

HISTORIC PROPERTIES
Privateers & Wharf

DM
Lisa Drader-Murphy

HISTORIC PROPERTIES
SHOPPING & DINING

- Bookshelf
- Bonny Boutique
- Cartouche Atlantique
- Capelli's
- Cash & More
- Lower Deck Boat Market
- Lower Deck Pub
- Lower Deck Tap Room

Atlantic Service Centre
Centre de services de l'Atlantique
Canada

1869
UPPER WATER

HISTORIC PROPERTIES
1869 — 1891 UPPER WATER STREET, HALIFAX, NS

Where the past is always present.
HISTORIC PROPERTIES

WELCOME TO HISTORIC PROPERTIES

A designated National Historic Site, Historic Properties is the first restoration project of its kind in Canada, featuring 3 city blocks of Canada's oldest surviving group of waterfront warehouses and some of North America's finest Victorian-Italianate facades dating back to the late 1700s and early 1800s.

With over 125,000 square feet of office space in Halifax's cultural and historical core, Historic Properties provides tenants with the opportunity to enjoy the urban amenities and conveniences of downtown Halifax, together with charming spaces and a waterfront location.

HISTORIC PROPERTIES

- Waterfront location
- 24/7 accessibility
- 24-hour security presence
- Professional property mgt
- Onsite maintenance staff
- Parking options available



SENSE OF PLACE

A singularly unique historical district with one-of-a-kind outdoor and indoor spaces.

CONVENIENCE

A vibrant retail and food and beverage mix means no shortage of convenient offerings.

OCEAN BREEZE

Experience the beautiful Halifax Waterfront Boardwalk experience right outside your door.



PRESTIGIOUS LOCATION

Located in Halifax's central business district along the beautiful Halifax harbourfront, Historic Properties provides easy access to all of the downtown's many offerings, including restaurants, hotels, public transit, and much more.

AREA HIGHLIGHTS

- Abundant public transit in the immediate vicinity, including the Water Street Terminal, the Scotia Square Terminal and the Ferry Terminal all within short walking distance
- 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
- Multiple public parking lots located immediately nearby.

CONVENIENT AMENITIES

LOVE WHERE YOU WORK.

With an emphasis on placemaking, Historic Properties contains a unique mix of public space, retail, and food and beverage offerings, providing tenants with convenient access to a host of amenities. The development draws on history with an eye towards to the future.



FOOD & BEVERAGE

Tenants can enjoy numerous food and beverage offerings located throughout the development, including casual dining, cafés, and full-service restaurants.



COMMON SEATING

Breathe in the ocean air on the Halifax harbourfront, take in a beautiful evening under the courtyard lights or cozy up to the wood-burning stove located in the common seating area. Historic Properties has you covered for all seasons.



RETAIL

Retail options abound at Historic Properties, such as high-end men's and women's fashion, a barbershop, artisan jewelry and local art.



ACTIVE COMMUTE

Tenants can enjoy an active commute each day with bicycle racks located throughout the development.

STACKING PLAN

PONTAC HOUSE

3	Leased
2	Leased
1	RETAIL

ANCHORAGE HOUSE

3	Leased
2	Leased
1	RETAIL

PICKFORD & BLACK

5	Leased
4	Leased
3	Leased
2	Leased
1	RETAIL

CARPENTER SHOP

3	Leased
2	Leased
1	RETAIL

COLLINS BANK

4	Leased
3	Leased
2	Leased
1	Leased CB104 – 4,088 sf

RED STORE

3	Leased
2	Leased
1	RETAIL

LEASING OPPORTUNITIES

AVAILABILITY

Suite CB104 4,088 rentable sq. ft. @ Collins Bank

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

BASE RENT

Please contact for more information.

