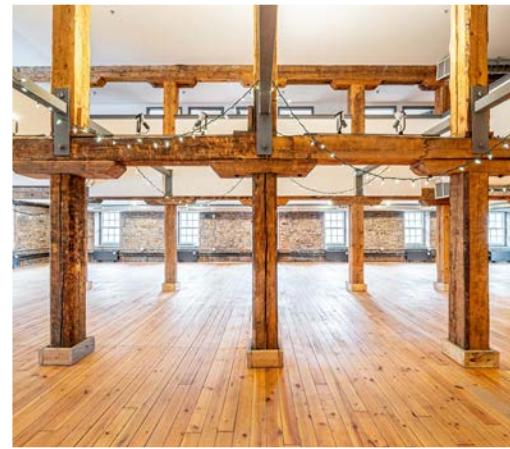


FOR LEASE

1877 HOLLIS STREET DOWNTOWN HALIFAX, NOVA SCOTIA

6,700 sq. ft. of extraordinary loft-style
office space in downtown Halifax



Geof Ralph

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6,700 sq. ft. of extraordinary loft-style office space in downtown Halifax

Embrace the ultimate office space located at 1877 Hollis Street, an iconic brick and beam Heritage Property located at the doorstep of downtown Halifax. Perfectly positioned, the building offers an abundant of exposure, making it a landmark at the entrance of Halifax's downtown core. Meticulously maintained and cherished by the city, the property offers a unique blend of history and modernity.

Designed for innovation, this stunning loft-style open concept office spans +/- 6,700 sq. ft. across the third and fourth floors. Elevator access, as well as an interior staircase seamlessly connects both floors. The space features private offices along the perimeter on the fourth floor, while the third floor offers dynamic open concept workspace. The office space is perfectly situated for professional firms seeking an environment that inspires creativity and collaboration in a workspace that balances tradition and innovation.



