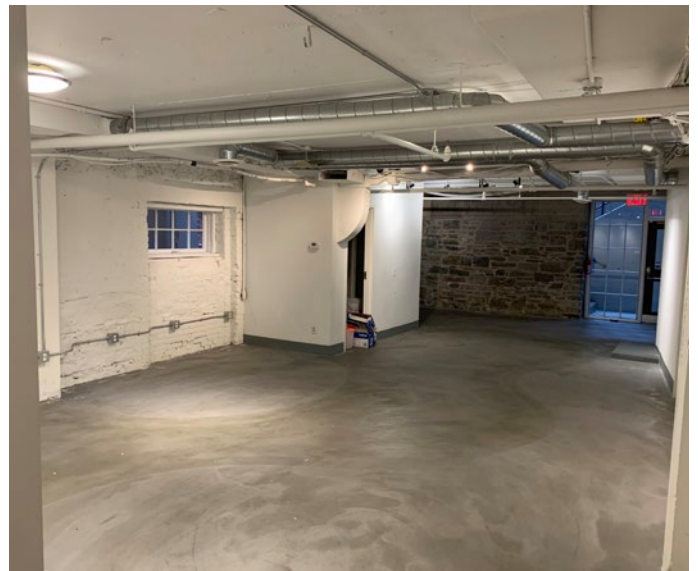
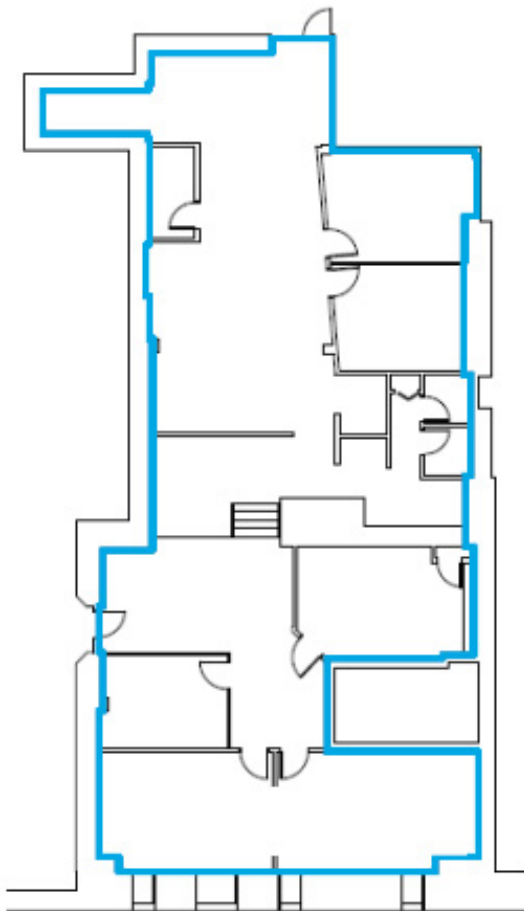
- 4 private offices, leaseholds in place
- Available immediately
- Net Rent \$14.00 PSF
CAM & Taxes \$17.77 (2025 est)

Floor Plans

GH-113 | 3,009 SF

Space Features

- Six private offices
- Elegant reception area with built-in front desk
- Kitchenette
- Single private washroom
- Open area with exposed stone wall
- Space offer lots of unique character
- Available immediately
- Net Rent \$18.00 PSF
CAM & Taxes \$17.77 (2025 est)

