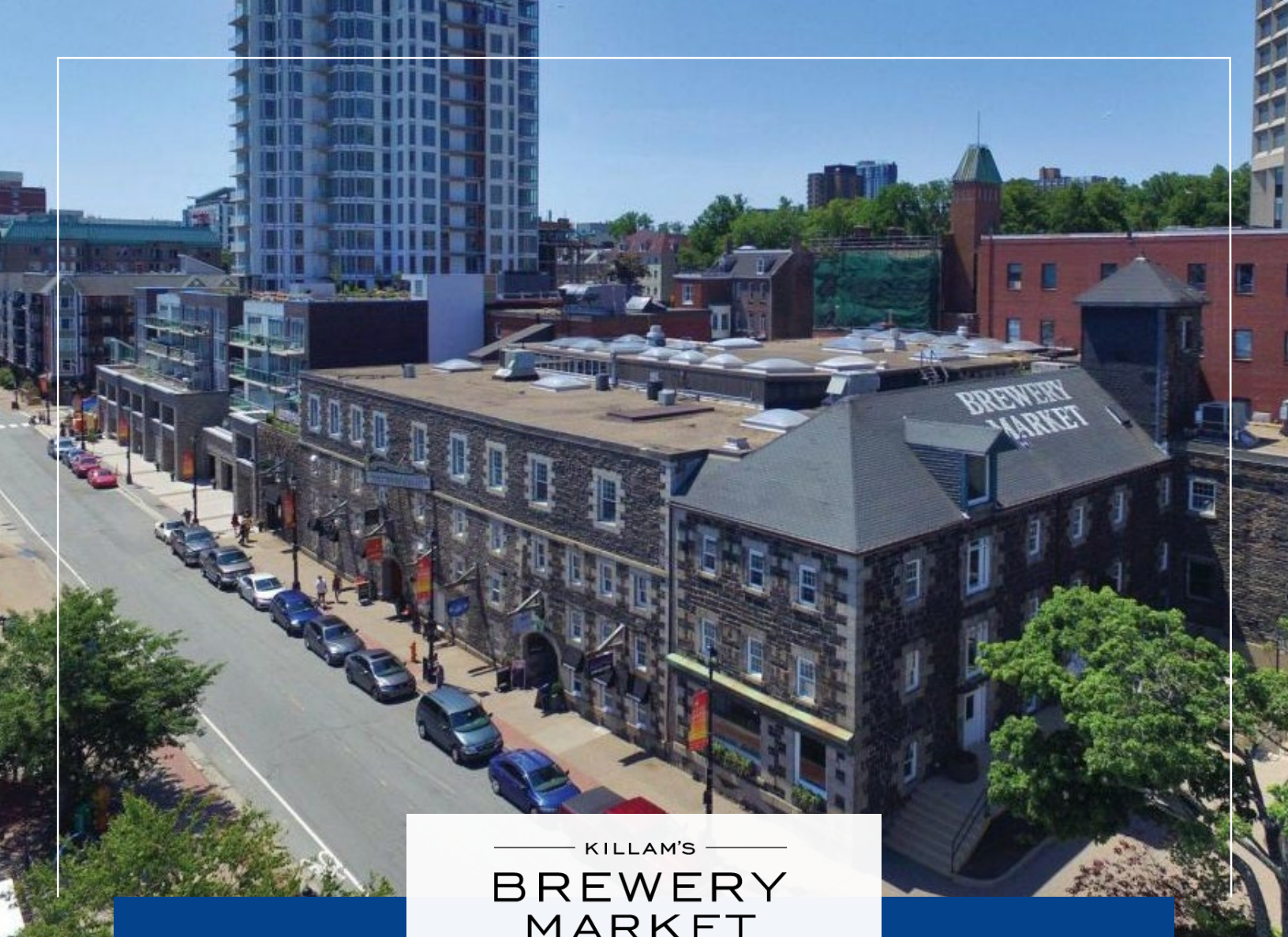




— KILLAM'S —
**BREWERY
MARKET**

**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 Score

97



Transit Score

74



Bike Score

61



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-315	3,009 SF	\$18.00	Available now
Brewhouse	BH-215	190 SF	\$1,000 month/gross	Immediately
Brew Plant	BP-217L/BP-21U	1,510 SF	Contact for Rates	Aug 1, 2025
Malt Plant	MP-1116	1,453 SF	\$14.00	Sept 1, 2025
	Suite 322	564 SF	Contact for Rates	Oct 1, 2025

