

FOUNDERS SQUARE

1701 HOLLIS STREET, HALIFAX, NS



FOUNDERS
SQUARE

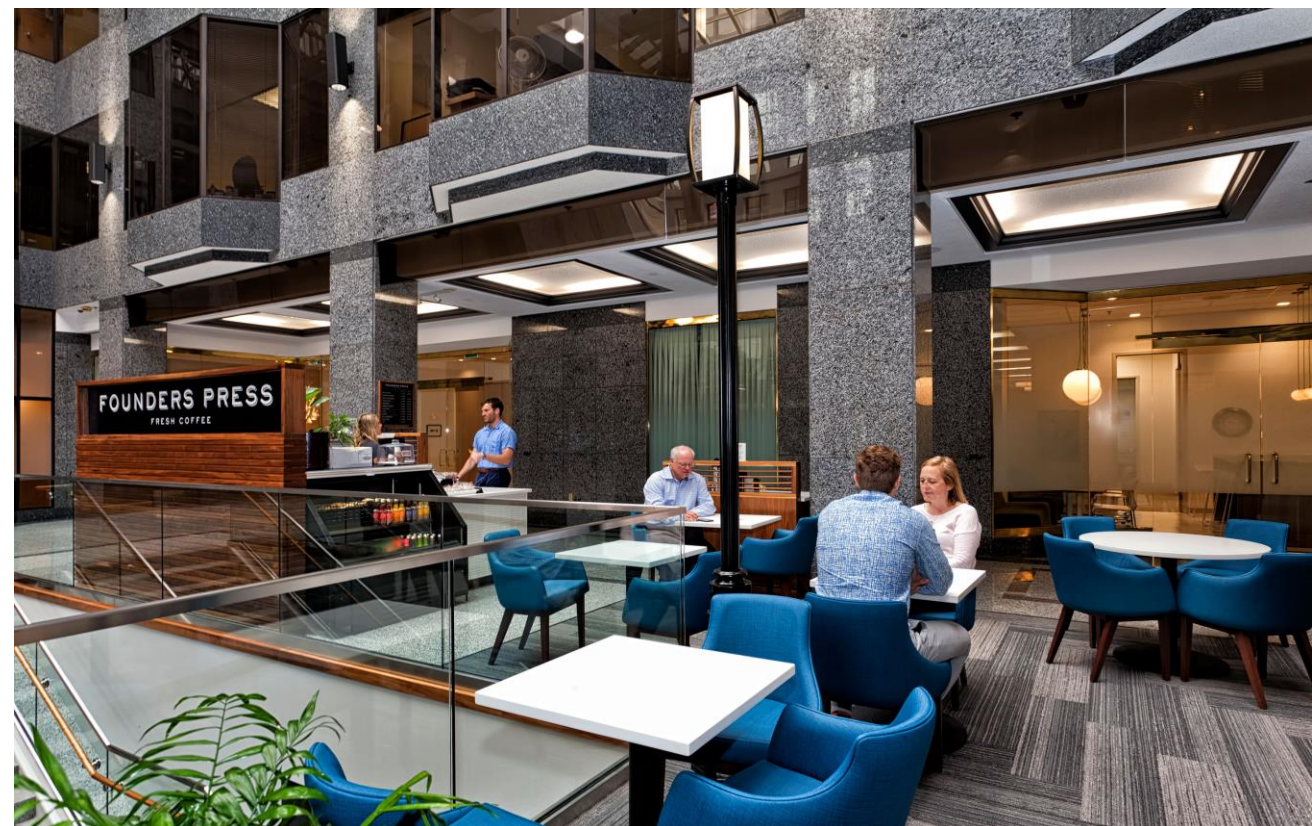
WELCOME TO FOUNDERS SQUARE

Founders Square is an internationally recognized “A” class office building in the centre of Halifax’s central business district. It is unique in its graceful incorporation of heritage buildings with a modern 16-floor office tower.