6,700 sq. ft.
Office Space

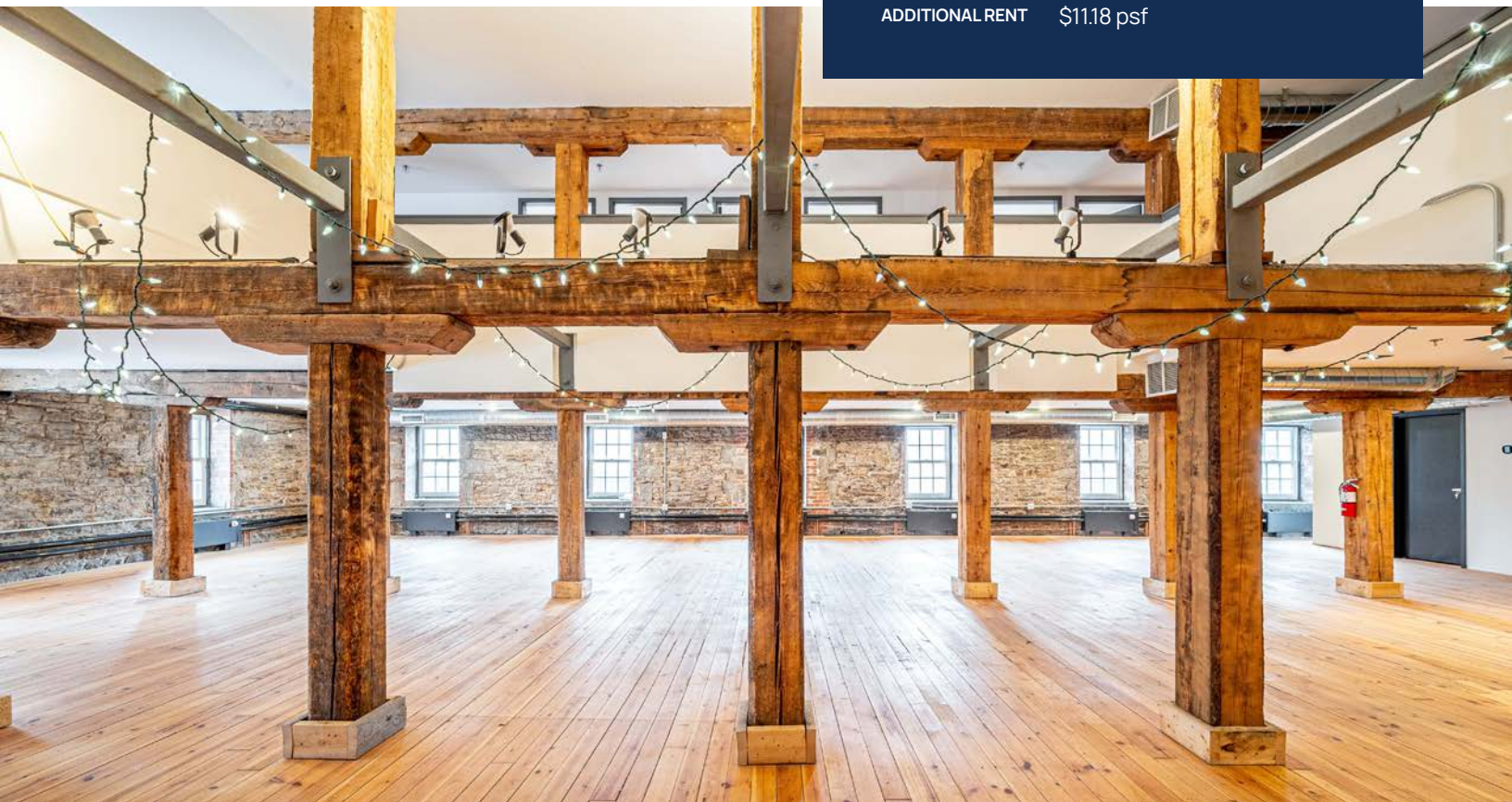


Downtown
Halifax Location



Unique Heritage
Property

LISTING ID	10393
ADDRESS	1877 Hollis Street
LOCATION	Downtown Halifax
PROPERTY TYPE	Office
SIZE AVAILABLE	+/- 6,700 sq. ft.
FLOORS	Interconnected floors: third and fourth floors
ZONING	Downtown Halifax Zone (DH)
ELEVATOR	One (1)
PARKING	Several nearby parkades, complemented by available street parking
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$11.18 psf



Property Highlights

- Iconic brick and beam Heritage Property
- Two-storey loft-style office space
- Conveniently located at the doorstep of Downtown Halifax
- Elevator access servicing both floors, opening directly into suite
- Seven private offices and two boardrooms along the perimeter on the fourth floor
- Private washrooms on both floors
- Two spacious open workspace areas on the third floor, separated by a meticulously preserved historic brick wall
- Internal staircase seamlessly connecting the floors
- Space features original details, hardwood floors, exposed brick and wooden beams, exuding character and sophistication
- Surrounded by a plethora of amenities, including restaurants, cafes, banks, shops, and hotels
- Professionally managed property
- Exterior signage potential
- Proximity to various public transportation, including numerous bus routes and Halifax Ferry Terminal



Location Overview

Downtown Halifax serves as the epicentre of the region, brimming with vibrancy and a flourishing atmosphere. It seamlessly intertwines the energetic pulse of modern life with enduring charm of its historical roots, creating a dynamic atmosphere that hums with energy.

In the recent years, Halifax's downtown core has undergone an extraordinary surge in population. From 2016 to 2021, the residential population of downtown Halifax experienced remarkable expansion, increasing 26%, solidifying its status as the fastest-growing city in Canada. The downtown area serves as a bustling business hub for Atlantic Canada, home to over 1,600 businesses.

The property is just steps away from the finest offerings in Halifax, including charming cafes, chic boutiques, an exceptional culinary scene, and luxury accommodations. The renowned Halifax Waterfront is nearby, offering beer gardens, food stands, museums, and even spacious hammocks for relaxation. Furthermore, the property is in proximity to Halifax's lively Entertainment District, the Scotiabank Centre, and the Halifax Convention Centre. Downtown Halifax blends a professional-focused environment with captivating amenities, making it the ultimate location to establish and showcase your business.

