

Modern office and retail space infused with history.

Matthew Graham

Sales and Leasing Representative +1 902 334 2191 (Direct) +1 902 210 5096 (Mobile) Matthew.Graham@colliers.com





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 Score	97
	Transit Score	74
<i>5</i> 4	Bike Score	61



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.



1.0		
LO	cat	ion

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.

TI Allowance	Negotiable ba	Negotiable based on covenant / term					
	Total		\$17.77 (2025 est.)				
Op & Taxes (PSF)	Realty Tax		\$ 4.25				
Available Space	Operational E	Expenses	\$13.52				
	Brew Plant	BP-217L/BP-21U (combined units)		778 SF/ 732 SF (1,510 SF total)	Contact for Rates	Aug 1, 2025	
	Brewhouse	BH-215		190 SF	\$1,000 month/gross	Immediately	
	Brewhouse	BH-315		3,009 SF	\$18.00	June 1, 2025	
	Brewhouse	BH-502		887 SF	\$14.00	Oct 1, 2025	
	Brewhouse	BH-312A Commercial Kitchen		2,382 SF	\$12.00	Immediately	
	The Factory	FOH-Mezzanine		3,544 SF	\$10.00	Immediately	
	Building	Suite		Size	Net Rent (PSF)	Availability	
	to the Halifax waterfront.						

- 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



Building Features

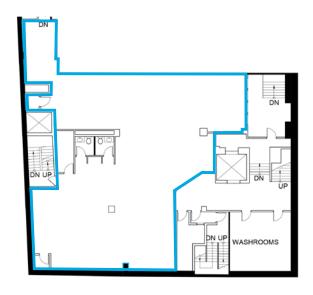


from transit



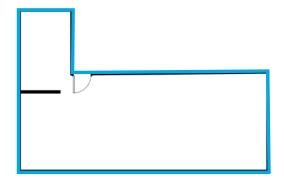


Countless amenities



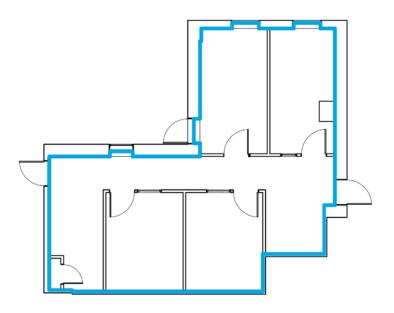
FOH-Mezzanine | 3,544 SF

- 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



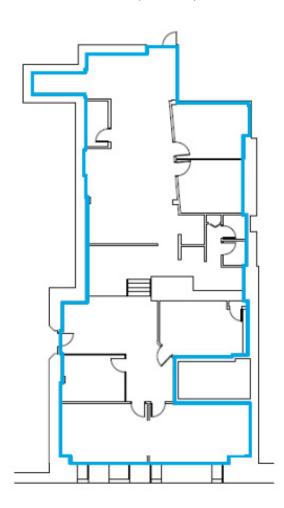
BH-502 | 887 SF

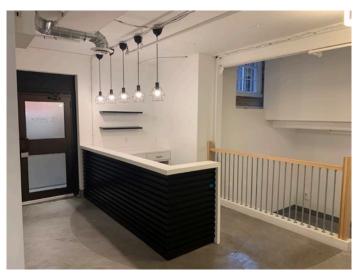
- 4 private offices, leaseholds in place
- Available Oct 1, 2025
- Net Rent \$14.00 PSF
 CAM & Taxes \$17.77 (2025 est)

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)





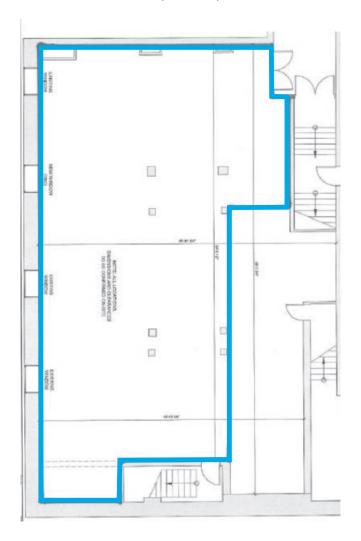




BH-312A - Commercial Kitchen | 2,382 SF

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)