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

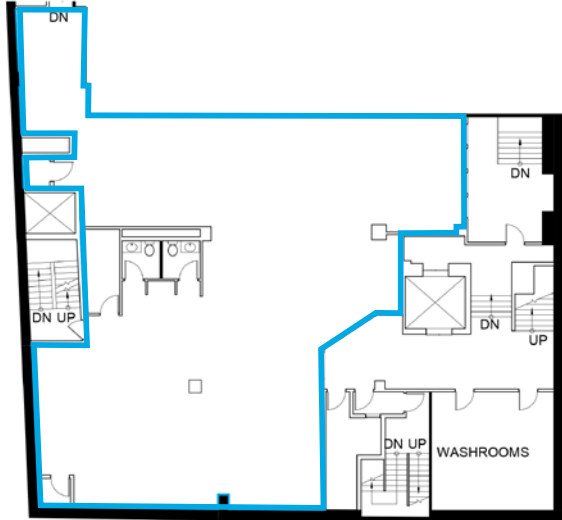


Overlooking the Halifax waterfront



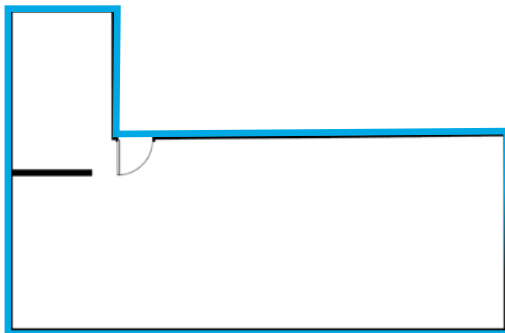
Countless amenities

Floor Plans



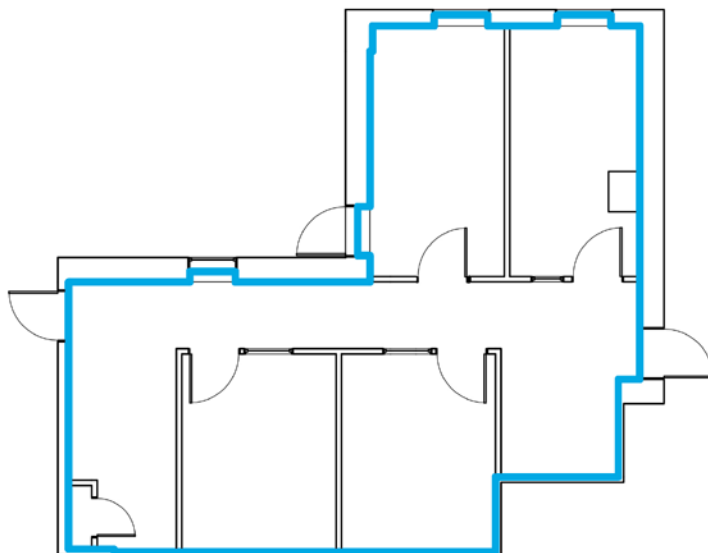
FOH-Mezzanine | 3,544 SF

- 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

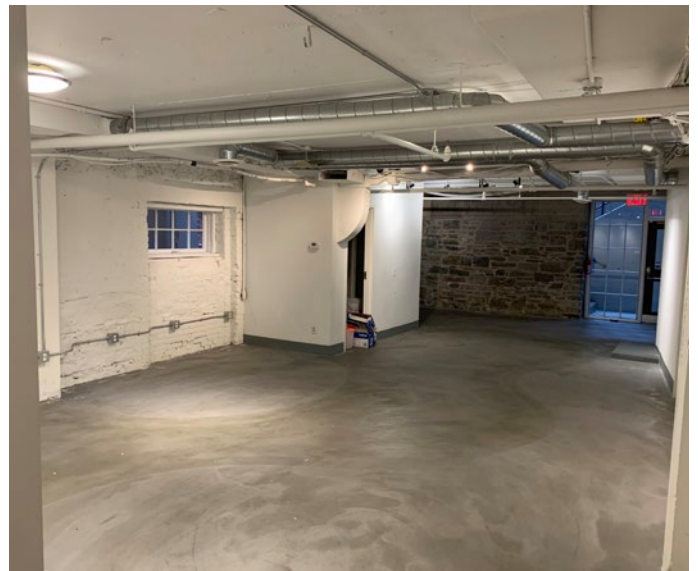
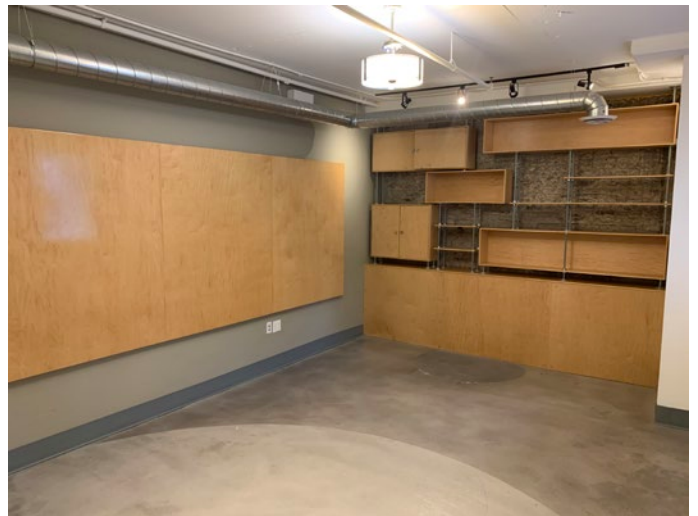
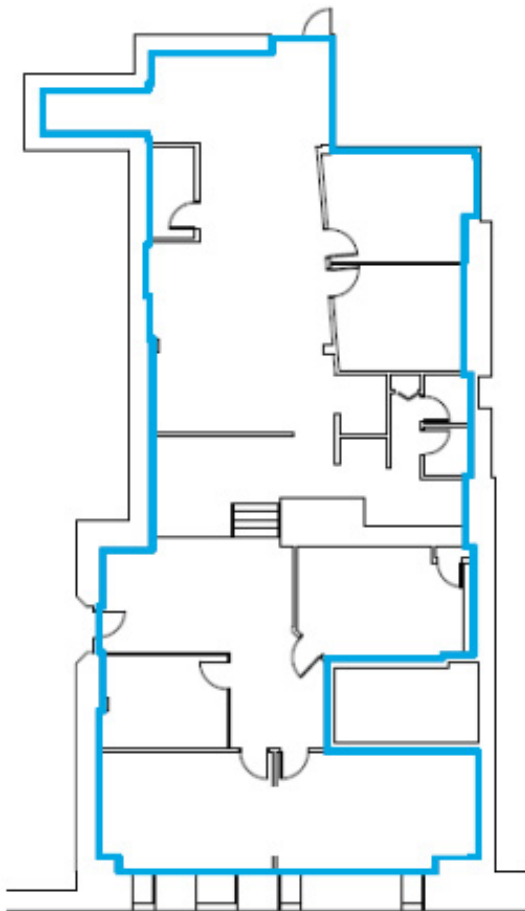
- 4 private offices, leaseholds in place
- Available immediately
- Net Rent \$14.00 PSF
CAM & Taxes \$17.77 (2025 est)