Source: Stats Canada, 2021 Census Profile; Halifax Index 2023; Downtown Halifax Business Commission, 2022

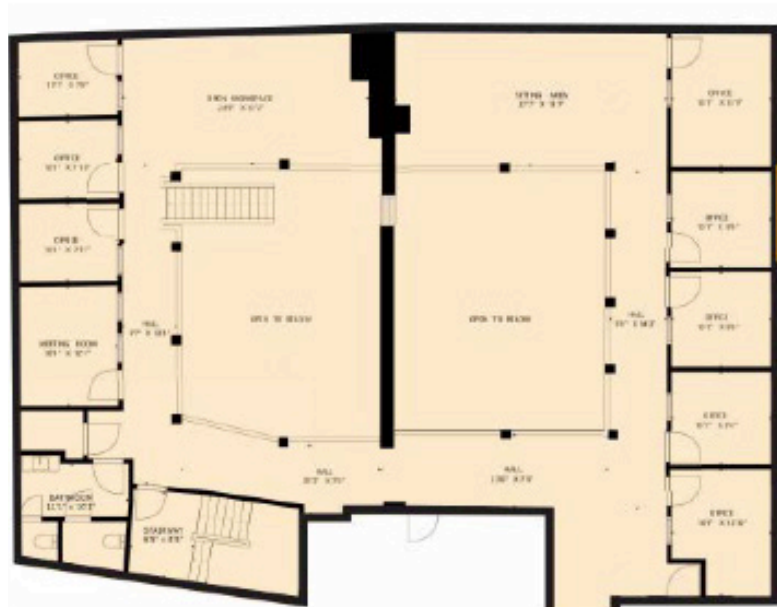


Floor Plan

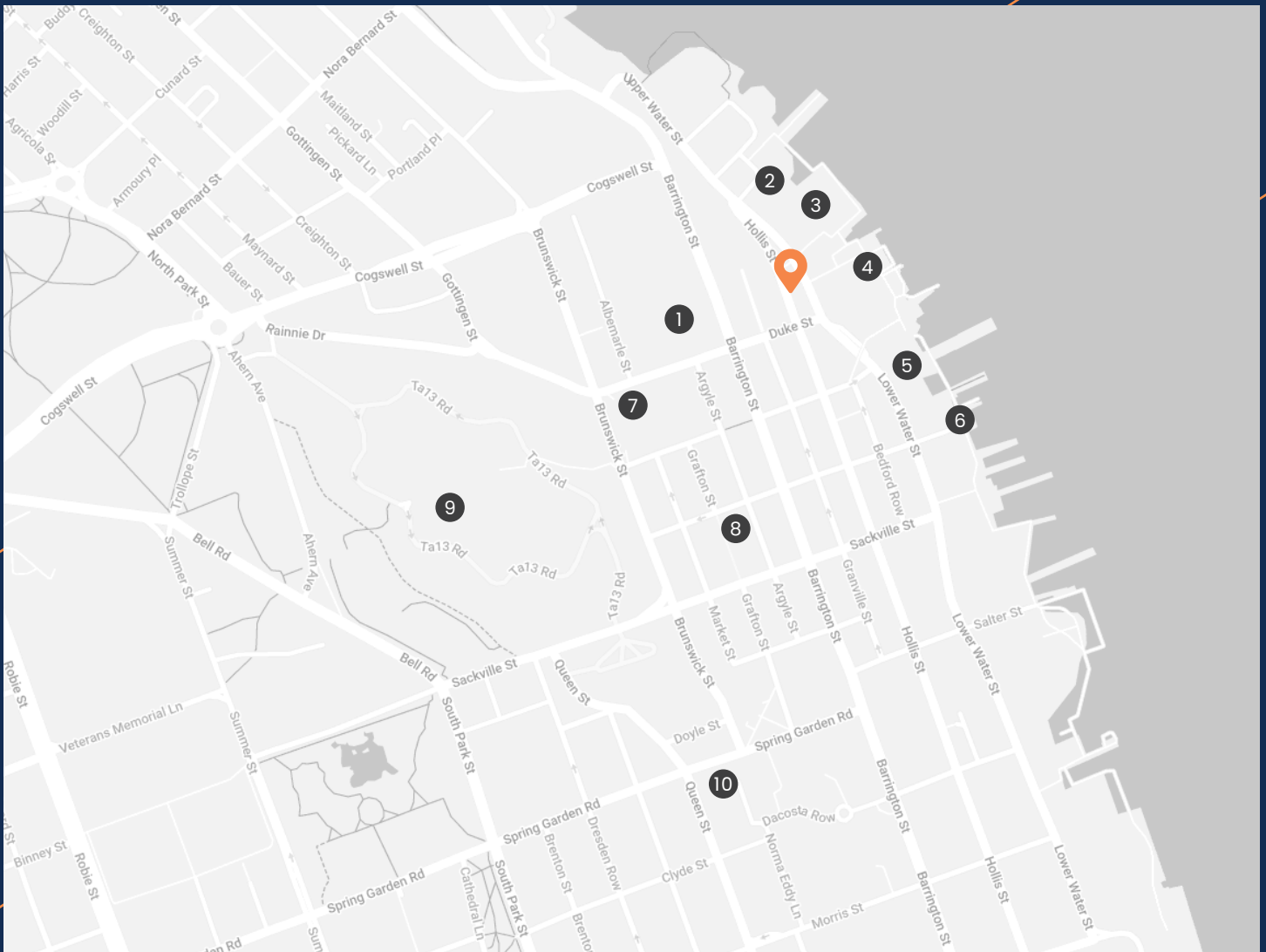
Third Floor



Fourth Floor



Surrounding Amenities



- ① Scotia Square Mall
- ② Parking Indigo Halifax - Purdy's Wharf Parkade
- ③ Halifax Marriott Harbourfront
- ④ Halifax Ferry Terminal
- ⑤ Queen's Marque / Muir Hotel
- ⑥ Halifax Waterfront
- ⑦ Scotiabank Centre
- ⑧ Halifax Convention Centre
