



AVAILABLE NOW
OFFICE / RETAIL / WAREHOUSE
LANDLORD WILL DEMISE

1580 GRAFTON STREET, HALIFAX
SPACE AVAILABLE UP TO +/- 35,000 SF

INFORMATION

1580 Grafton Street is centrally located in downtown Halifax between Barrington Street and Spring Garden Road, two of Halifax's main arteries for both vehicle and pedestrian traffic. It is also located next door to the new Halifax Convention Centre.

It offers one of the most accessible locations in HRM in terms of public transit, ferries and ample public parking. Situated within a block from Halifax's entertainment district, numerous shops, restaurant and pubs are close by for quick lunches or a short walk for a coffee and some fresh air. Banks, pharmacies and medical services are all close by which allows for flexibility and convenience when attending medical appointments or running errands after work or during lunch hours.

BUILDING STATISTICS

SPACE AVAILABLE +/- 35,000 sf

Landlord will demise

+/-14,000 sf on the Ground Floor

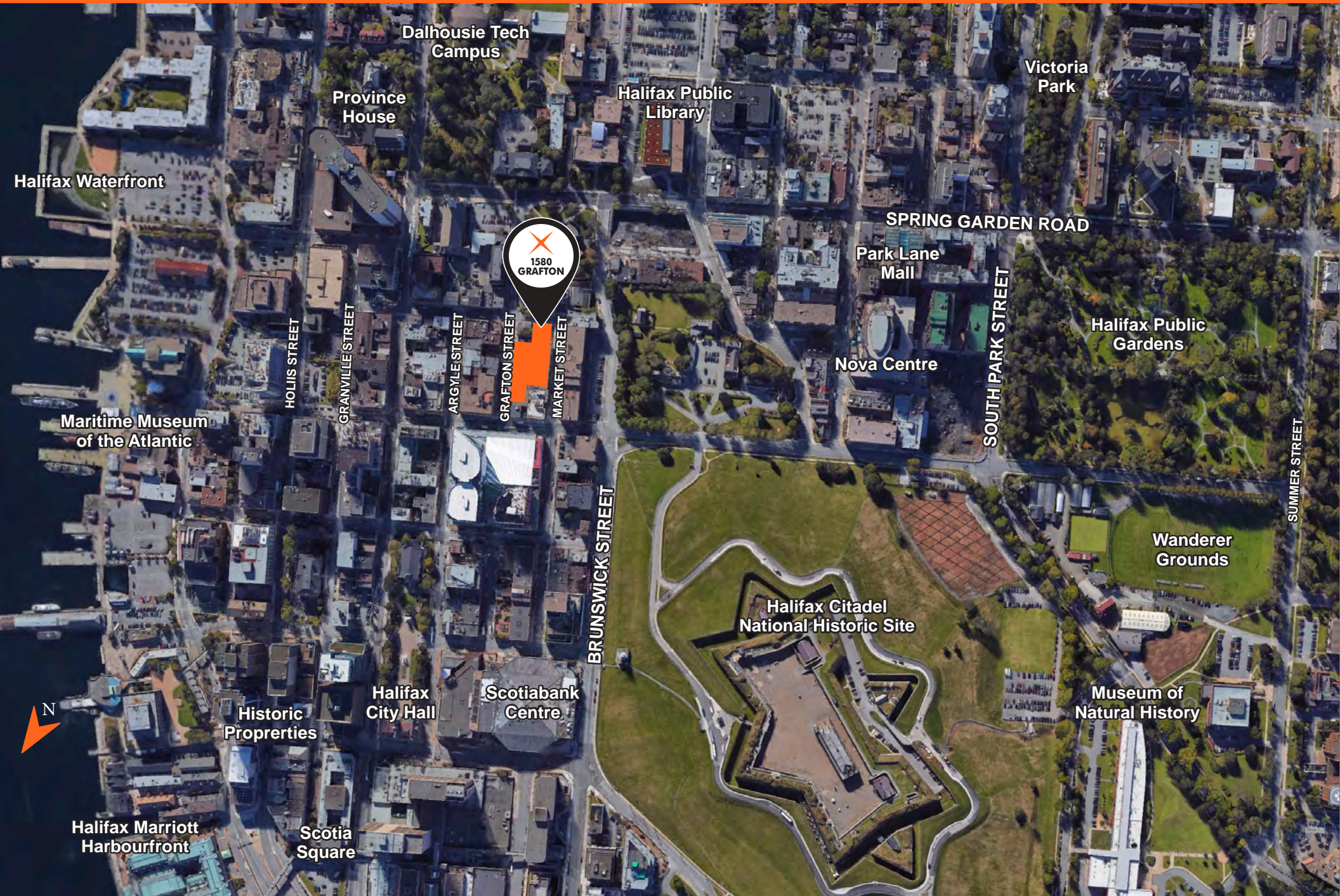
+/-21,000 sf on the 2nd floor