Floor Plans

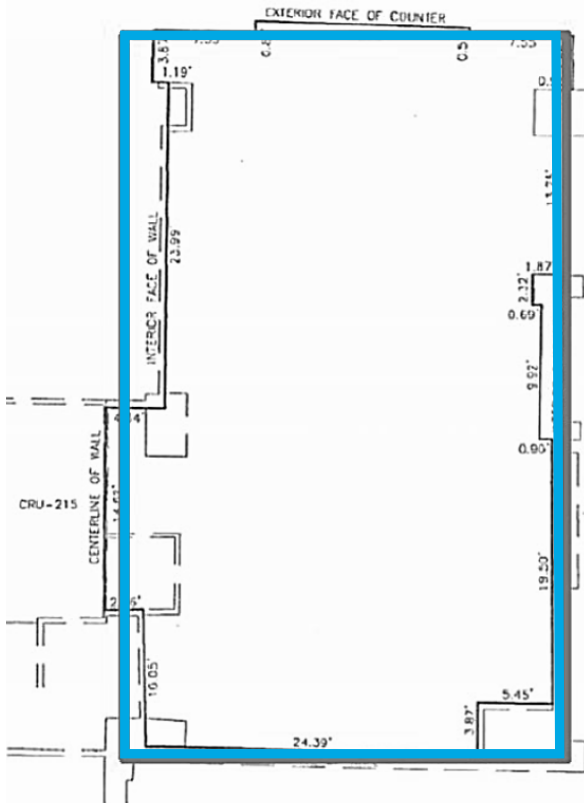
BH-315 | 3,009 SF

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 now
- Net Rent \$18.00 PSF
CAM & Taxes \$17.77 (2025 est)

