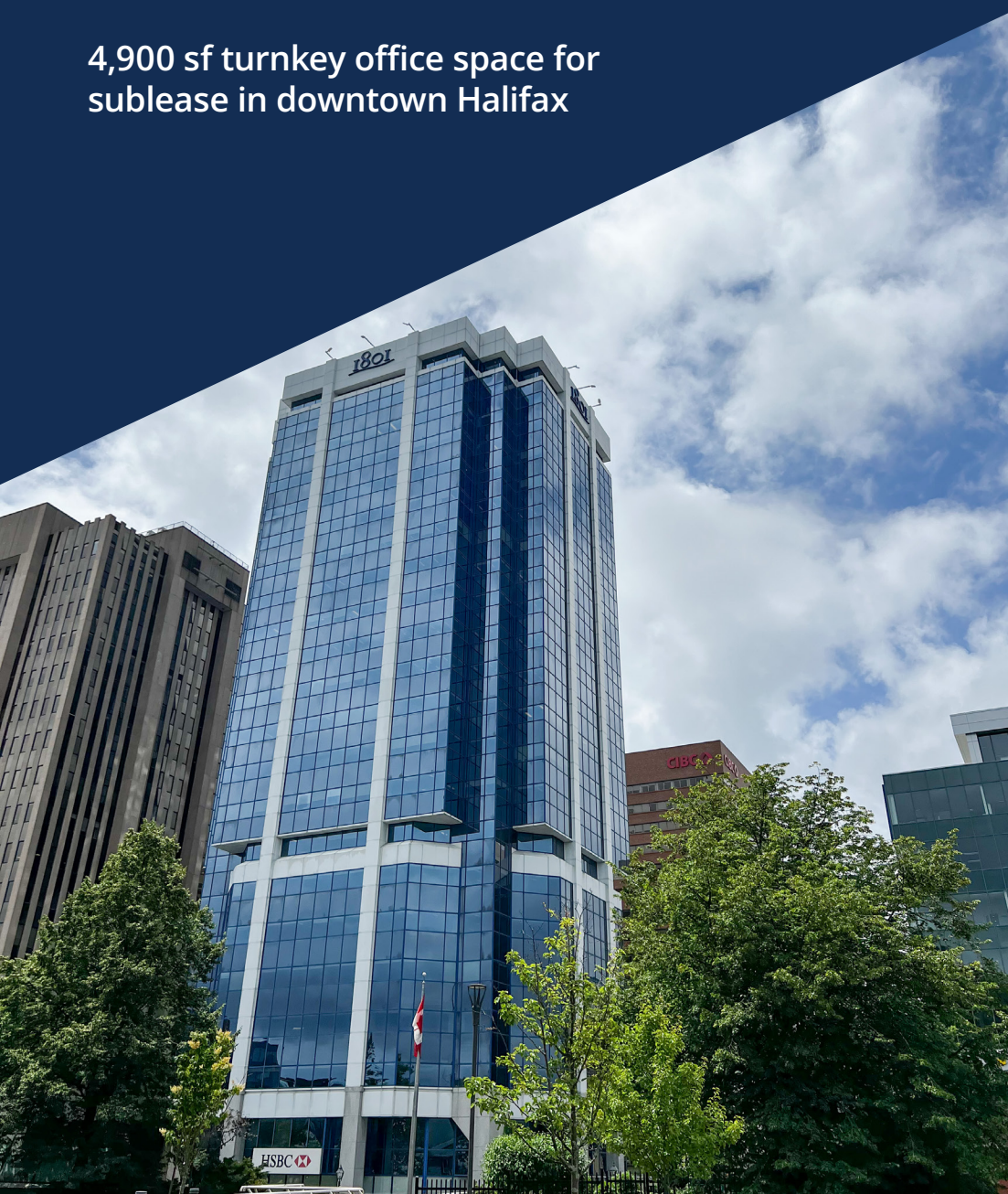


FOR SUBLEASE

# 1801 HOLLIS STREET, SUITE 1420 DOWNTOWN HALIFAX

4,900 sf turnkey office space for  
sublease in downtown Halifax



**Matt Ross**

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# 1801 HOLLIS STREET, SUITE 1420 | DOWNTOWN HALIFAX

## 4,900 sf turnkey office space for sublease in downtown Halifax

Welcome to 1801 Hollis Street, an iconic building in downtown Halifax, with striking glazed exterior elevations and modern interior finishes. Located in the heart of the hustle and bustle of Halifax, the surrounding area is vibrant, with an abundance of amenities, convenient public transportation options, and numerous parkades.

Spanning over nearly 4,900 sf on the fourteenth floor, this turnkey space offers a blend of functionality, style, and stunning views of the Halifax Harbour and cityscape. The layout is carefully designed and promotes a dynamic and collaborative work culture. Rich with natural light, the space is a perfect mix of private offices, meeting rooms, and open workspace, equipped with modern finishes and a recently renovated kitchen.

Short-term lease option available until April 30, 2024; long-term lease option available until April 30, 2027.