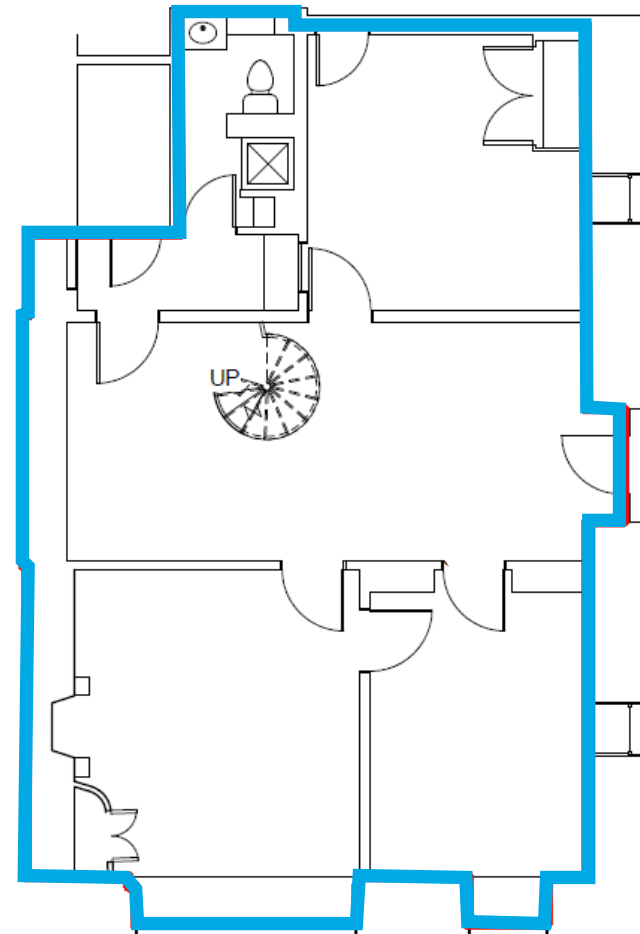
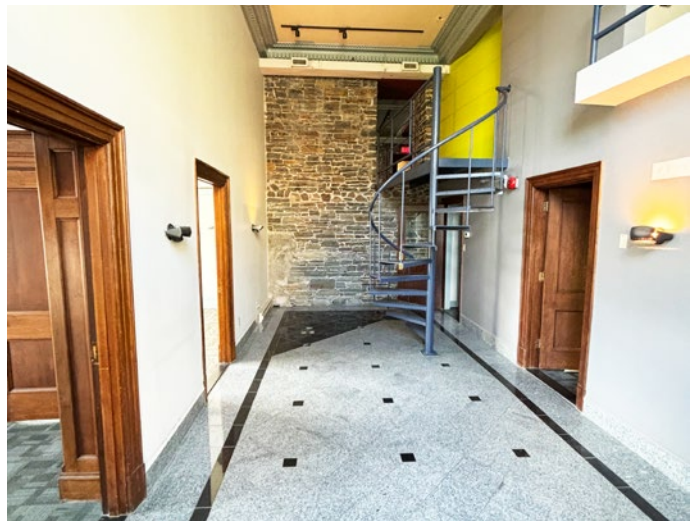


Floor Plans

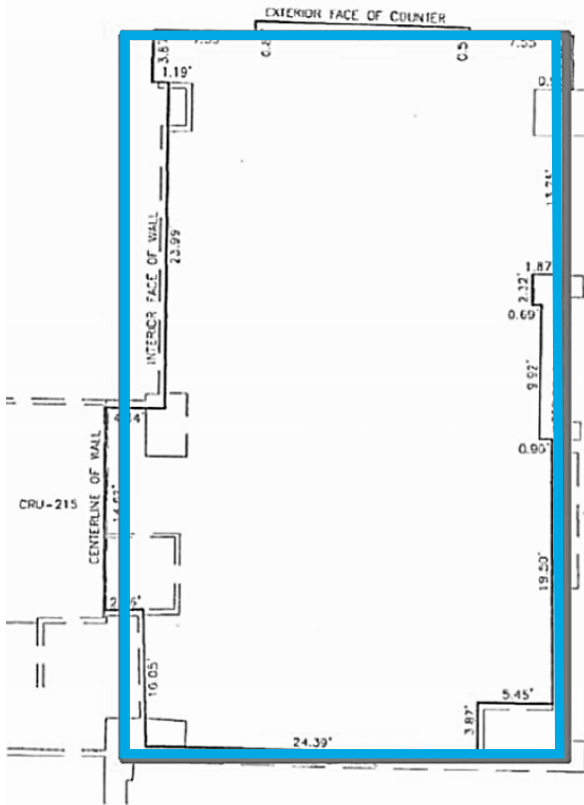
MP-1116 Level 1 | 1,226 SF

Space Features

- Three private offices
- Refined and unique finishes throughout
- Single private washroom
- Large windows offering ample natural light
- Space offer lots of unique character
- Available immediately
- Net Rent \$14.00 PSF
CAM & Taxes \$17.77 (2025 est)