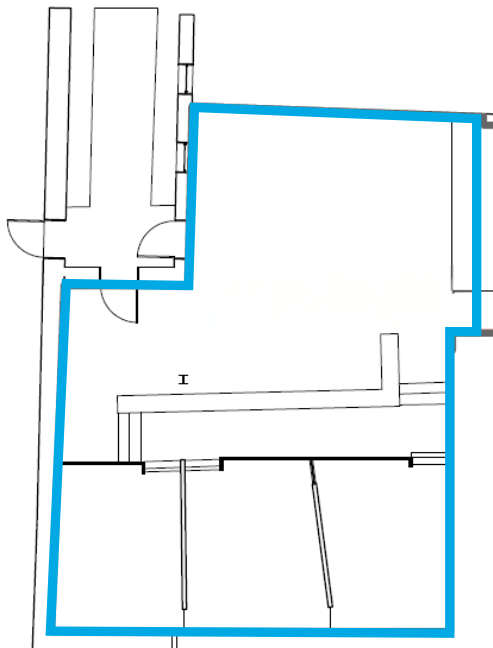


Floor Plans



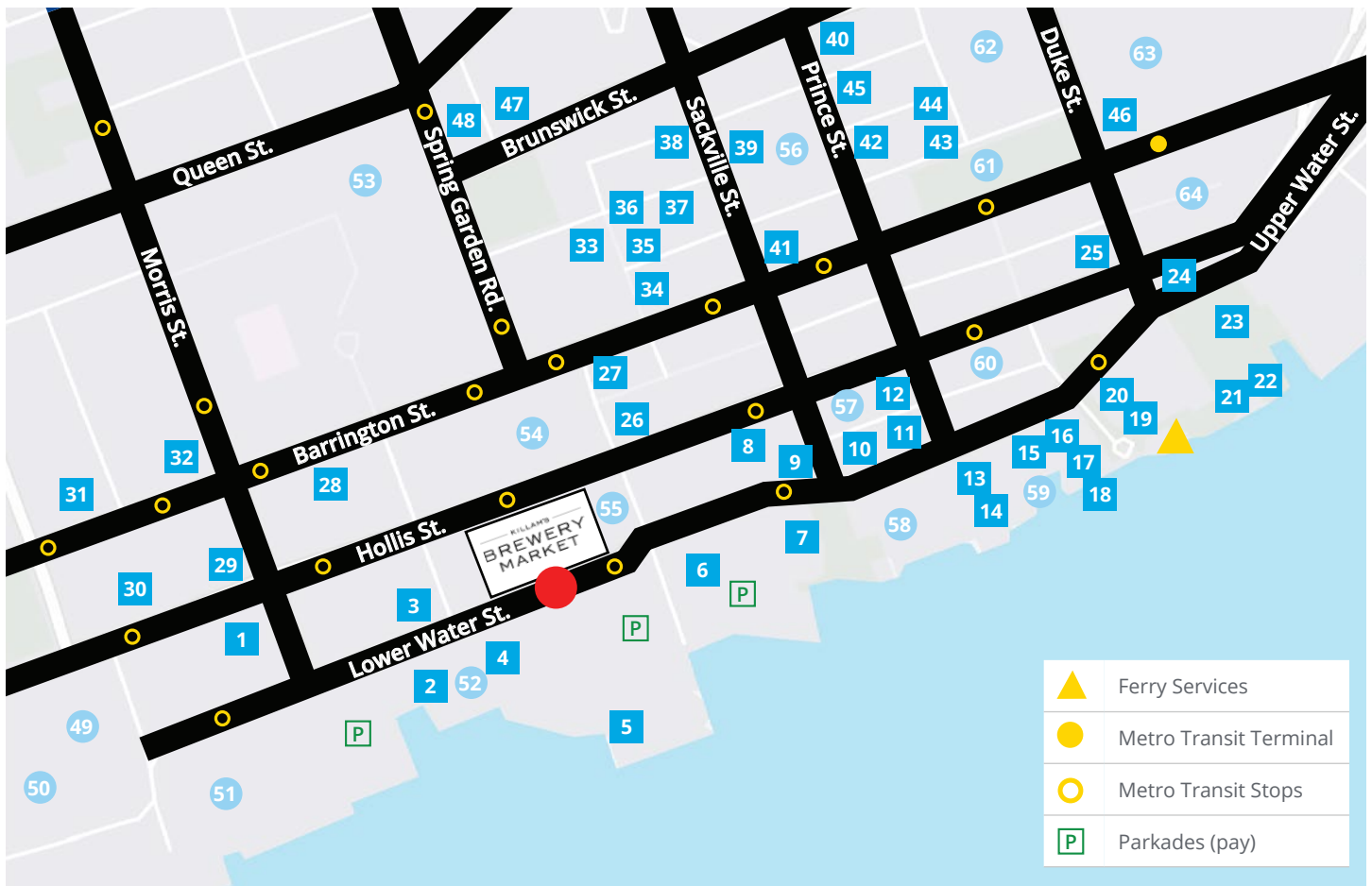
BP-217L/ BP-217U | 1,510 SF

- 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 August 1, 2025
- Please contact agent for rental rate details



MP-1116 | 1,453SF

- Open area
- Three private offices
- A portion of the space is elevated (2 steps above) the remainder of the space
- Available September 1, 2025
- 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

SURROUNDING DOWNTOWN AREA | AMENITIES

- | | | | |
|--------------------------|---------------------------|---------------------------|----------------------------|
| 1 Trattoria Vesso | 17 Salt + Ash Beach House | 33 Mirchi Tandoor | 49 The Westin NS |
| 2 The Bicycle Thief | 18 The Cable Wharf | 34 Mezza | 50 VIA Rail |
| 3 aFrite | 19 Los Toros | 35 Willy's | 51 Discover Centre |
| 4 Ristorante A Mano | 20 Tim Hortons | 36 Pizza Corner | 52 Bishops Landing |
| 5 Sea Smoke | 21 Pickford & Black | 37 The Stubborn Goat | 53 Halifax Central Library |
