

1801 HOLLIS STREET, HALIFAX, NOVA SCOTIA

CLASS A OFFICE SPACE FOR LEASE

1801 HOLLIS



PARTNERS GLOBAL
CORPORATE REAL ESTATE

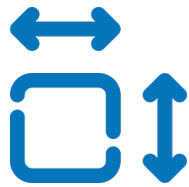
1801 HOLLIS STREET | HALIFAX, NOVA SCOTIA

Location Overview

Class A Office Space in the heart of downtown Halifax

1801 Hollis Street is a landmark location in Downtown Halifax, with standout glazed exterior elevations and modern interior finishes. Offering high-class office space and exceptional views of the harbour and surrounding streetscapes, it is home to many valuable regional and national tenants.

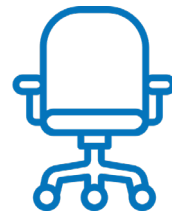
Well-positioned at the doorway to downtown, 1801 Hollis Street is just steps away from multiple parkades, Metro Transit stops/terminals, the ferry service to Dartmouth, fitness facilities, and every other imaginable downtown amenity!



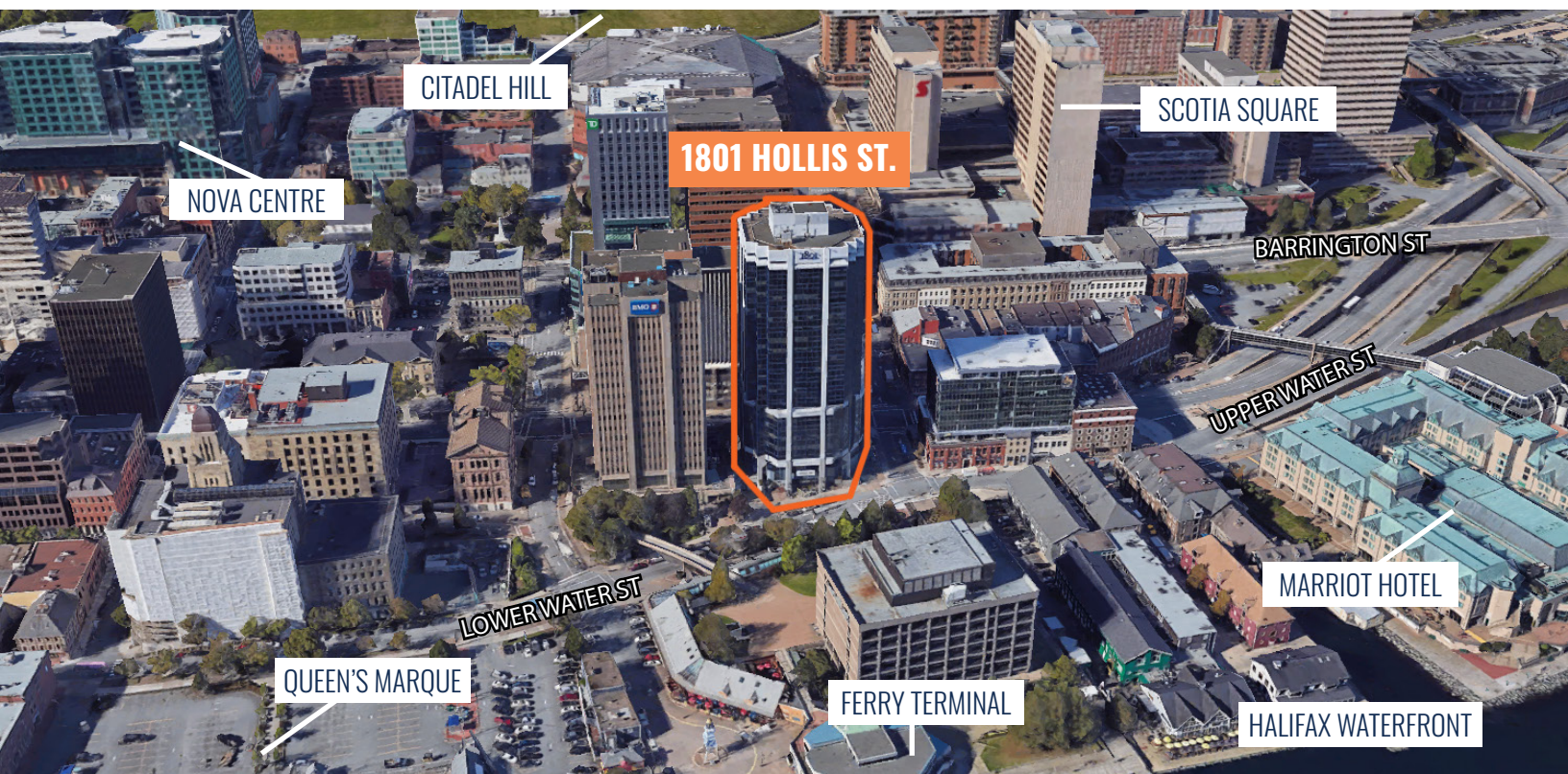
