



DM  
Lisa Drader-Murphy

HISTORIC PROPERTIES  
*Privateers & Wharf*

HISTORIC PROPERTIES  
SHOPPING & DINING

- Harbourfront
- Jimmy's Boutique
- Carrefour Atlantique
- Caprell's
- Café de X-Mas
- Lower Dock Boat Market
- Lower Dock Pub
- Lower Dock Tea Room

Atlantic Service Centre  
Centre de services de l'Atlantique  
Canada

1869  
UPPER WATER

Canada  
Postes  
Canada

**HISTORIC PROPERTIES**  
1869 — 1891 UPPER WATER STREET, HALIFAX, NS

*Where the past is always present.*  
**HISTORIC PROPERTIES**



# WELCOME TO HISTORIC PROPERTIES

A designated National Historic Site, Historic Properties is the first restoration project of its kind in Canada, featuring 3 city blocks of Canada's oldest surviving group of waterfront warehouses and some of North America's finest Victorian-Italianate facades dating back to the late 1700s and early 1800s.

With over 125,000 square feet of office space in Halifax's cultural and historical core, Historic Properties provides tenants with the opportunity to enjoy the urban amenities and conveniences of downtown Halifax, together with charming spaces and a waterfront location.

## HISTORIC PROPERTIES

- Waterfront location
- 24/7 accessibility
- 24-hour security presence
- Professional property mgt
- Onsite maintenance staff
- Parking options available



## SENSE OF PLACE

A singularly unique historical district with one-of-a-kind outdoor and indoor spaces.

## CONVENIENCE

A vibrant retail and food and beverage mix means no shortage of convenient offerings.

## OCEAN BREEZE

Experience the beautiful Halifax Waterfront Boardwalk experience right outside your door.



# PRESTIGIOUS LOCATION

Located in Halifax's central business district along the beautiful Halifax harbourfront, Historic Properties provides easy access to all of the downtown's many offerings, including restaurants, hotels, public transit, and much more.

## AREA HIGHLIGHTS

- Abundant public transit in the immediate vicinity, including the Water Street Terminal, the Scotia Square Terminal and the Ferry Terminal all within short walking distance
- 3 km to Macdonald Bridge
- 32 km to Halifax Stanfield International Airport
- Numerous food & beverage, hotels and retail options within walking distance, including hotel immediately adjacent to building
- Multiple public parking lots located immediately nearby.



# CONVENIENT AMENITIES

## LOVE WHERE YOU WORK.

With an emphasis on placemaking, Historic Properties contains a unique mix of public space, retail, and food and beverage offerings, providing tenants with convenient access to a host of amenities. The development draws on history with an eye towards to the future.



## FOOD & BEVERAGE

Tenants can enjoy numerous food and beverage offerings located throughout the development, including casual dining, cafés, and full-service restaurants.



## COMMON SEATING

Breathe in the ocean air on the Halifax harbourfront, take in a beautiful evening under the courtyard lights or cozy up to the wood-burning stove located in the common seating area. Historic Properties has you covered for all seasons.



## RETAIL

Retail options abound at Historic Properties, such as high-end men's and women's fashion, a barbershop, artisan jewelry and local art.



## ACTIVE COMMUTE

Tenants can enjoy an active commute each day with bicycle racks located throughout the development.

# STACKING PLAN

## PONTAC HOUSE

3	Leased
2	Leased
1	RETAIL

## ANCHORAGE HOUSE

3	Leased
2	Leased
1	RETAIL

## PICKFORD & BLACK

5	Leased
4	Leased
3	Leased
2	Leased
1	RETAIL

## CARPENTER SHOP

3	Leased
2	Leased
1	RETAIL

## COLLINS BANK

4	Leased
3	Leased
2	Leased
1	Leased
CB104 – 4,088 sf	

## RED STORE

3	Leased
2	Leased
1	RETAIL

# LEASING OPPORTUNITIES

## AVAILABILITY

Suite CB104 4,088 rentable sq. ft. @ Collins Bank

*All areas stated above are approximate and subject to change/verification.*

## BASE RENT

Please contact for more information.

## CAM & TAXES

\$15.62 per rentable sq. ft. (2022 estimate), including in-premises cleaning. Power is in addition.