4,893 sf,  
Turnkey Space

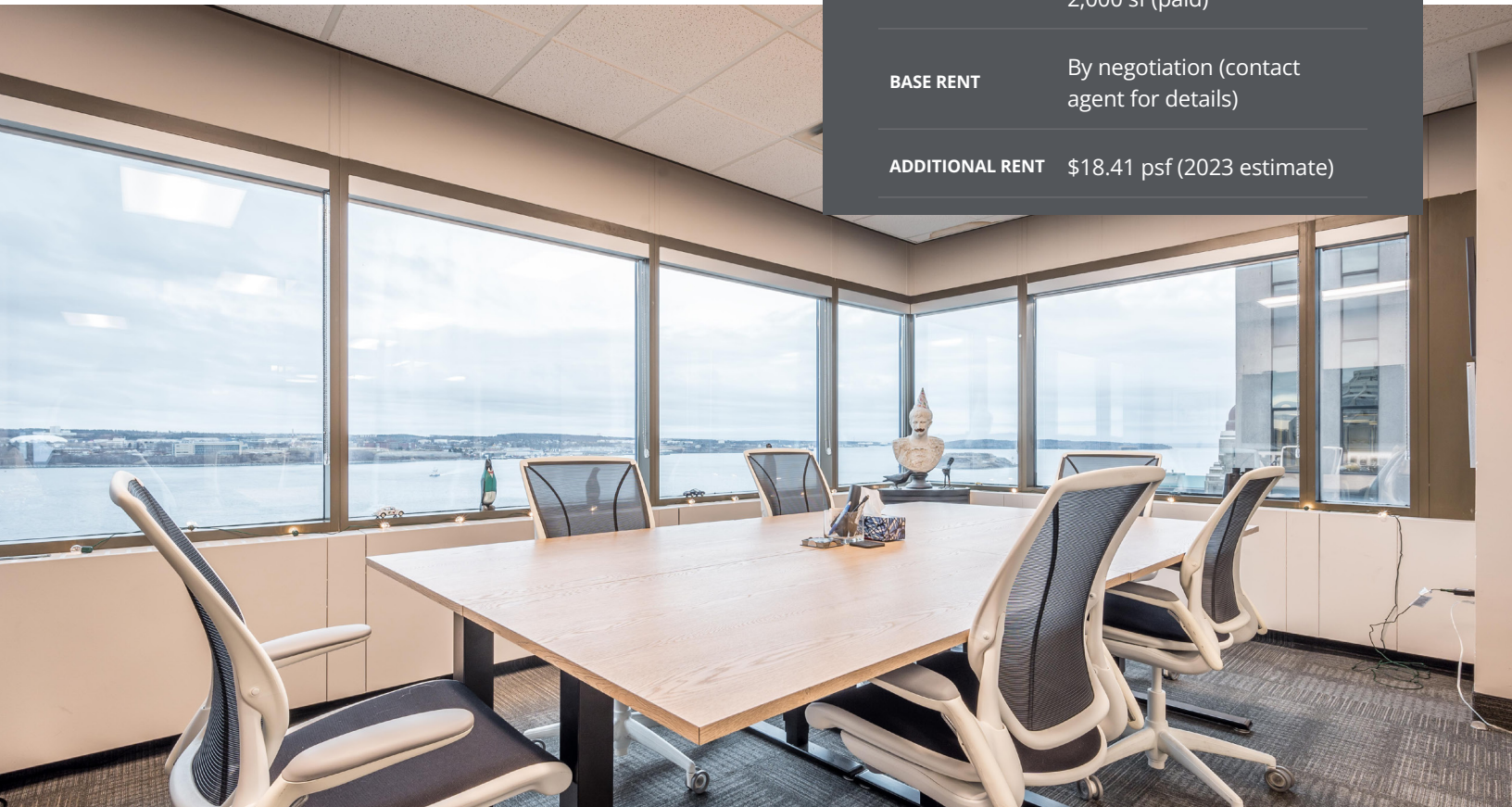


Water and  
City Views



Paid Parking  
Available

LISTING ID	10368
ADDRESS	1801 Hollis Street, Suite 1420
LOCATION	Downtown Halifax
PROPERTY TYPE	Office
BUILDING SIZE	223,213 sf
SIZE AVAILABLE	4,893 sf
FLOOR LOCATION	14 of 22
AVAILABILITY	October 1, 2023
SUBLEASE TERM	Short-term lease option available until April 30, 2024; long-term lease option available until April 30, 2027
PARKING	On-site parking; 1 stall per 3,000 sf (paid) Off-site parking; 1 stall per 2,000 sf (paid)
BASE RENT	By negotiation (contact agent for details)
ADDITIONAL RENT	\$18.41 psf (2023 estimate)







BOMA BEST Certified Silver & ENERGY STAR®	Access to shower facilities and lockers	Eight private offices, two meeting rooms
Shared conference room facilities	Modern lighting and finishes	Close to many local and commercial amenities
WireScore Silver IT/Connectivity	Large windows with panoramic views	Open workspace and contemporary kitchen









**COMMON BOARDROOM**



**FLOOR LOBBY**



**MAIN LOBBY**



**UNDERGROUND PARKING**



**SHOWERS**



- 1** Scotia Square Mall
- 2** Halifax Ferry Terminal
- 3** Queens Marque District
- 4** Marriott Harbourfront
- 5** Scotiabank Centre
- 6** Halifax Convention Centre



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