1,397 sf to
10,350 sf
Available



Prestigious
Address



Furnished Suite
Available



1801 HOLLIS STREET | HALIFAX, NOVA SCOTIA

Property Overview

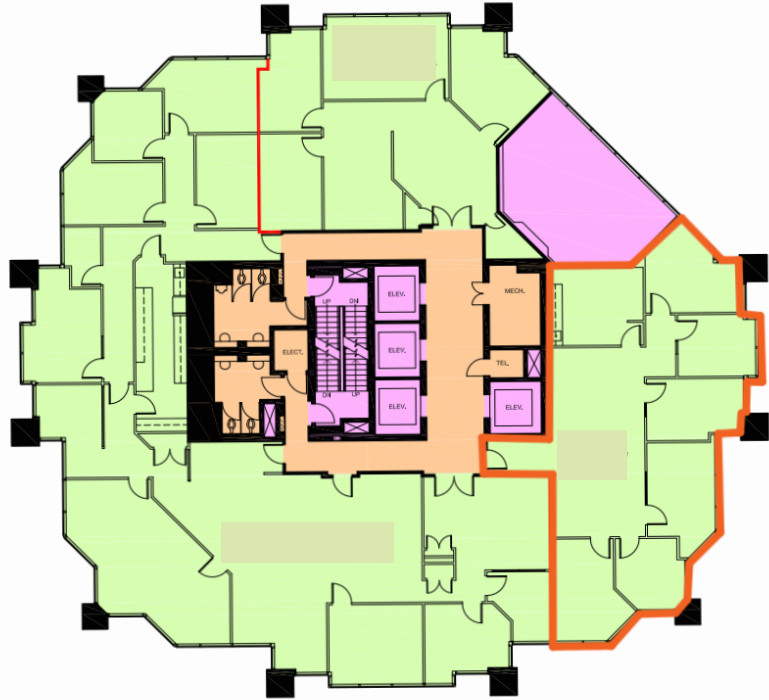
Listing ID	10160
Address	1801 Hollis Street
Location	Downtown Halifax, Central Business District
Total rentable area	223,213 sf
Total no. floors	22
Parking (paid)	On-site parking: 1 stall per 3,000 sf Off-site parking: 1 stall per 2,000 sf
Elevators	Five (5)
Designations	Sustainability: BOMA BEST Certified Silver and ENERGY STAR IT/Connectivity: WiredScore Silver
Base rent	By negotiation. Contact agent for details
Additional rent	\$18.41 psf (2022 estimate)



2nd Floor | Suite 225

Suite Highlights

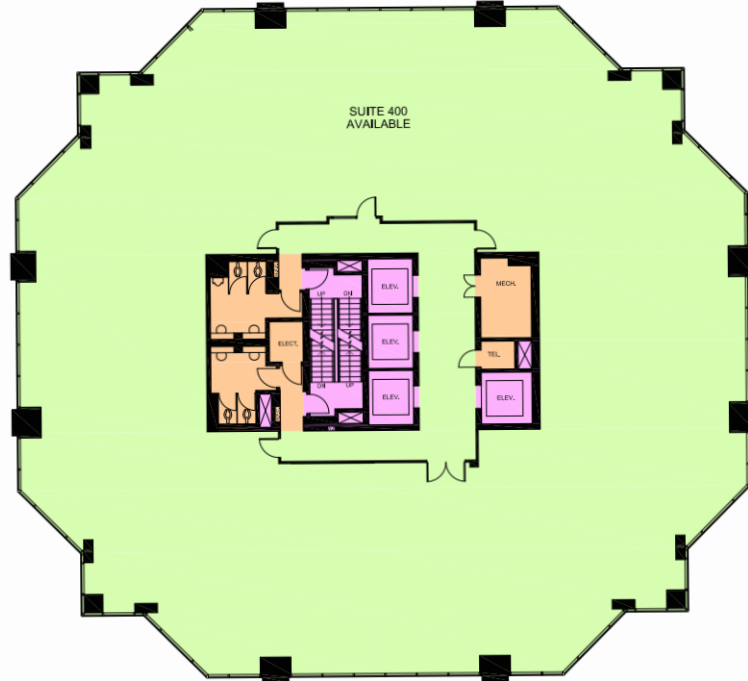
- Rentable Area: 2,017 sf
- Fully built-out
- Six (6) private offices
- Open reception/work area
- Large kitchen
- Available Immediately



