

SLATE

Maritime Centre

1505 Barrington Street,
Halifax, Nova Scotia

REDEVELOPED MODERN
OFFICE SPACE FOR LEASE

CBRE



About the Property

Landlord	Slate Asset Management
Year Built	1977 (Renovated 1985 & 2022)
Total RSF of Building	564,291 sq. ft.
Floorplate	25,000 sq. ft.
Asking Base Rent	\$18.50 / sq. ft.
Additional Rent Est.	\$14.38 / sq. ft. (2023)

VACANCIES

Suite	SQ.FT.	Comments
Lobby	4,000 - 16,000	Lobby level space - with direct access from new entrance, modern finishes
Mezz North	10,929	Open concept with perimeter offices, over looking lobby level
Mezz South	10,134	Open concept - modern finishes
201	9,962	Built out concept - modern finishes
202	14,536	Entire south wing available
401	10,209	Entire South Wing available
502	15,654	Entire north wing, class A modern open concept
1237	10,407	Entire south wing available
1300	26,560	Full floor available - can be demised into smaller units
1401	10,820	Multiple offices and open area - full south wing available
1937 A	1,204	Open concept, kitchenette, modern finishes

Redevelopment Highlights



New retail, food services offerings



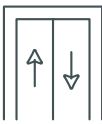
100 additional parking stalls



Renewed connectivity to Barrington & Spring Garden



New bike storage and shower facilities



Destination dispatch elevators



On the Corner of Main & Main

The Maritime Centre is located in the heart of Halifax at the corner of Barrington St. and Spring Garden Rd. Tenants have short walks to all of the amenities downtown Halifax has to offer. The Central Business and Entertainment districts are just to the north, the Halifax Waterfront is steps to the east and Spring Garden Rd. is right on the front door step of the building. The efficient design of the building creates extraordinary space offerings for small office users up to the largest office tenants in the market. Since the completion of the redevelopment, the Maritime Centre has re-established connection to the city and provides the modern design, amenities and systems tenants desire.



FEATURED SPACE

Three Contiguous Levels of Modern Office Space

CBRE is pleased to present one of the highest profile, unique and move-in ready opportunities the market has ever seen. The space is spread over 3 floors and built to the highest of standards, with modern finishes and access to an array of amenities for employees.

The lobby level enjoys ease of access and integration into the building redevelopment. The space offers any organization a high profile location fronting onto Barrington St. and Spring Garden Rd.

There are additional two floors of contiguous space built to the same Class A standard. A mix of open area, offices, meeting rooms and collaborative space. Open ceilings, modern LED fixtures, glass enclosed meeting rooms and patio, make for space that caters to the needs of today's user.

The layouts of the various wings make the space adaptable to most user groups and there is opportunity to accommodate users in the 10k – 15k sq. ft. range.

UNIQUE OPPORTUNITY IN THE
HEART OF DOWNTOWN HALIFAX

60K

Sq. ft. demisable
over 3 floors

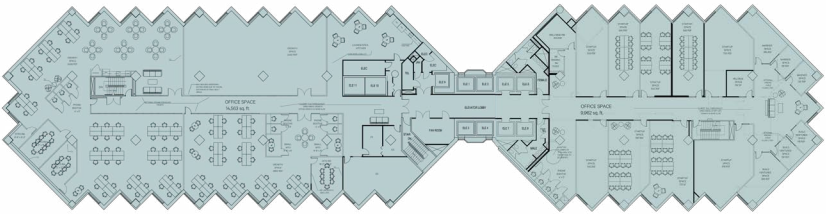
\$15M

Building and lobby
redevelopment



Floorplans

SECOND LEVEL FLOOR PLAN



North End Space:
14,563 sq. ft.

South End Space:
9,962 sq. ft.

MEZZANINE LEVEL FLOOR PLAN



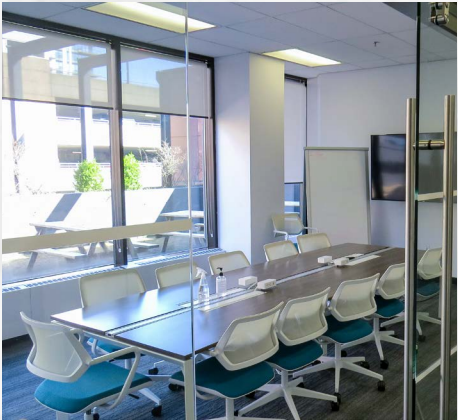
North End Space:
10,929 sq. ft.

