

— 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-312A<br>Commercial Kitchen      | 2,382 SF                           | \$12.00                | Immediately  |
|                  | Brewhouse   | BH-502                             | 887 SF                             | \$14.00                | Oct 1, 2025  |
|                  | Brewhouse   | BH-315                             | 3,009 SF                           | \$18.00                | June 1, 2025 |
|                  | Brewhouse   | BH-215                             | 190 SF                             | \$1,000<br>month/gross | Immediately  |
| Op & Taxes (PSF) | Brew Plant  | BP-217L/BP-21U<br>(combined units) | 778 SF/ 732 SF<br>(1,510 SF total) | Contact<br>for Rates   | Aug 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

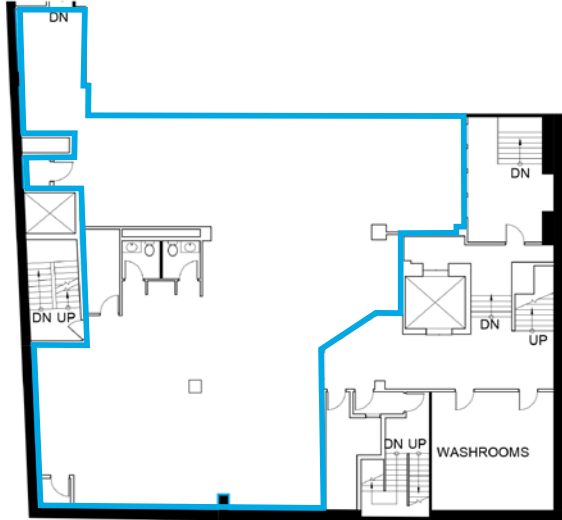


Overlooking the  
Halifax waterfront



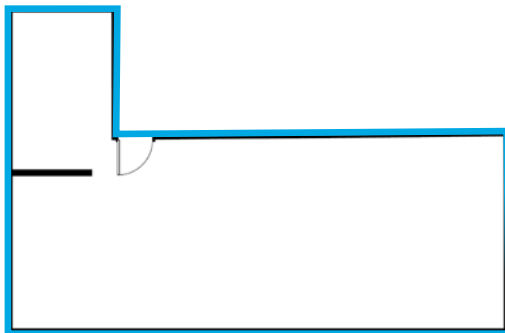
Countless  
amenities

# Floor Plans



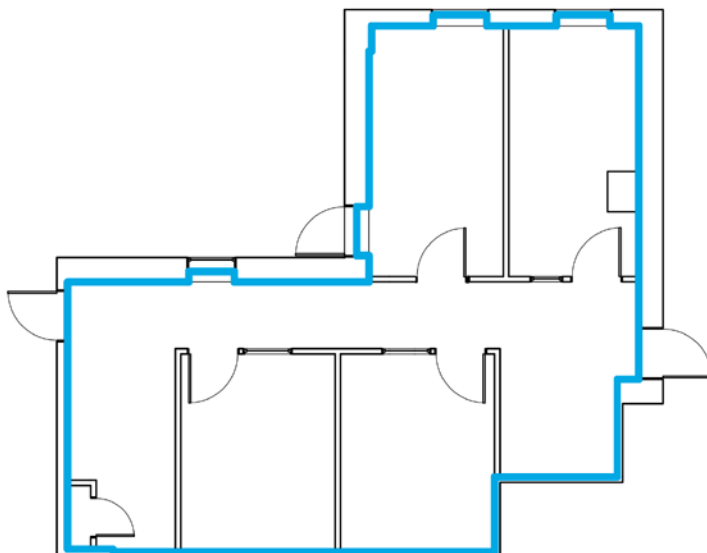
## FOH-Mezzanine | 3,544 SF

- 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 Oct 1, 2025
- Net Rent \$14.00 PSF  
CAM & Taxes \$17.77 (2025 est)