The office tower was completed in 1989, with the pre-existing street level structures dating back as far as 1816. Founders Square recently underwent a \$5 million renovation to modernize the property, upgrade buildings systems, and create additional amenity space. The building features underground parking, modern amenities, and a soaring atrium common space in the main lobby.

FOUNDERS SQUARE

- Harbour views
- Ample natural light
- 24/7 accessibility
- Video surveillance
- 24-hour security presence
- Underground parking
- Professional property mgt
- Onsite maintenance staff



NEW MEETS OLD

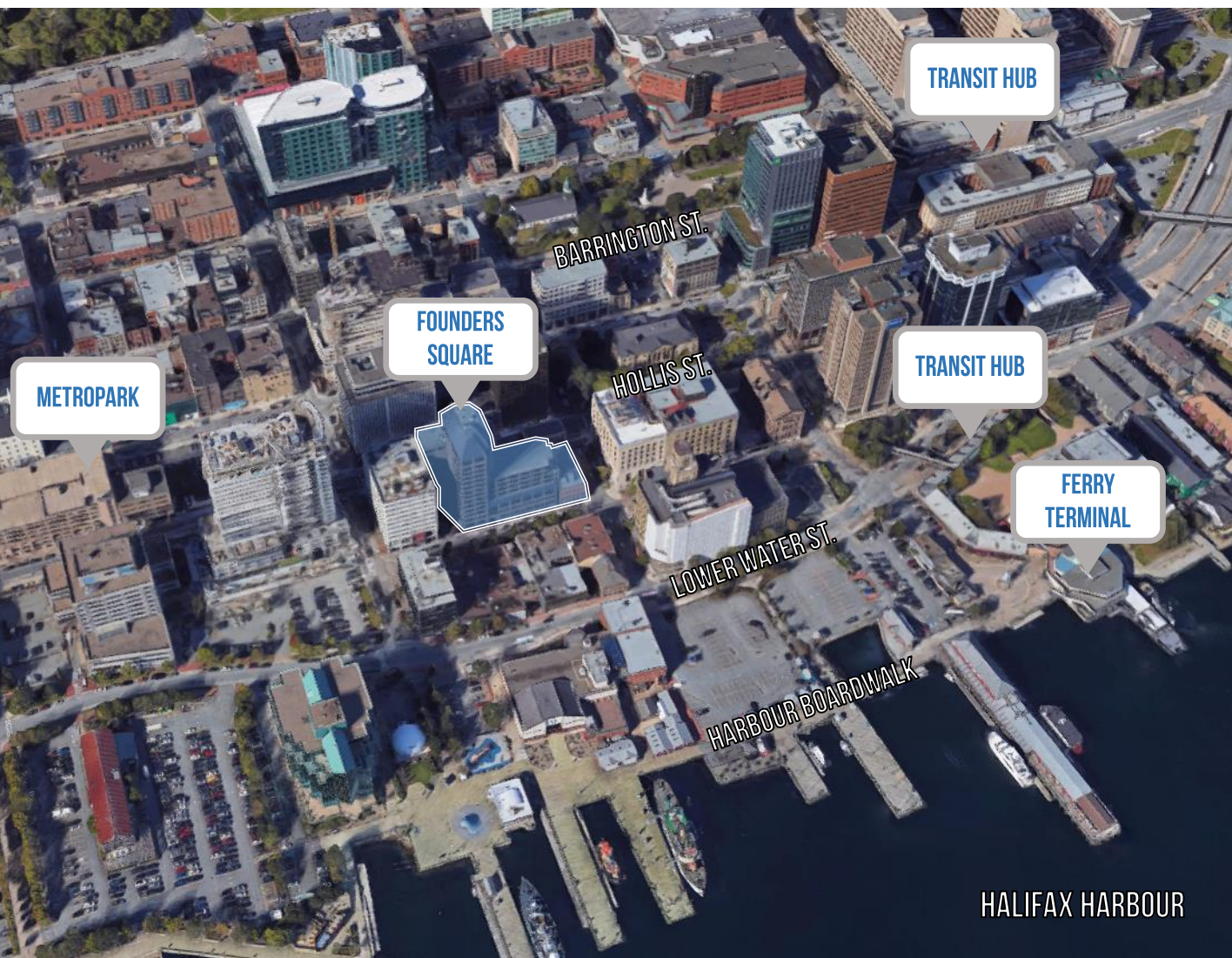
A unique blend of historical building features and modern design.