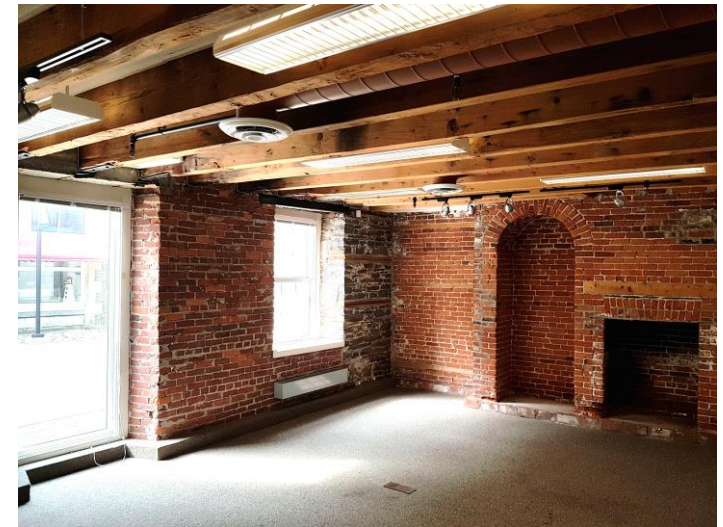
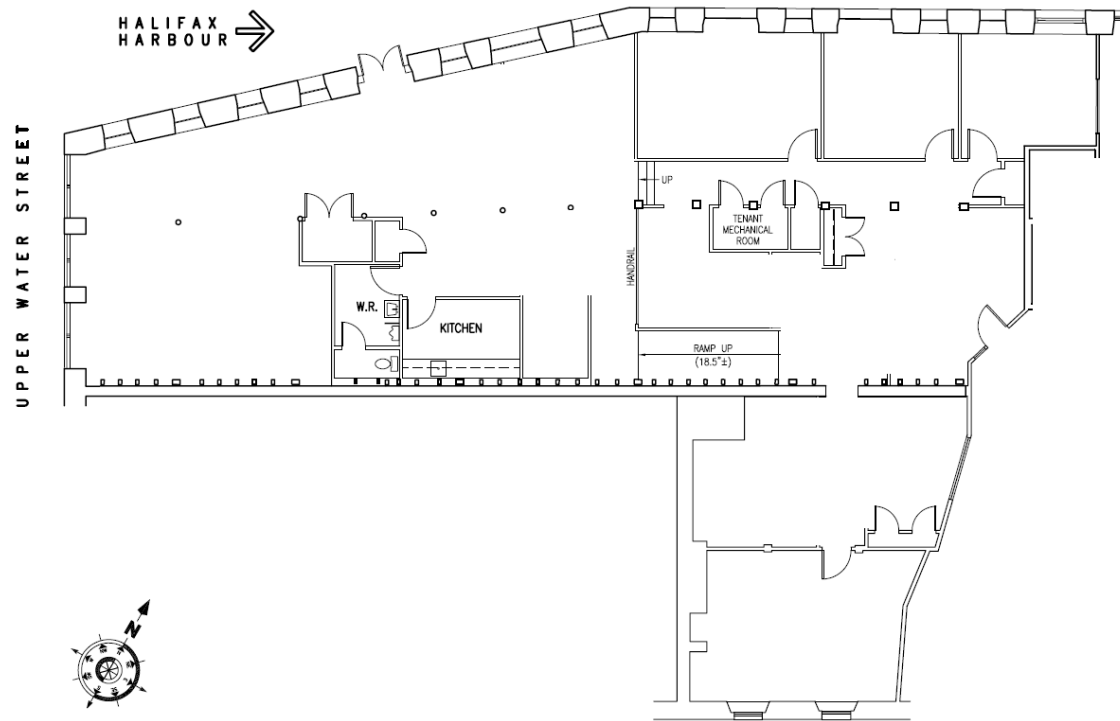
*Stacking plans are provided for reference only and are not to scale.*



# FLOOR PLANS

**SUITE CB104 @ COLLINS BANK**

Approx. 4,088 rentable sq. ft.



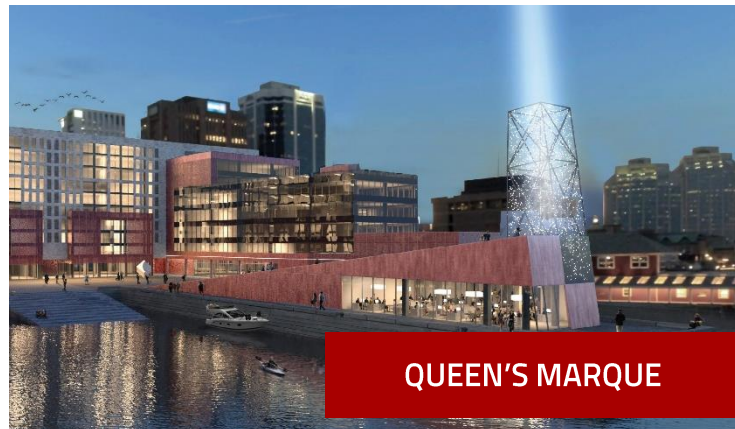
*Plans are provided for illustration purposes only, are not to scale and may not be exactly as indicated.*



RBC WATERSIDE CENTRE



DELTA DARTMOUTH



QUEEN'S MARQUE

# ABOUT THE ARMOUR GROUP

The Armour Group Limited is a leading landlord, real estate development and construction company in Halifax, Nova Scotia. With over 45 years' experience, we are proud to have built several of the most recognizable and significant properties in the city. The Armour Group Limited is unique in its integration and ownership of concept, development, construction and management of all assets internally. We are committed to establishing destinations of enduring value and in accordance with this belief we have not sold a developed asset in our history.

## TRUSTED BUILDER

Armour Construction Limited is well experienced in both building construction and leasehold improvements, providing our tenants with customized build outs and stress-free refinishing. We specialize in craft building and developing a sense of place. We pride ourselves on bringing high-quality projects to completion on time and on budget.

## RELIABLE SERVICE

Our integrated property management division will ensure your building is serviced by a team of on-site staff including professional management, operators and maintenance personnel. We meet the daily needs of Fortune 500 companies and mission critical sites including facilities for IBM, Exxon Mobil, RBC and the Province's 911 Emergency Call Centre.





# ARMOUR

EST. 1972

**FOR MORE INFORMATION CONTACT:**

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