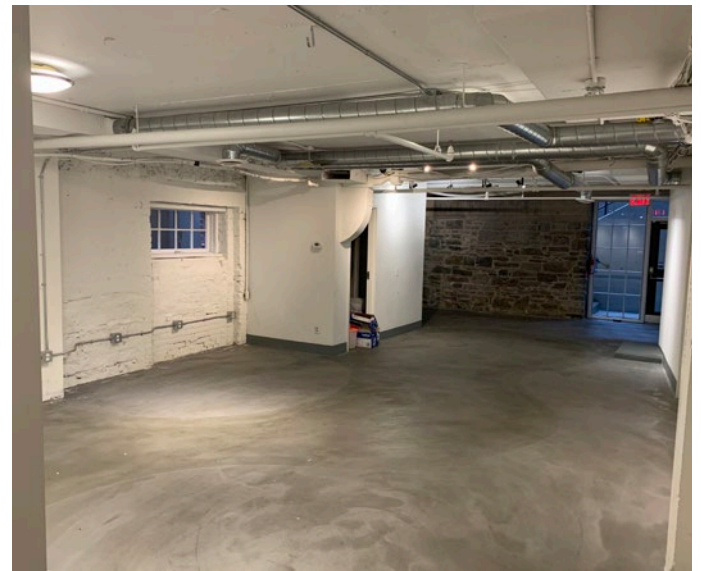
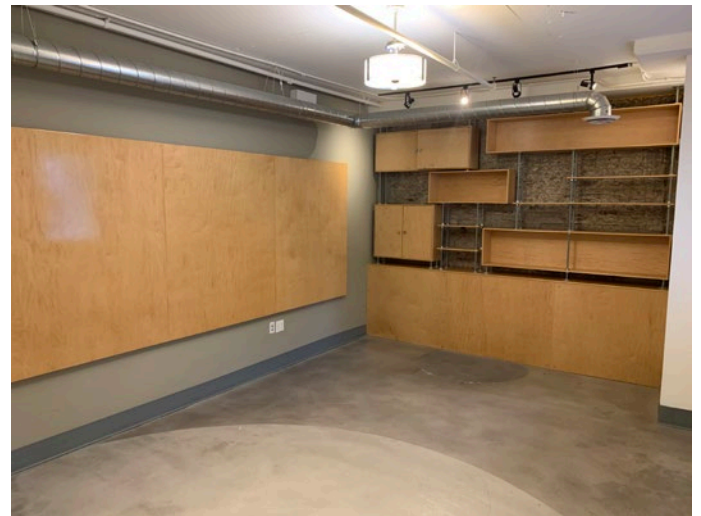
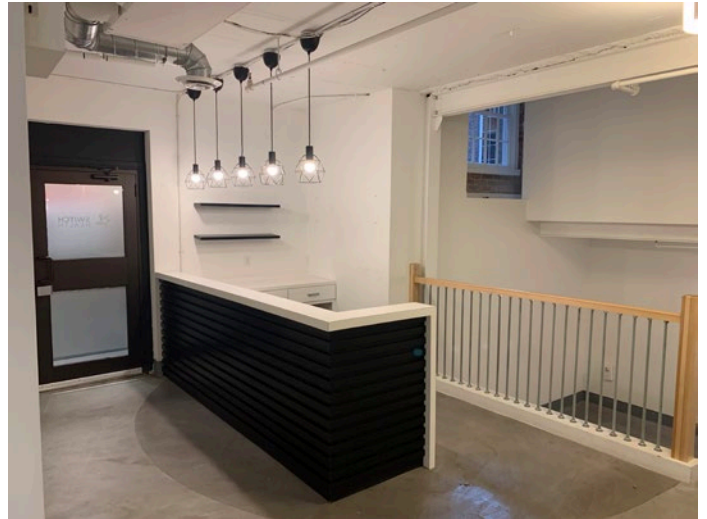
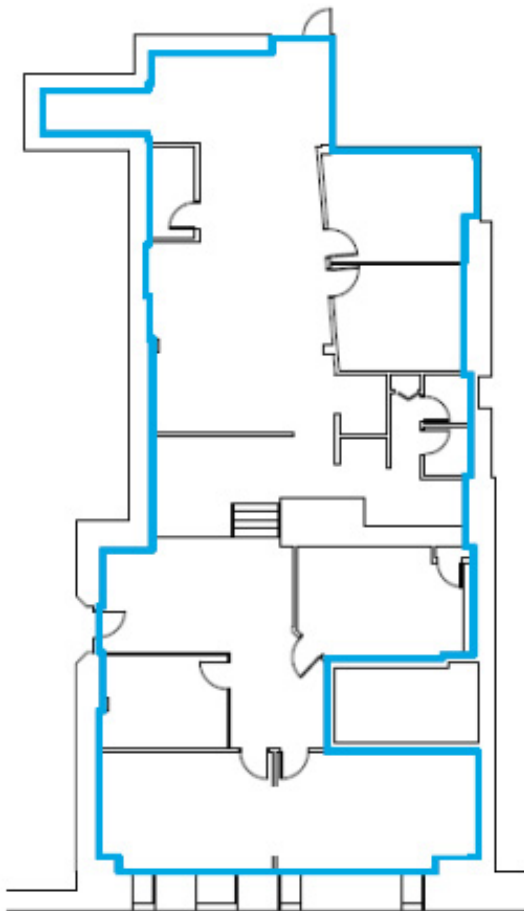