CONVENIENCE

Fitness facility, food & beverage offerings, bike storage and Canada Post outlet, all on site.

SENSE OF PLACE

An emphasis on collaborative and thoughtfully designed common spaces.



PREMIER LOCATION

Located in the middle of Halifax's central business district, Founders Square provides easy access to all of the downtown's many offerings, including restaurants, hotels, public transit, the waterfront, and much more.

AREA HIGHLIGHTS

- Abundant public transit within short walking distance, including the Water Street Terminal, the Scotia Square Terminal and the Ferry Terminal
- 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
- 1 block away from the Halifax Harbourfront
- Landlord has parking rights at MetroPark parkade located down the street,

FIRST-CLASS AMENITIES

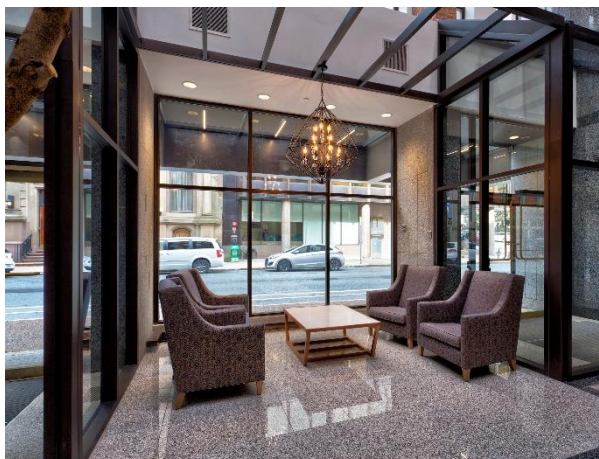
LOVE WHERE YOU WORK.

A workplace should be more than just the confines of your business' space. Founders Square recognizes this by offering convenient access to a full range of high-quality, modern amenities. Share experiences and build community at Founders Square.



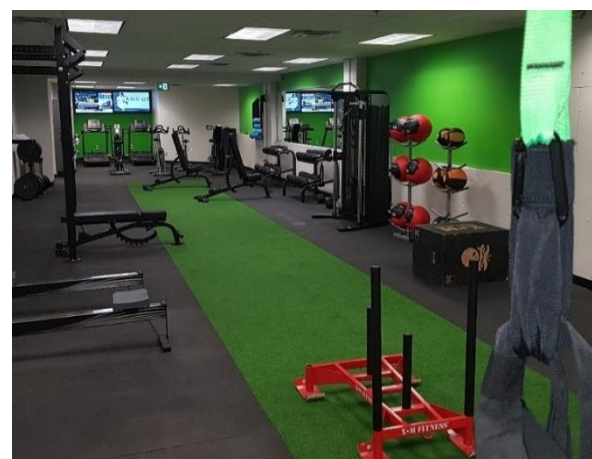
FOOD & BEVERAGE

Onsite food and beverage options abound at Founders Square, including a "grab and go" breakfast and lunch counter, a specialty coffee and espresso bar, a full-service restaurant and pub, and a convenience store. A vast array of other restaurants are located within short walking distance.



COMMON SEATING

Both the lobby and lower lobby levels of the building feature expansive common seating areas and free WiFi for tenant use, perfect for informal meetings or exercising your laptop outside of the office.