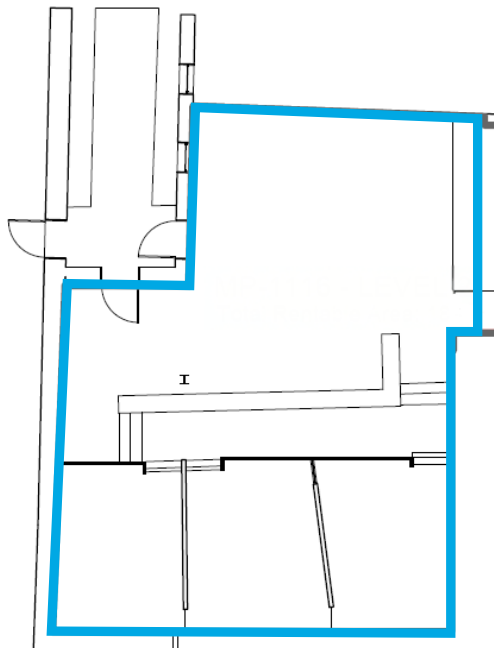


Floor Plans



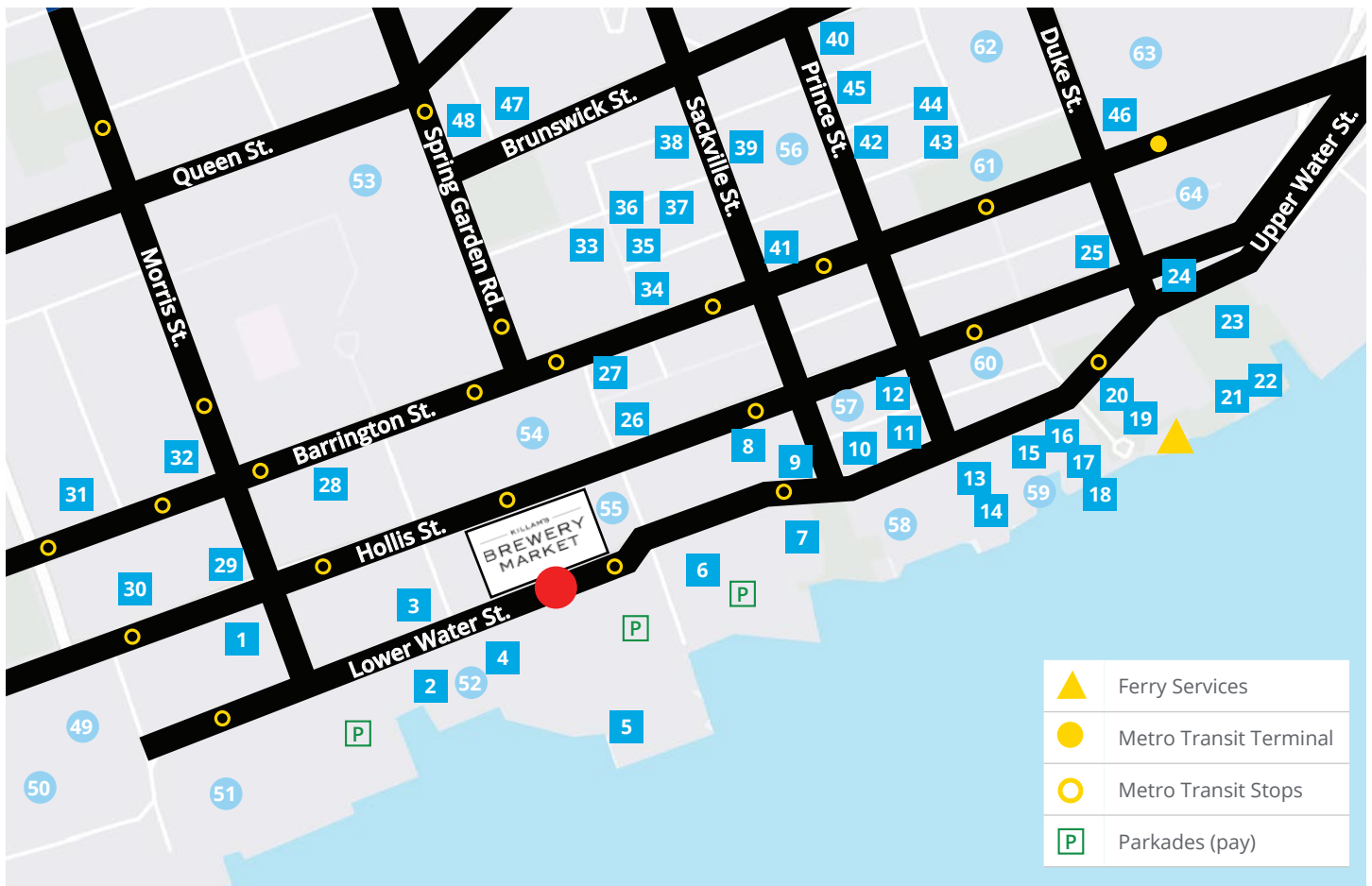
BP-217L/ BP-217U | 1,510 SF

- Open layout
- French windows overlooking (same level) the Keith's Brewery courtyard
- A portion of the space is elevated (3 steps above) the remainder of the space
- Available immediately
- Please contact agent for rental rate details



MP-1116 Level 2 | 1,453SF

- Open area
- Three private offices
- A portion of the space is elevated (2 steps above) the remainder of the space
- Available immediately
- Net Rent \$14.00 PSF
CAM & Taxes \$17.77 (2025 est)



ON-SITE AMENITIES

KILLAM'S BREWERY MARKET

FOOD & BEVERAGE

Alexander Keith's Brewery
Anemone Dining
Au Liban Lebanese Cuisine
Black Sheep Restaurant
Da Maurizio Fine Dining
Tawa Grill
Tera Cafe
The Brown Hound Pub

SERVICES

Brewery Barber
Dogtopia Daycare & Spa
Jennifer Murphy Beauty
Knotical Chiropractic
Quantam Sport Therapy
Sherzad's Tailoring Shop
Skin Decision Inc

RETAIL

Halifax Bra Store
Liquid Gold
Ruffles & Tassels Boutique
Lilac and Thistle
Suit Yourself
Yu Yo Craft + Tea House
Farmers Market (Saturdays)

FOOD & BEVERAGE

RETAIL & AMENITIES

- 1 Trattoria Vesso
- 2 The Bicycle Thief
- 3 aFrite
- 4 Ristorante A Mano
- 5 Sea Smoke