100% back up power supplied by a diesel generator. – 3 day backup period

Shipping Doors: There are two shipping doors located on Grafton Street which allow vehicles to drive into the building when making deliveries.

13 onsite surface parking spaces.

LOCATION



Dalhousie Tech
Campus

Province
House

Halifax Public
Library

Victoria
Park

Halifax Waterfront

SPRING GARDEN ROAD

Park Lane
Mall

1580
GRAFTON

Nova Centre

Halifax Public
Gardens

Maritime Museum
of the Atlantic

HOLLIS STREET

GRANVILLE STREET

ARGYLE STREET

GRAFTON STREET

MARKET STREET

SOUTH PARK STREET

SUMMER STREET

Wanderer
Grounds

Halifax Citadel
National Historic Site



Historic
Properties

Halifax
City Hall

Scotiabank
Centre

Museum of
Natural History

Halifax Marriott
Harbourfront

Scotia
Square



BREWERY
NOVA SCOTIA CRAFT BEER

RETAIL STORE

New storefronts on Grafton St.
Storefront and building facade subject to change based on final design

PARAMOUNT 
MANAGEMENT



BAR
WINE & WHISKEY

RETAIL STORE

RETAIL STORE

New storefronts on Grafton St.
Storefront and building facade subject to change based on final design