WELLNESS

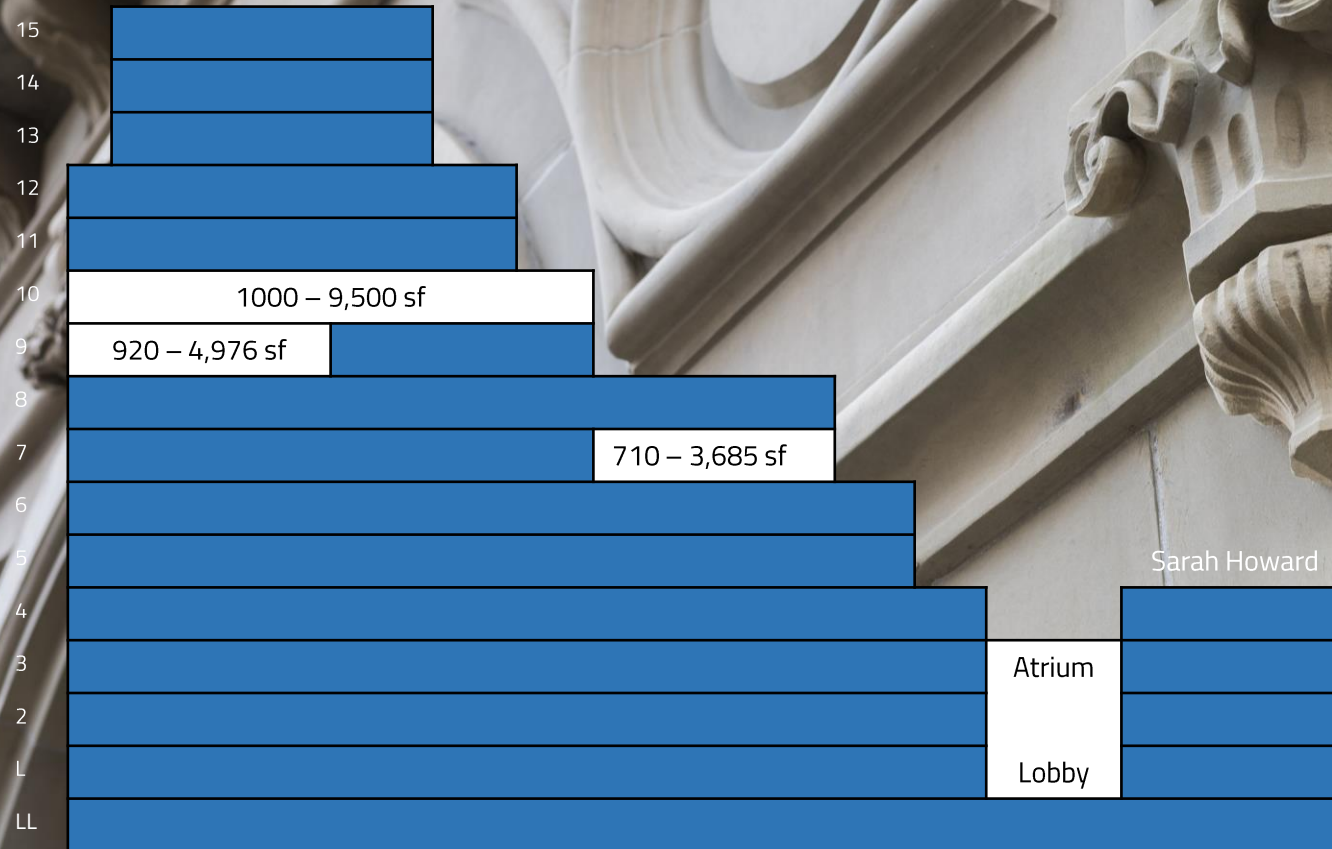
Break a sweat in our modern fitness facility on the lower lobby level, containing a full line of state-of-the-art equipment and modern shower facilities. On-site tenant staff are entitled to free access for general use; personal training and group fitness services are offered on an at-cost basis.



ACTIVE COMMUTE

Tenants can enjoy an active commute each day with an expansive secured bicycle storage and repair room.

STACKING PLAN



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

LEASING OPPORTUNITIES

AVAILABILITY

Suite 710 3,685 rentable sq. ft.

Suite 920 4,976 rentable sq. ft.
Available Summer 2022

Suite 1000 9,500 rentable sq. ft .

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

BASE RENT

Please contact for more information.