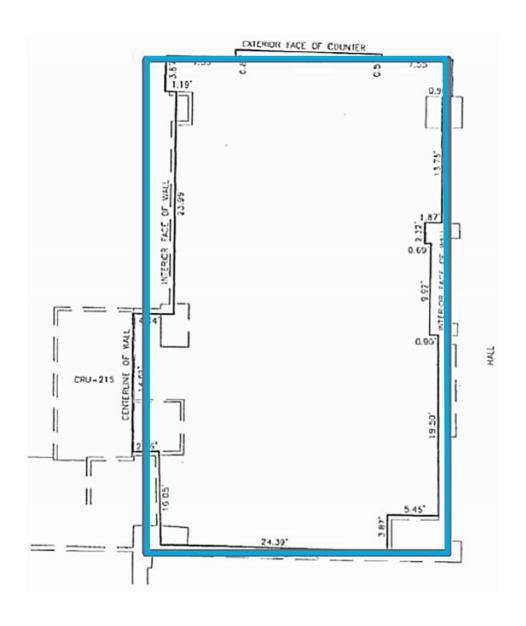


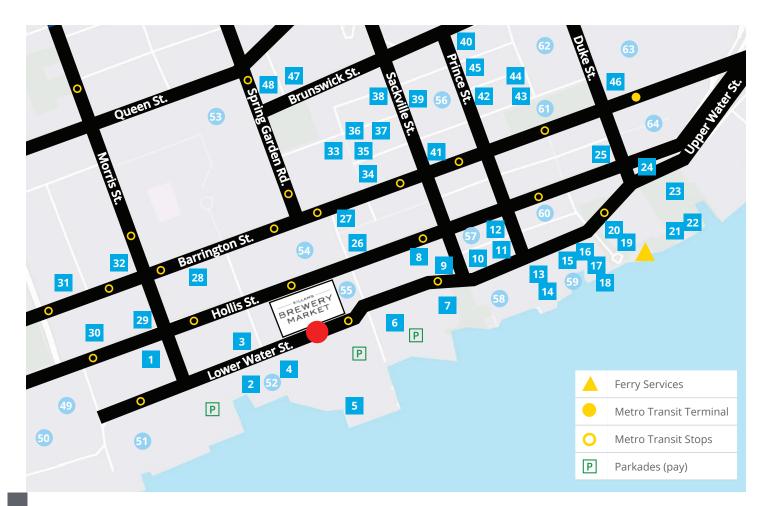


BP-217L | 778 SF BP-217U | 732 SF

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





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 Rufles & Tassels Boutique Lilac and Thistle Suit Yourself Yu Yo Craft + Tea House Farmers Market (Saturdays)

FOOD & BEVERAGE

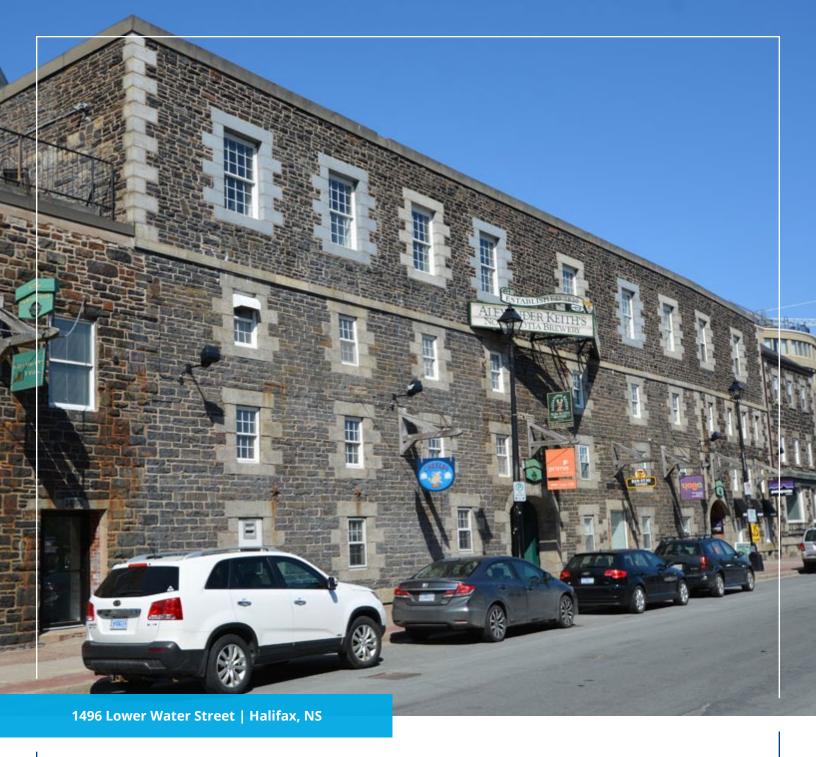
- Trattoria Vesso
- The Bicycle Thief
- aFrite
 - Ristorante A Mano
- Sea Smoke
- Halifax Waterfront Hub
- The Summit Cafe
- The Mercantile Social
- Java Blend Coffee
- 10 The Great Wall
- McKelvie's
- The Old Triangle
- 13 Drift
- Darya
- Cafe Lunette
- Sapori Italian Street

- Salt + Ash Beach House
- The Cable Wharf
- Los Toros
- Tim Hortons
- Pickford & Black
- Salty's
- 23 The Lower Deck
- 24 Baton Rouge
- Bluenose II Restaurant
- 26 Cabin Coffee
- 2 Doors Down
- YiLan Chinese Halal
- Talay Thai
- Pho Maniac
- Henry House
- Man Bean

- Mirchi Tandoor
- Mezza
- Willy's
- Pizza Corner
- The Stubborn Goat
- Harvest
- Gahan House
- The Keg
- Weird Harbour Espresso
- 42 The Wooden Monkey
- The Five Fishermen
- 44 Roxbury
- Gio
- Boston Pizza
- Steve-O-Reno's
- Pane e Circo

RETAIL & AMENITIES

- The Westin NS
- VIA Rail
- Discover Centre
- **Bishops Landing**
- Halifax Central Library
- Four Points by Sheraton
- Courtyard by Marriot
- Nova Centre
- 57 The Hollis Halifax
- 58 Maritime Museum
- Queen's Marque
- Art Gallery of NS
- Grand Parade/City Hall
- Scotiabank Centre
- Scotia Square
- The Barrington



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Colliers Nova Scotia

220-238 Brownlow Avenue Dartmouth, NS B3B 1Y2 +1 902 422 1422 (Direct) collierscanada.com/halifax