# Floor Plans

**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 June 1, 2025
- Net Rent \$18.00 PSF  
CAM & Taxes \$17.77 (2025 est)

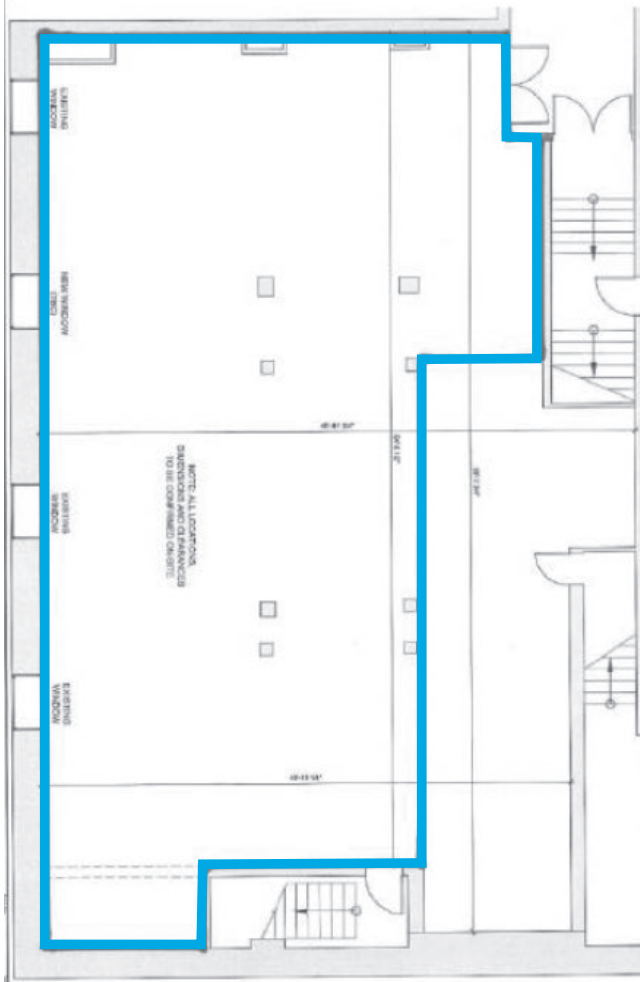


# Floor Plans

## BH-312A - Commercial Kitchen | 2,382 SF

# Space Features

- Kitchen prep space
  - Walk-in fridge, freezer
  - Large, open food prep area
  - Washsink & dishwasher
  - Available immediately
  - Net Rent \$12.00 PSF
- CAM & Taxes \$17.77 (2025 est)