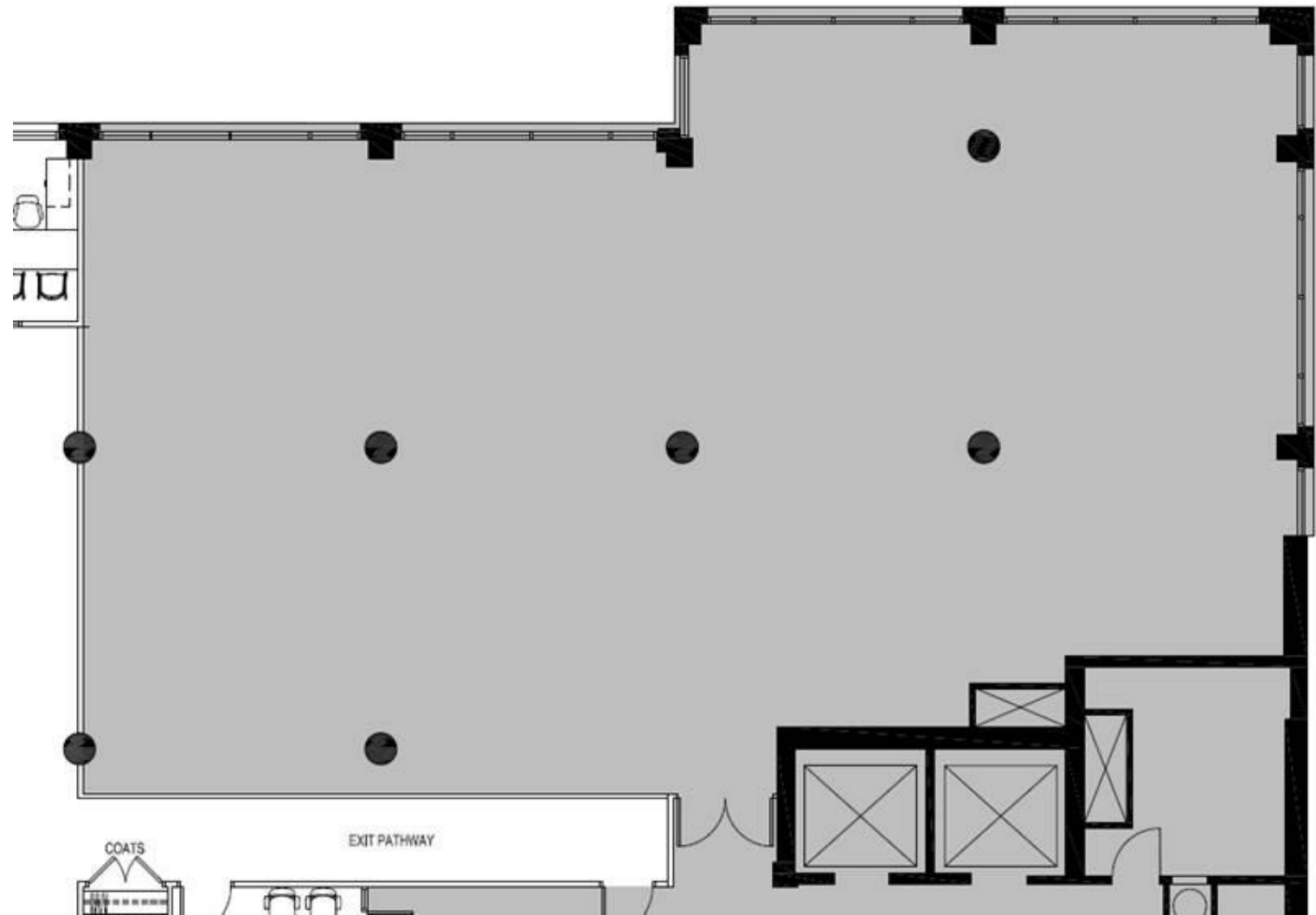
CAM & TAXES

\$18.79 per rentable sq. ft. (2022 estimate), including in-premises cleaning and power.