4th Floor | Suite 400

Suite Highlights

- Full Floor Opportunity
- Rentable Area: 10,350 sf
- Large windows with panoramic views
- Ready for tenant improvements
- Available Immediately



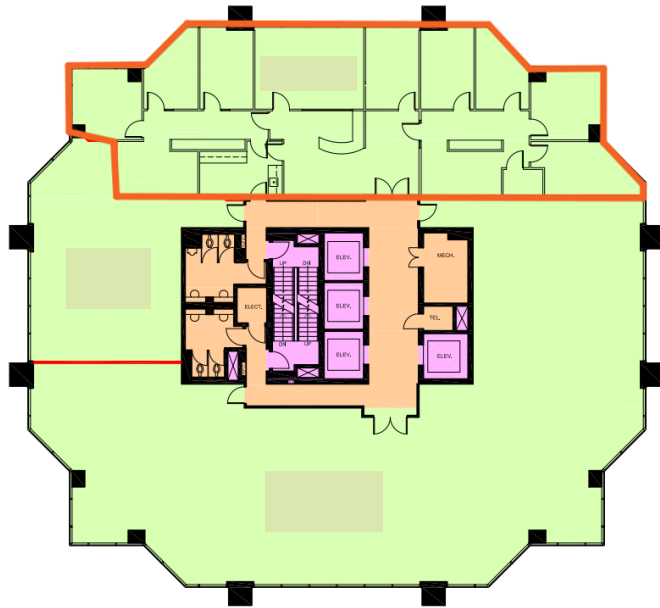
CLICK
FOR
MORE
PHOTOS!



8th Floor | Suite 810

Suite Highlights

- Rentable Area: 3,128 sf (up to 4,525 sf if combined with Suite 820)
- Fully built-out
- Eight (8) private offices
- Two (2) open work areas
- Large boardroom
- Modern blinds & quality finishes
- Available immediately



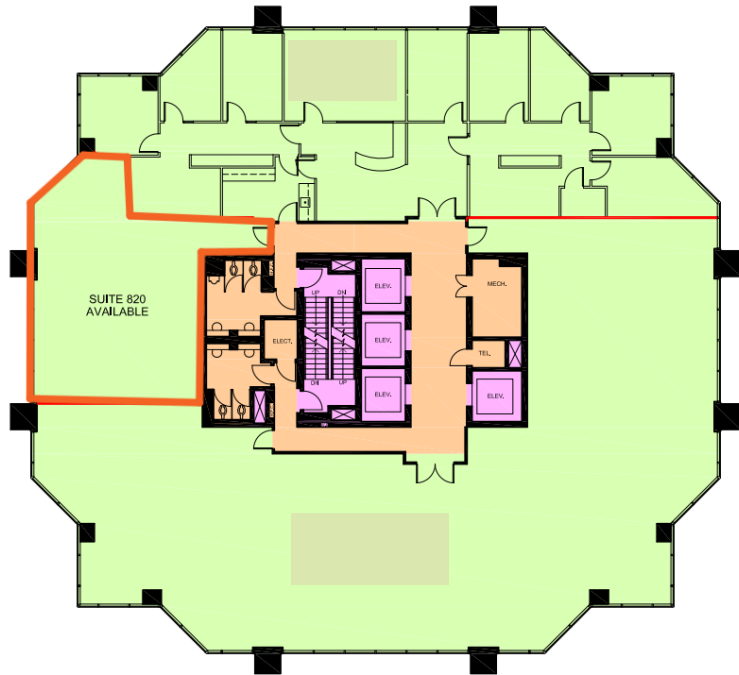
CLICK
FOR
MORE
PHOTOS!