| 6 Halifax Waterfront Hub | 22 Salty's | 38 Harvest | 54 Four Points by Sheraton |
| 7 The Summit Cafe | 23 The Lower Deck | 39 Gahan House | 55 Courtyard by Marriot |
| 8 The Mercantile Social | 24 Baton Rouge | 40 The Keg | 56 Nova Centre |
| 9 Java Blend Coffee | 25 Bluenose II Restaurant | 41 Weird Harbour Espresso | 57 The Hollis Halifax |
| 10 The Great Wall | 26 Cabin Coffee | 42 The Wooden Monkey | 58 Maritime Museum |
| 11 McKelvie's | 27 2 Doors Down | 43 The Five Fishermen | 59 Queen's Marque |
| 12 The Old Triangle | 28 YiLan Chinese Halal | 44 Roxbury | 60 Art Gallery of NS |
| 13 Drift | 29 Talay Thai | 45 Gio | 61 Grand Parade/City Hall |
| 14 Darya | 30 Pho Maniac | 46 Boston Pizza | 62 Scotiabank Centre |
| 15 Cafe Lunette | 31 Henry House | 47 Steve-O-Reno's | 63 Scotia Square |
| 16 Sapori Italian Street | 32 Man Bean | 48 Pane e Circo | 64 The Barrington |



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