South End Space:
10,134 sq. ft.

LOBBY LEVEL FLOOR PLAN



Lobby Space:
±16,000 sq. ft.



FEATURED SPACE

15,000 Square Feet of Turnkey Office Space

Located on the north wing of the fifth floor, the space is built out to a Class A standard. Formally occupied by a global tech company, this office is sure to support in attracting talent and providing the amenities employees expect.

The modern, open concept layout gives all existing 75 workstations an abundant amount of natural light. The combination of large, medium and small meeting areas give staff numerous options for collaboration.

The large kitchen with comfortable sitting area is ideal for breaks and/or meetings. Staff can also enjoy a lounge area in the north portion of the space.

The existing furniture systems can be made available. This space is as plug and play as it gets!

LARGE OPEN CONCEPT OFFICE

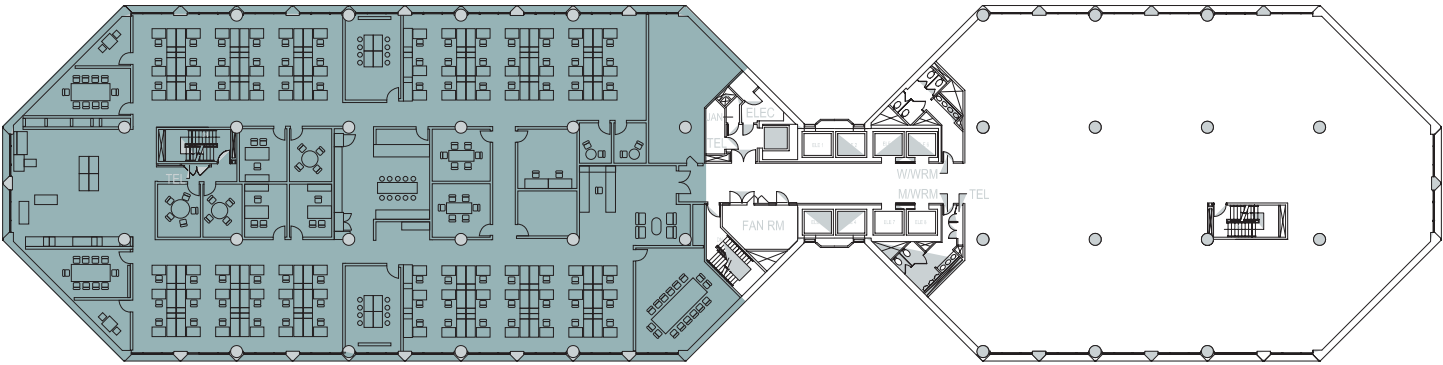
15K

Square feet of modern, turnkey office

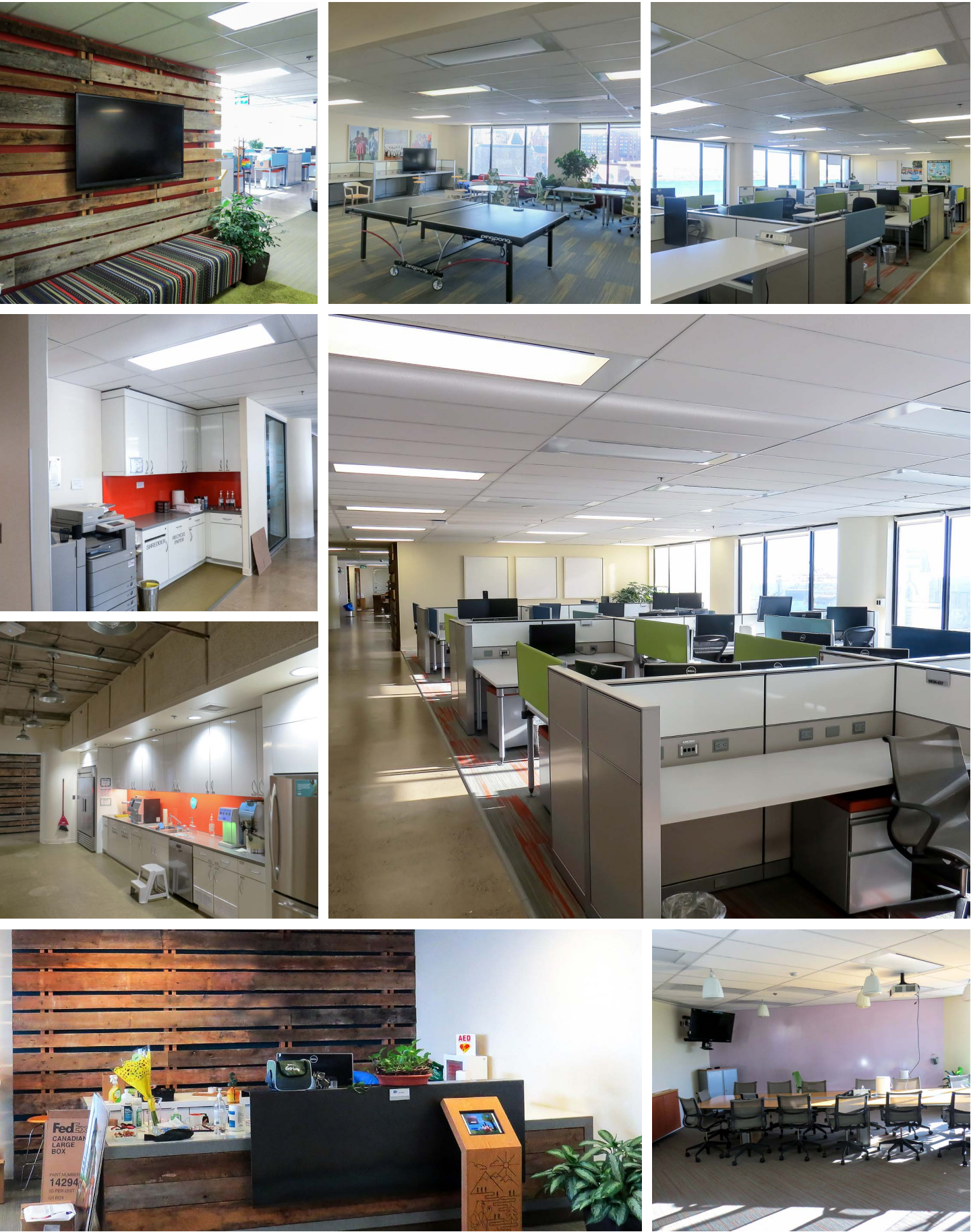
±75

Work Stations

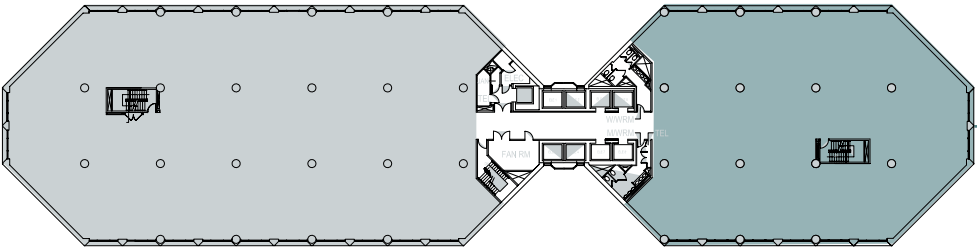
FIFTH LEVEL FLOOR PLAN



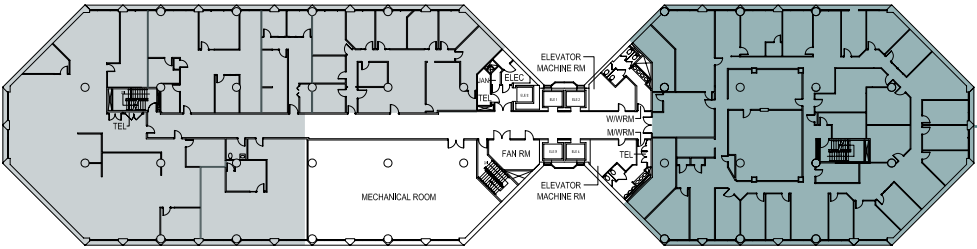
North End Space:
15,546 sq. ft.