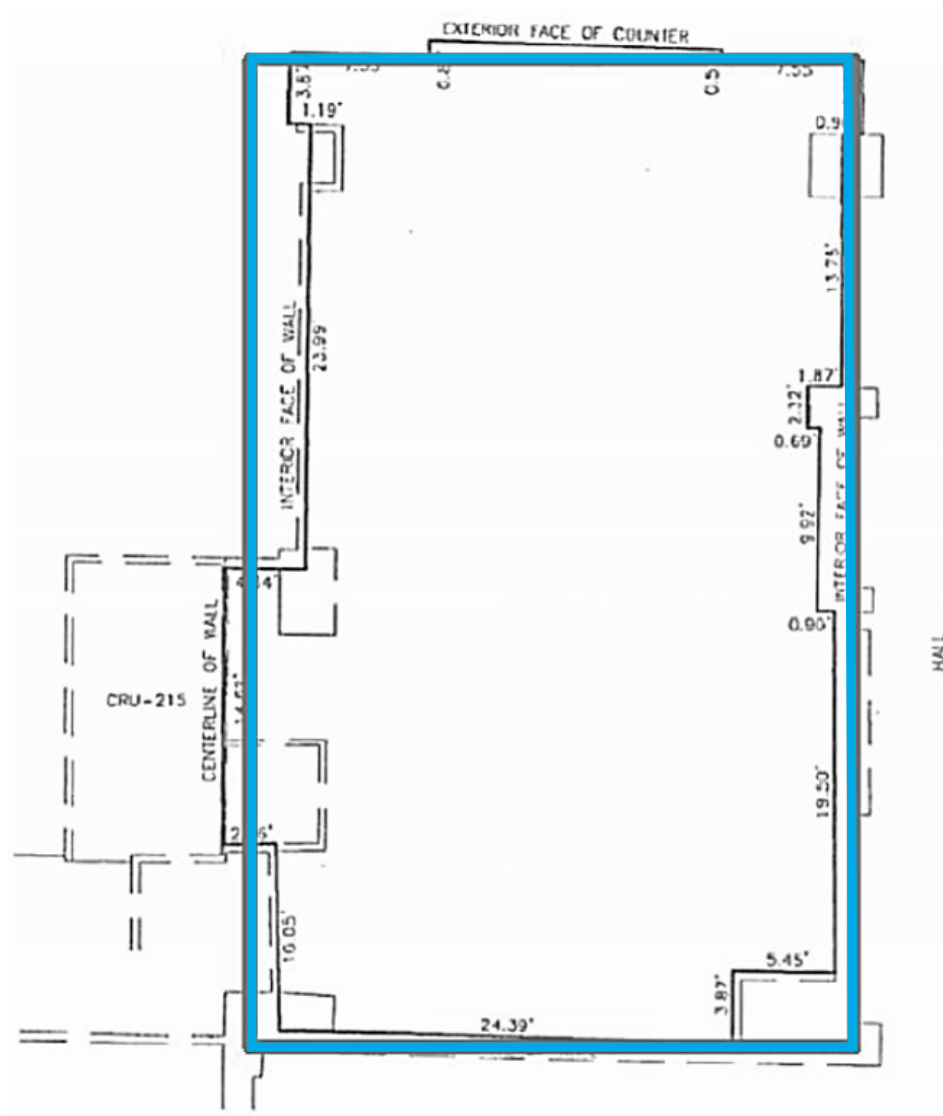


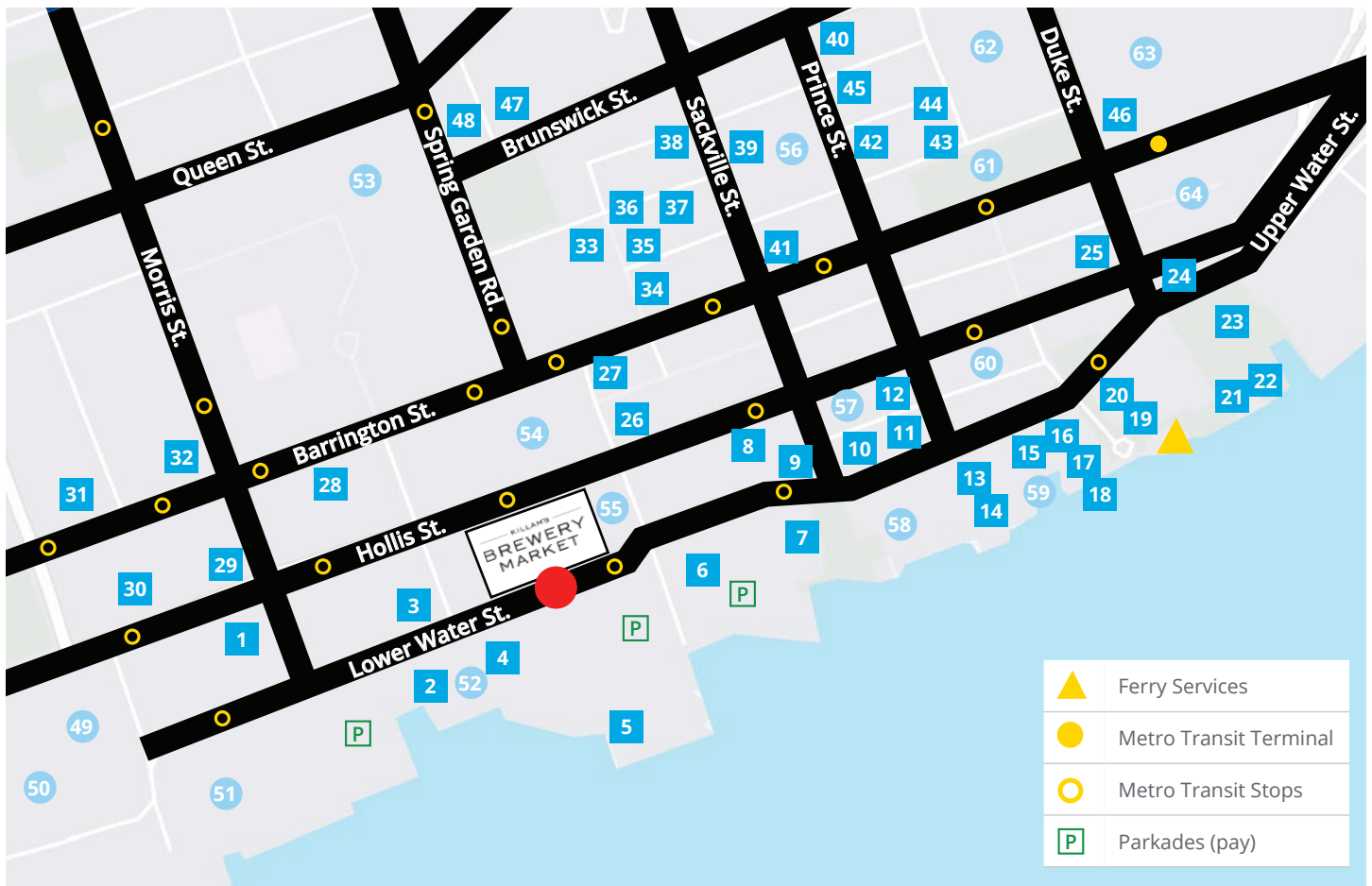
# Floor Plans

**BP-217L | 778 SF    BP-217U | 732 SF**

**Combined area of 1,510 SF**

- Open layout
- French windows overlooking (same level) the Keith's Brewery courtyard
- Suite BP-21U is elevated (3 steps above) but connected to Suite BP-217L
- Available August 1, 2025
- Please contact agent for rental rate details





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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