PARAMOUNT 
MANAGEMENT



CONTACT FOR RATES

Kevin Nettle

COMMERCIAL PROPERTY MANAGER

Tel: 902-405-7368

kevin@paramountmanagement.ca

PARAMOUNT 
MANAGEMENT

CLIENT

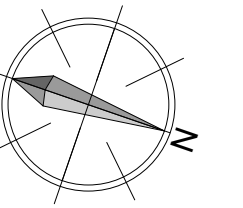
PARAMOUNT
MANAGEMENT

PARAMOUNT MANAGEMENT
1245 BARRINGTON STREET
HALIFAX, NOVA SCOTIA
(902) 423-9916

PROJECT

1580 GRAFTON STREET

NORTH

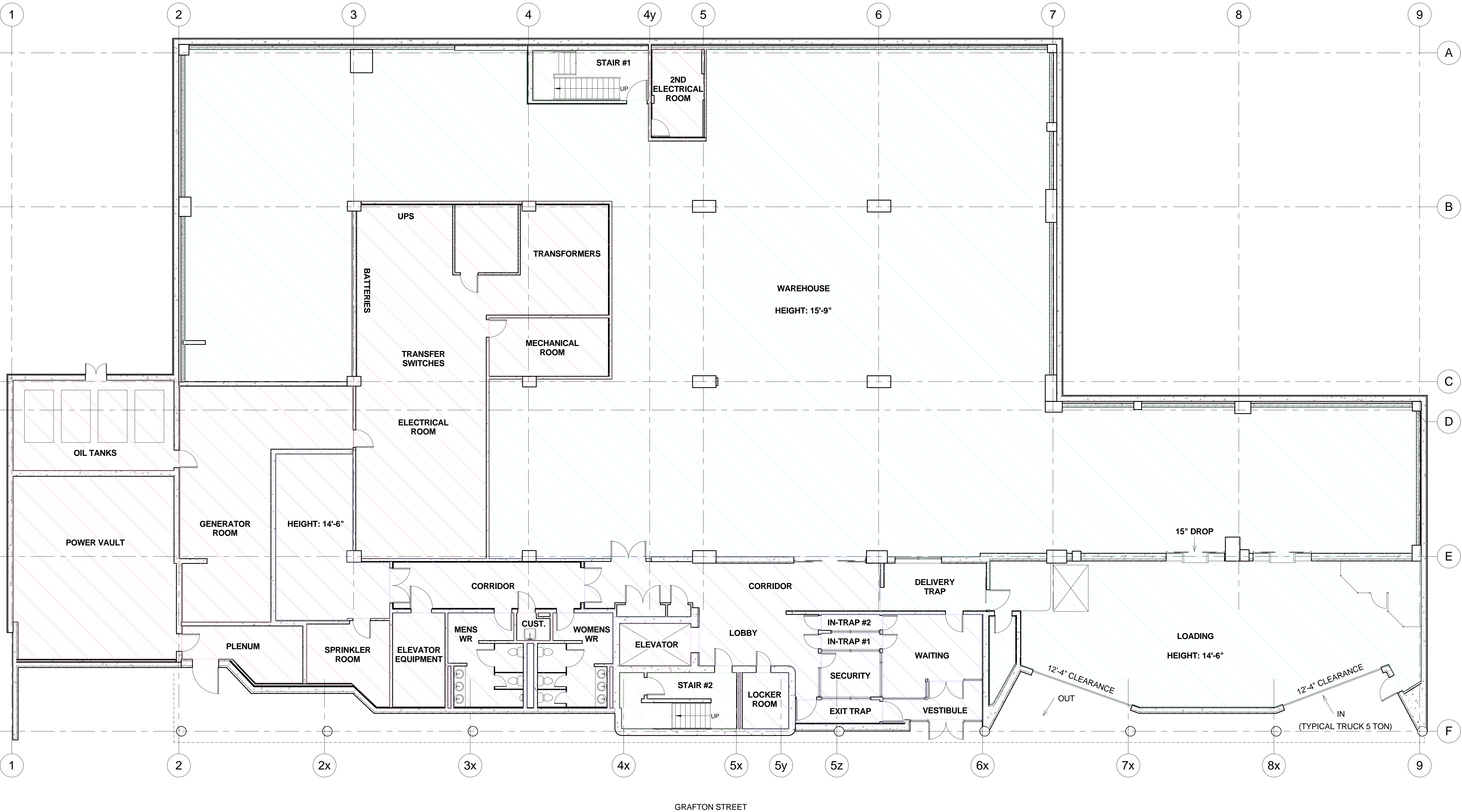


LEGEND

- WAREHOUSE/LOADING
13,145 sq.ft.
- SERVICE ROOMS
4,985 sq.ft.
- COMMON AREAS
2,470 sq.ft.
- STAIRS
365 sq.ft.
- ELEVATOR/SHAFTS
115 sq.ft.

NOTES

- TOTAL FLOOR AREA: 21,080 sq.ft.



GRAFTON STREET

TOTAL FLOOR AREA: 21,080 sq.ft.

1 LEVEL 1
A101 1/8" = 1'-0"

NO:	DATE:	REVISION:	BY:

SHEET NAME:

**FLOOR PLAN
LEVEL 1**

SCALE: 1/8" = 1'-0"

DATE: 11/28/18

DRAWN BY: SWS

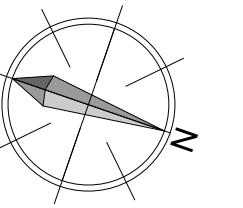
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CLIENT




PROJECT

1580 GRAFTON STREET

NORTH



LEGEND

-  OFFICE SPACE
8,525 sq.ft. per option
-  SERVICE ROOMS
600 sq.ft.
-  COMMON AREAS
3,570 sq.ft.
-  STAIRS
410 sq.ft.
-  ELEVATOR/SHAFTS
445 sq.ft.

NOTES

- TOTAL FLOOR AREA: 22,075 sq.ft.