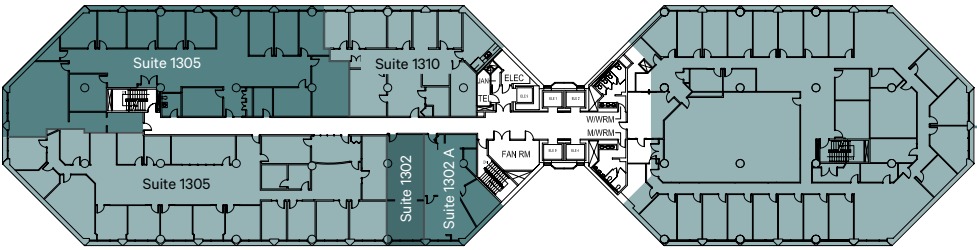
Additional Leasing Opportunities



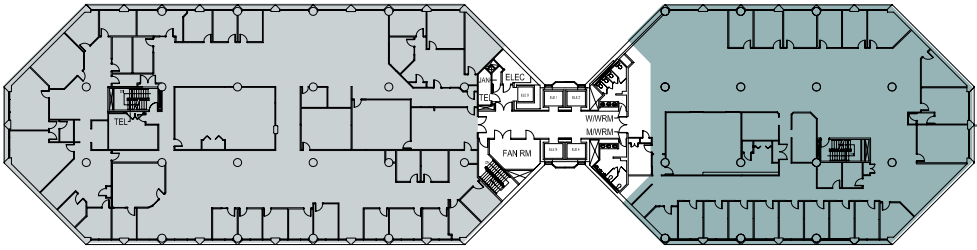
Suite 401:
10,209 sq. ft.



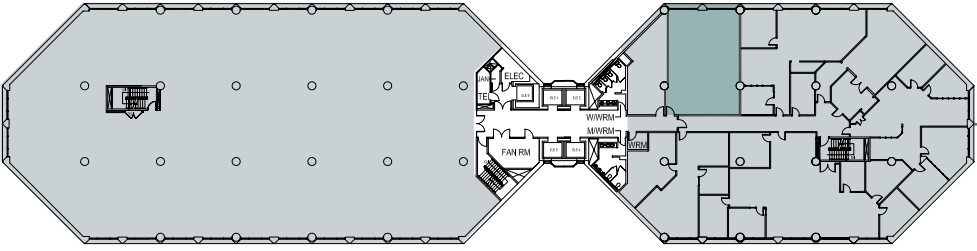
Suite 1237:
10,407 sq. ft.



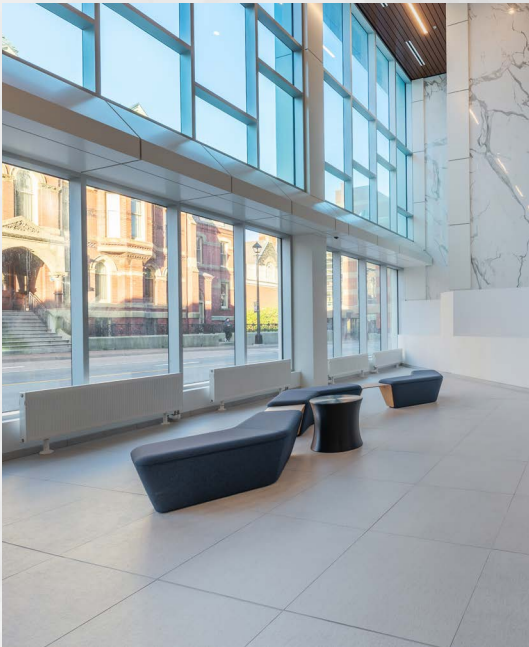
Suite 1300:
26,560 sq. ft.



Suite 1425:
10,802 sq. ft.



Suite 1937 A:
1,204 sq. ft.





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FOR LEASE

Maritime Centre

1505 Barrington Street, Halifax, Nova Scotia

For more information, please contact:

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