- ⑨ Halifax Citadel National Historic Site
- ⑩ Halifax Central Library

Angus L. MacDonald Bridge
DRIVE TIME: 5 MINUTES

A. Murray MacKay Bridge
DRIVE TIME: 9 MINUTES

Nova Scotia Highway 102
DRIVE TIME: 13 MINUTES

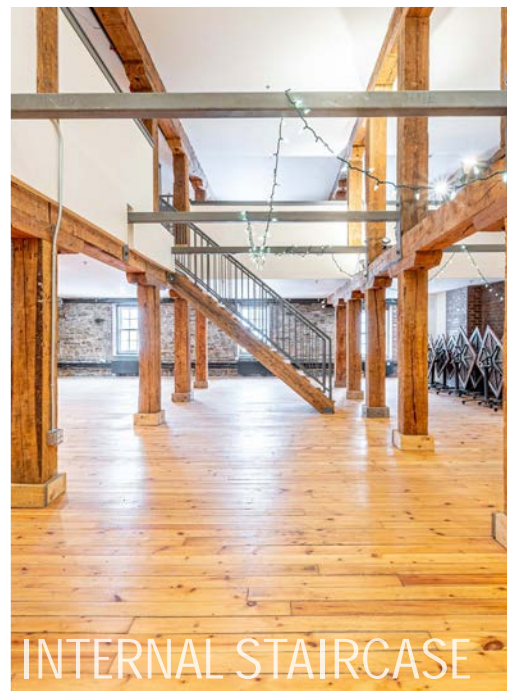
Halifax Stanfield International Airport
DRIVE TIME: 27 MINUTES



OPEN WORKSPACE



PRIVATE OFFICE



INTERNAL STAIRCASE



FOURTH FLOOR VIEW



OPEN WORKSPACE



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