8th Floor | Suite 820

Suite Highlights

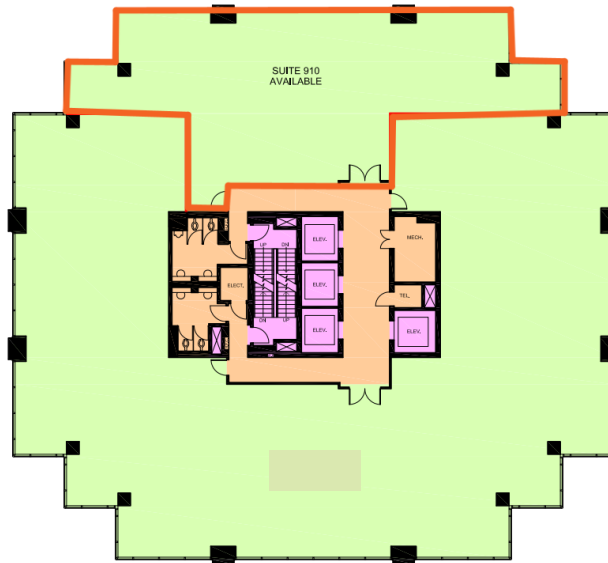
- Rentable Area: 1,397 sf (up to 4,525 sf if combined with Suite 810)
- Raw space ready for tenant improvement
- Available immediately



9th Floor | Suite 910

Suite Highlights

- Rentable Area: 2,663 sf
- Move in ready
- Workstations included!
- Large meeting room
- Open concept kitchen
- Available immediately

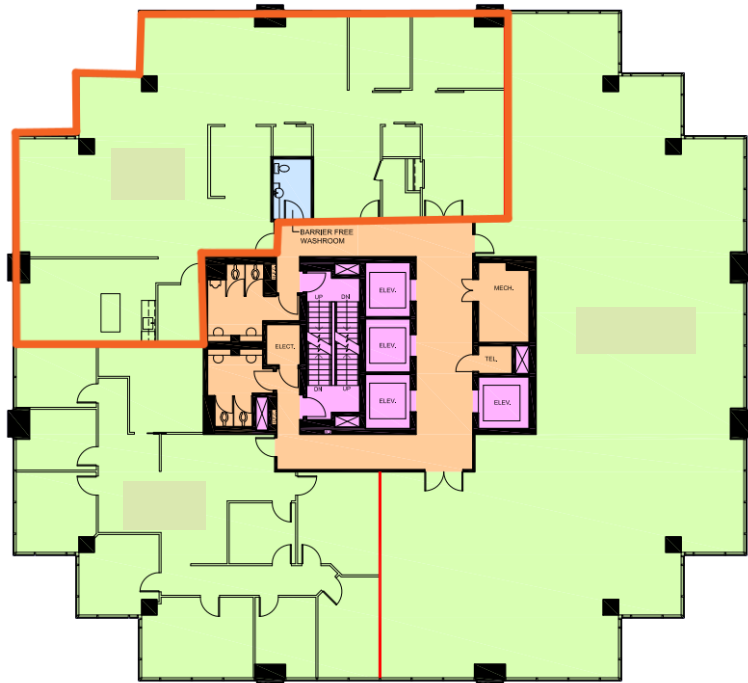


1801 HOLLIS STREET | HALIFAX, NOVA SCOTIA

Floor 11 | Suite 1100

Suite Highlights

- Rentable Area: 3,336 sf
- Three (3) meeting rooms
- Large open work area
- Large light filled kitchen
- Modern lighting & finishes
- Open ceilings
- Available immediately



CLICK
FOR
MORE
PHOTOS!