FLOOR PLANS

SUITE 710

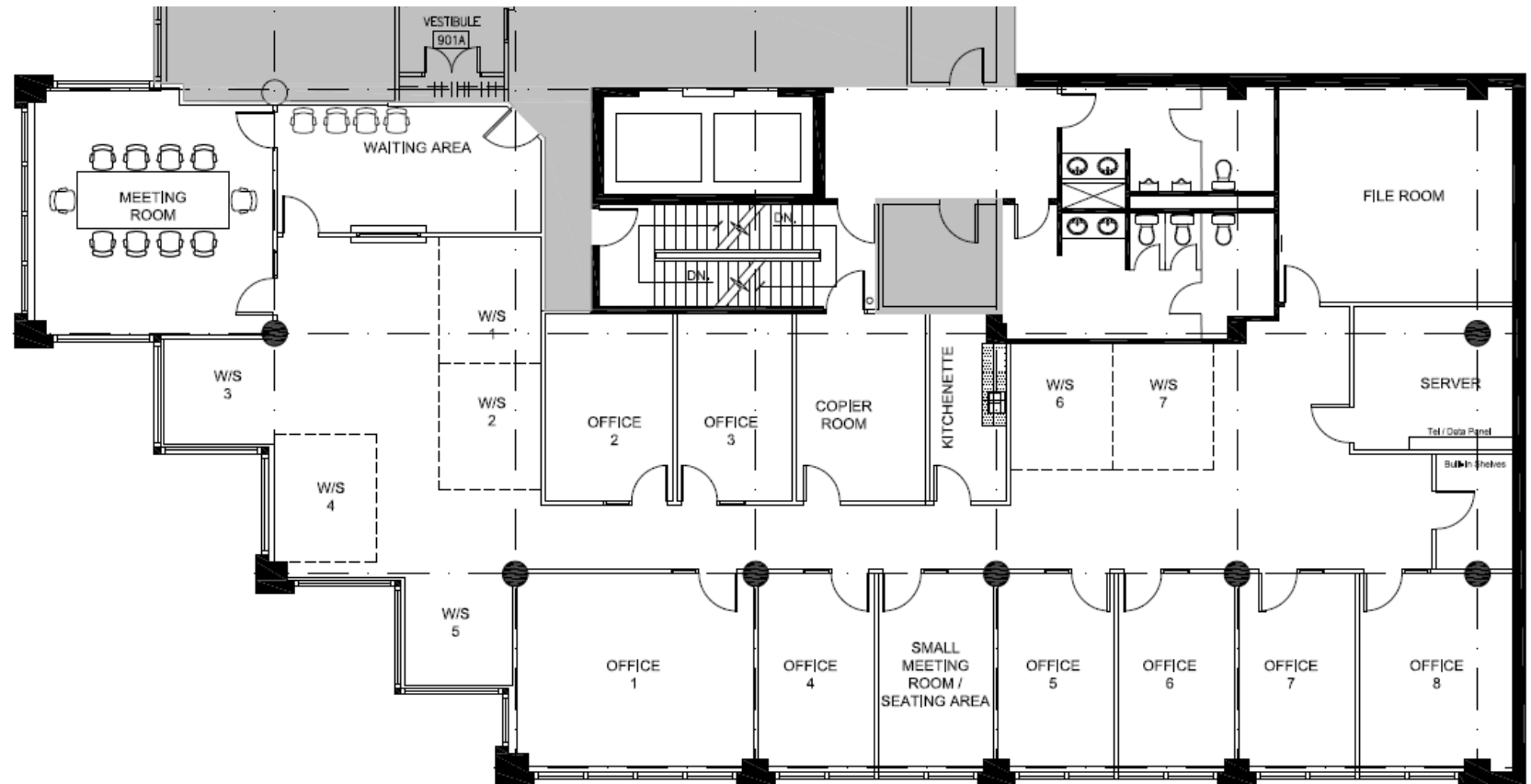
Approx. 3,685 rentable sq. ft.