NO: DATE: REVISION: BY:

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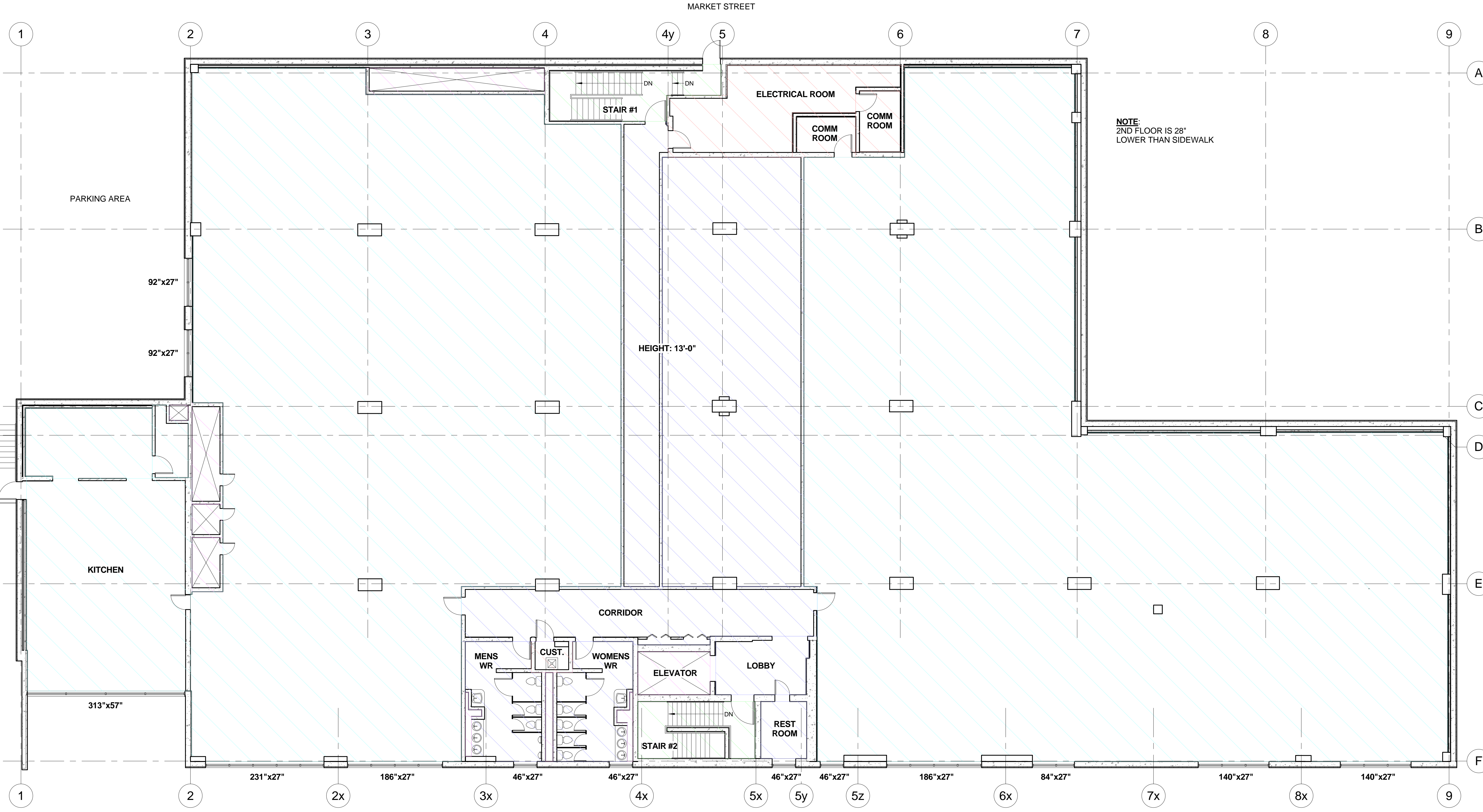
**FLOOR PLAN
LEVEL 2**

SCALE: 1/8" = 1'-0"

DATE: 11/28/18

DRAWN BY: SWS

DRAWING NO.:
A102



TOTAL FLOOR AREA: 22,075 sq.ft.

CLIENT

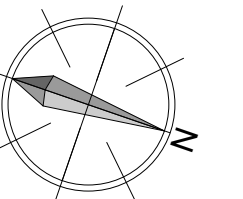
PARAMOUNT 
MANAGEMENT

PARAMOUNT MANAGEMENT
1245 BARRINGTON STREET
HALIFAX, NOVA SCOTIA
(902) 423-9916

PROJECT

1580 GRAFTON STREET

NORTH



LEGEND

NOTES

1580 GRAFTON STREET
HALIFAX, NOVA SCOTIA
PID 00076885
PROVINCIAL PARCEL SIZE: 28,847 sq.ft.
BUILDING FOOTPRINT: 23,781 sq.ft.
PERCENT OF LOT USAGE: 82%

