

SUBLEASE



5TH FLOOR, TOWER 1

2717 JOSEPH HOWE DRIVE, HALIFAX, NS

Furnished Sublease Opportunity Near Armdale Rotary

- Full-floor suite comprising 10,198 sf
- Short- or long-term opportunity
- Available now

This sublease opportunity represents 10,198 sf of modern and quality office space overlooking the Northwest Arm. Situated in the west end of Halifax, near the Armdale Rotary, Tower 1 is part of Manulife's Business Campus and offers quick and direct access to all ends of the Peninsula, to Highway 102, the bridges, public transit, and surrounding amenities.

Property features include some free surface parking for employees and clients, nicely landscaped grounds with outdoor seating, 24-hour security, on-site property management, a fitness centre, full-service cafeteria and daycare.

FOR SUBLEASE

By negotiation

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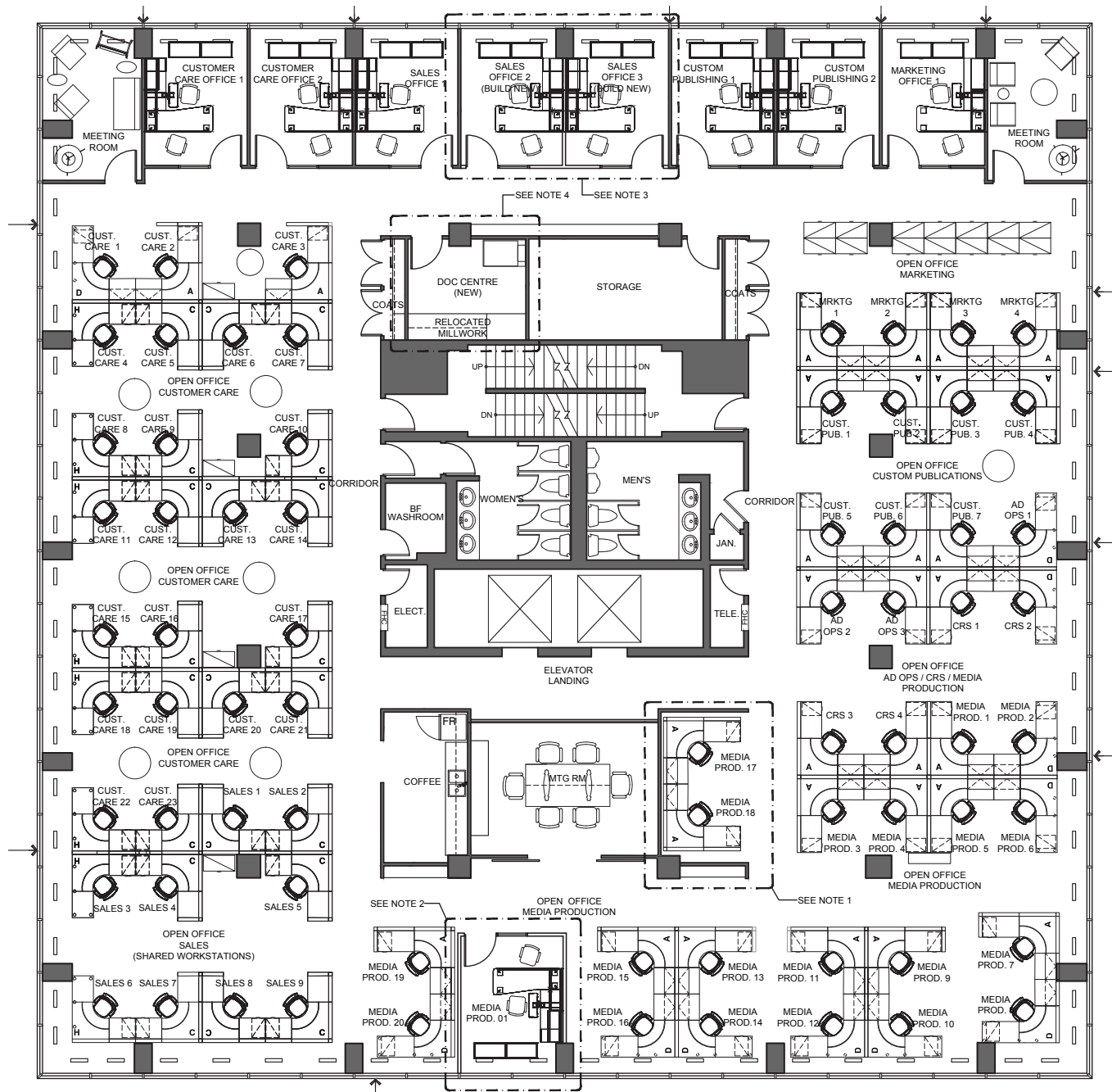


GENERAL

LISTING ID	10227
ADDRESS	2717 Joseph Howe Drive, Halifax, Nova Scotia
LOCATION	West End
BUILDING NAME	Tower 1, Manulife Business Campus
CLASS TYPE	Class A office
BUILDING SIZE	80,092 sf
SIZE AVAILABLE	10,198 sf
FLOOR LOCATION	5 th of 8
AVAILABILITY	Immediately
PARKING	Some on-site surface stalls negotiable
BASE RENT	By negotiation (call for details)
2020 CAM & REALTY TAX	\$14.36 psf (estimate)
HEAD LEASE EXPIRY	December 31, 2021 OR February 29, 2028
NOTES	Option to include all remaining furniture

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FLOOR PLAN



Highway 102

Mt Olivet Cemetery

Halifax
Shopping Centre

Westmount
Elementary School
Halifax Shopping Centre

Walmart Supercentre

Halifax Shopping
Centre Annex

to Downtown



Vesale Club

Armview Restaurant
& Lounge

Armdale Rotary

Best Western Plus
Chocolate Lake

Northwest Arm

Horseshoe
Island Park

Euro Pizza

Chocolate Lake

Chocolate
Lake Park
& Beach

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