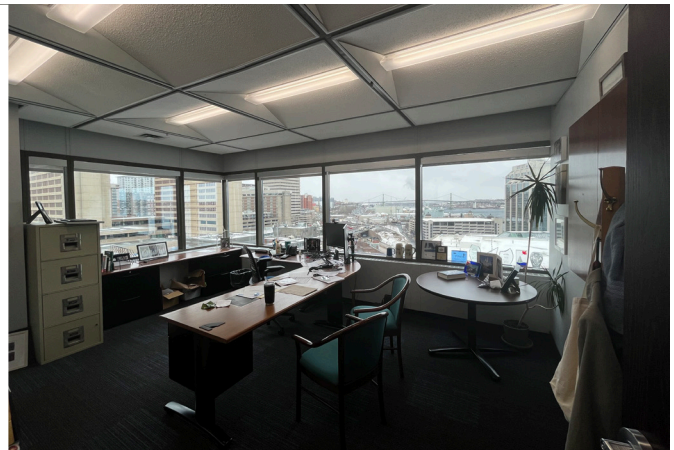
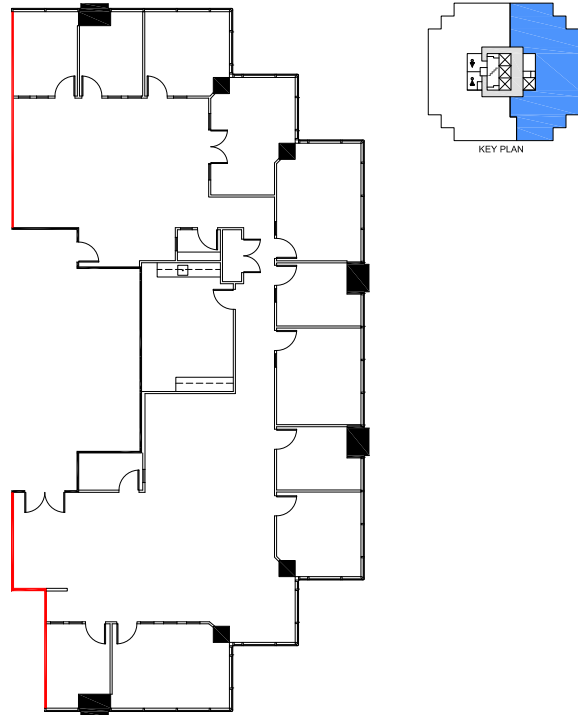


1801 HOLLIS STREET | HALIFAX, NOVA SCOTIA

Floor 12 | Suites 1200 & 1220

Suite Highlights

- Rentable Area: 4,930 sf
- Available August 1, 2023
- Spectacular harbour views
- Full of bright natural light
- Large open work area
- Kitchenette



CLICK
FOR
MORE
PHOTOS!

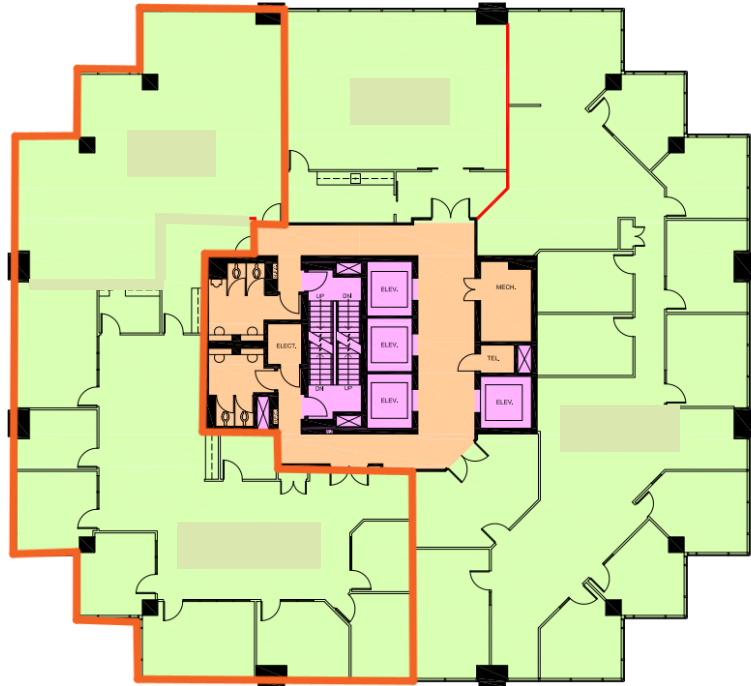


1801 HOLLIS STREET | HALIFAX, NOVA SCOTIA

Floor 14 | Suite 1420 & 1430

Suite Highlights

- Rentable Area: 4,880 sf
- Eight (8) private offices
- Two (2) large meeting rooms
- Large open work area
- Large kitchen
- Modern lighting & finishes
- Spectacular harbour views
- Potential to demise



CLICK
FOR
MORE
PHOTOS!





COMMON BOARDROOM



COMMON AREA



LOBBY



UNDERGROUND PARKING



SHOWERS

- 1 Scotia Square Mall
- 2 Halifax-Dartmouth Ferry Terminal
- 3 Queens Marque District
- 4 Scotiabank Centre
- 5 Marriott Harbourfront
- 6 Purdy's Wharf Complex



Geof Ralph

(902) 444-3006

(902) 877-9324

geof@partnersglobal.com

partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