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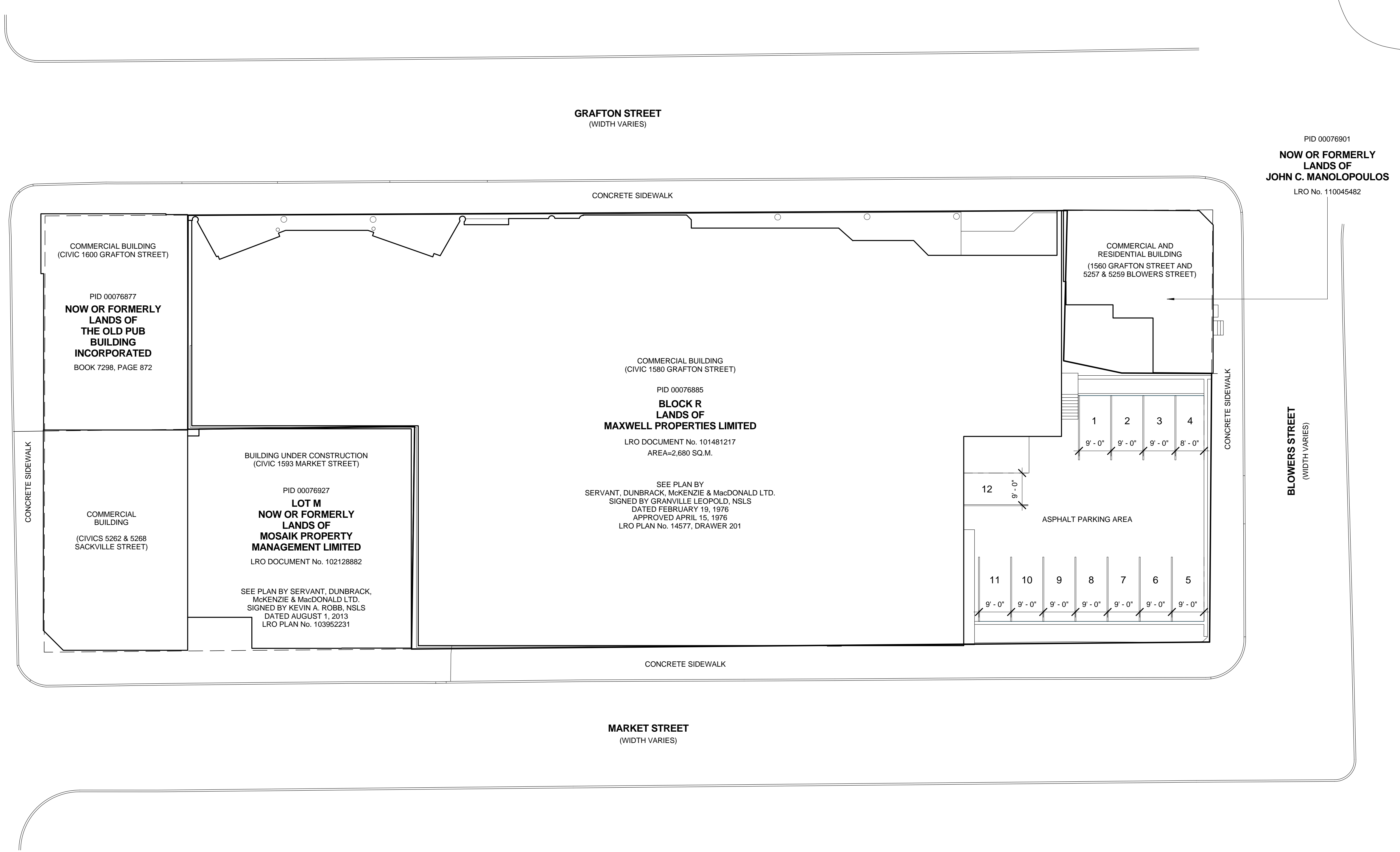
SITE PLAN

SCALE: 1/16" = 1'-0"

DATE: 11/28/18

DRAWN BY: SWS

DRAWING NO.:
A103



1 SITE PLAN
A103 1/16" = 1'-0"