FLOOR PLANS

SUITE 920

Approx. 4,976 rentable sq. ft.
Available Summer 2022

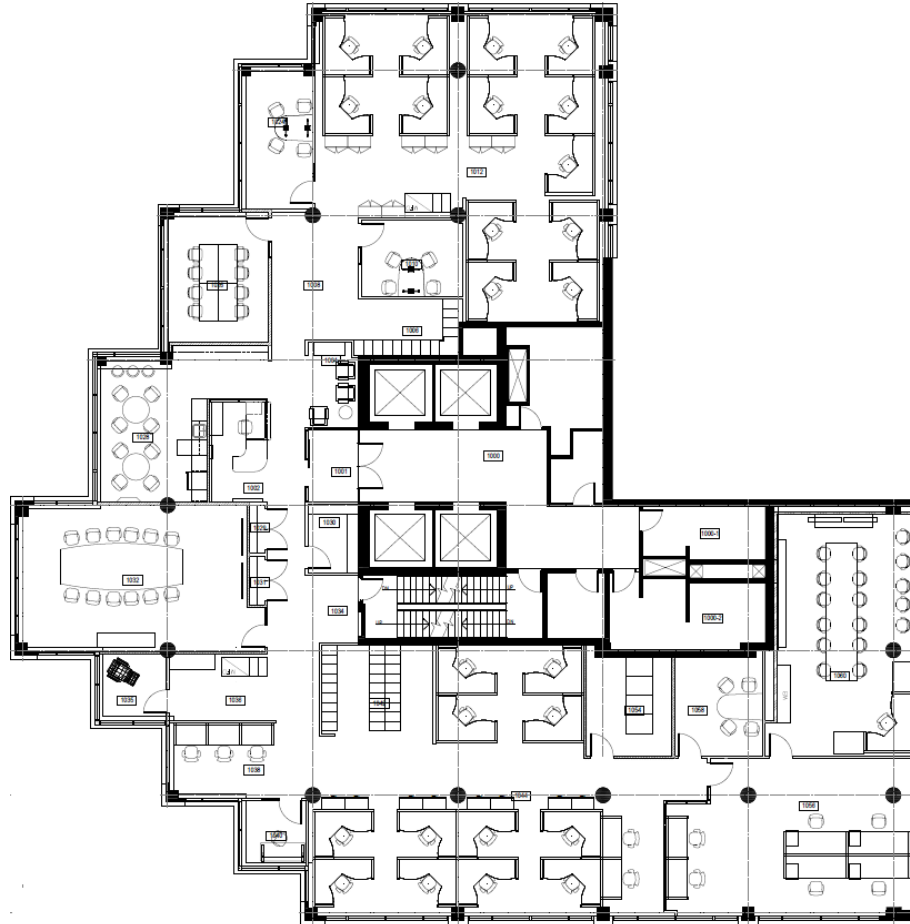


FLOOR PLANS

SUITE 1000

Approx. 9,500 rentable sq. ft.

An incredible leasing opportunity and true plug and play option—existing high-quality furniture and equipment available.



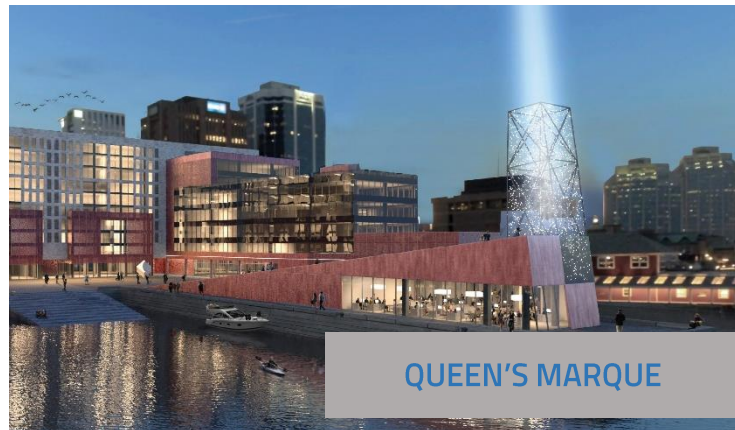
Plans are provided for illustration purposes only, are not to scale and may not be exactly as indicated.



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.



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