- 6 Halifax Waterfront Hub
- 7 The Summit Cafe
- 8 The Mercantile Social
- 9 Java Blend Coffee
- 10 The Great Wall
- 11 McKelvie's
- 12 The Old Triangle
- 13 Drift
- 14 Darya
- 15 Cafe Lunette
- 16 Sapori Italian Street

- 17 Salt + Ash Beach House
- 18 The Cable Wharf
- 19 Los Toros
- 20 Tim Hortons
- 21 Pickford & Black
- 22 Salty's
- 23 The Lower Deck
- 24 Baton Rouge
- 25 Bluenose II Restaurant
- 26 Cabin Coffee
- 27 2 Doors Down
- 28 YiLan Chinese Halal
- 29 Talay Thai
- 30 Pho Maniac
- 31 Henry House
- 32 Man Bean

- 33 Mirchi Tandoor
- 34 Mezza
- 35 Willy's
- 36 Pizza Corner
- 37 The Stubborn Goat
- 38 Harvest
- 39 Gahan House
- 40 The Keg
- 41 Weird Harbour Espresso
- 42 The Wooden Monkey
- 43 The Five Fishermen
- 44 Roxbury
- 45 Gio
- 46 Boston Pizza
- 47 Steve-O-Reno's
- 48 Pane e Circo

- 49 The Westin NS
- 50 VIA Rail
- 51 Discover Centre
- 52 Bishops Landing
- 53 Halifax Central Library
- 54 Four Points by Sheraton
- 55 Courtyard by Marriot
- 56 Nova Centre
- 57 The Hollis Halifax
- 58 Maritime Museum
- 59 Queen's Marquee
- 60 Art Gallery of NS
- 61 Grand Parade/City Hall
- 62 Scotiabank Centre
- 63 Scotia Square
- 64 The Barrington

SURROUNDING DOWNTOWN AREA | AMENITIES



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