CAM & TAXES

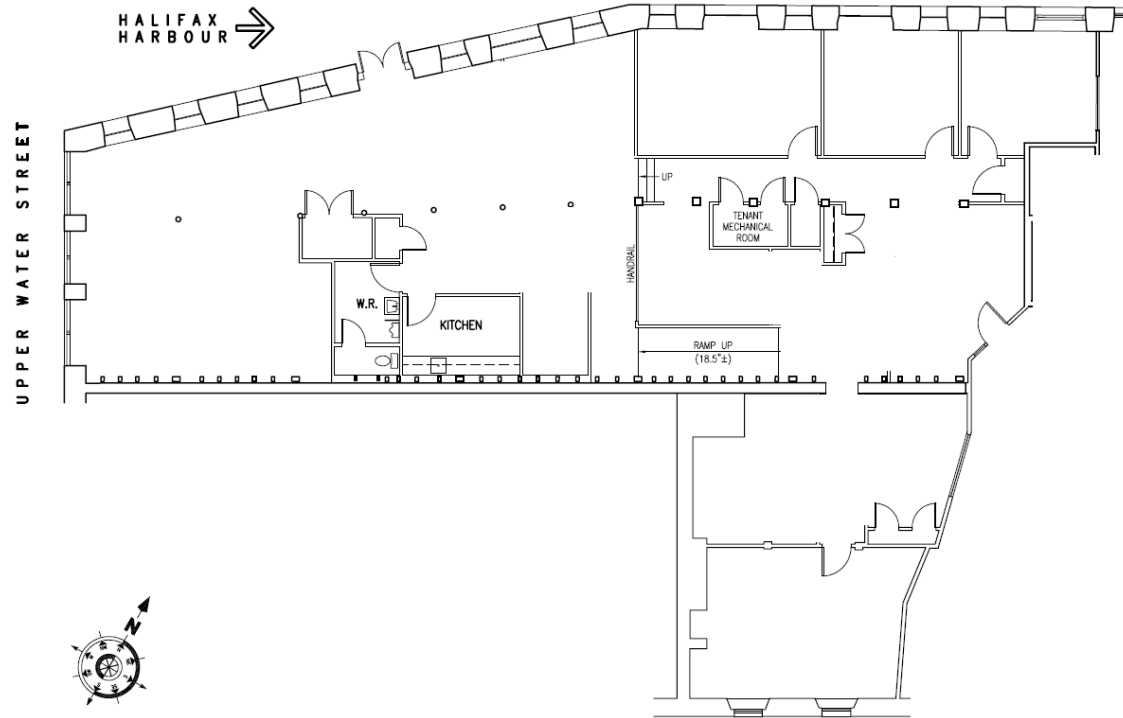
\$15.62 per rentable sq. ft. (2022 estimate), including in-premises cleaning. Power is in addition.

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

FLOOR PLANS

SUITE CB104 @ COLLINS BANK

Approx. 4,088 rentable sq. ft.





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.



ARMOUR

EST. 1972

FOR MORE INFORMATION CONTACT:

Mitchell Eliasson, Sr. Vice President, Leasing
(902) 209-6316
meliasson@armourgroup.com

1701 Hollis Street, Suite 1400, Halifax, NS B3J 3M8
www.armourgroup.com

THIS DISCLAIMER SHALL APPLY TO THE ARMOUR GROUP LIMITED, HISTORIC PROPERTIES (PRIVATEERS WHARF) LIMITED AND ALL OTHER DIVISIONS, AFFILIATES AND SUBSIDIARIES THEREOF. THE INFORMATION SET OUT HEREIN, INCLUDING, WITHOUT LIMITATION, ANY PROJECTIONS, IMAGES, RENDERINGS, OPINIONS, ASSUMPTIONS AND ESTIMATES ARE FOR INFORMATION PURPOSES ONLY, ARE SUBJECT TO CHANGE, AND PROVIDED WITHOUT REPRESENTATION OR WARRANTY. THE RECIPIENT OF SUCH INFORMATION SHOULD TAKE SUCH STEPS AS THE RECIPIENT MAY DEEM NECESSARY TO VERIFY THE INFORMATION PRIOR TO PLACING ANY RELIANCE UPON SUCH INFORMATION. SUCH INFORMATION MAY CHANGE AND ANY PROPERTY DESCRIBED HEREIN MAY BE WITHDRAWN FROM THE MARKET AT ANY TIME WITHOUT NOTICE OR OBLIGATION. ALL MARKS DISPLAYED HEREIN ARE THE PROPERTY OF THE RESPECTIVE OWNERS; ALL RIGHTS RESERVED

