

FOR SUBLEASE

# 1452 BRENTON STREET, HALIFAX DOWNTOWN HALIFAX

1,635 sf of premium retail space just  
steps from Spring Garden Road



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CORPORATE REAL ESTATE

# 1452 BRENTON STREET | DOWNTOWN HALIFAX

## 1,635 sf of premium retail space just steps from Spring Garden Road

Situated just steps away from bustling Spring Garden Road, 1452 Brenton Street is a striking, brand-new architectural gem, featuring 161 luxury apartments and over 10,000 sf of premium ground level retail space. The property is surrounded by countless amenities and lies within walking distance of hospitals, universities, the waterfront, numerous shops and restaurants, and Halifax's downtown business district.

This sublease opportunity combines convenience and prestige, presenting fully-accessible, beautifully designed retail space featuring high ceilings, abundant natural light, and high-end vinyl flooring throughout. Additionally, the space is equipped with a new HVAC system and a security system that can easily be transferred to the subtenant.

Perfectly suited for cafes, restaurants, and retailers, seize this exceptional retail sublease opportunity to position your business in the heart of the energetic city of Halifax!



Turnkey Ground Level Retail

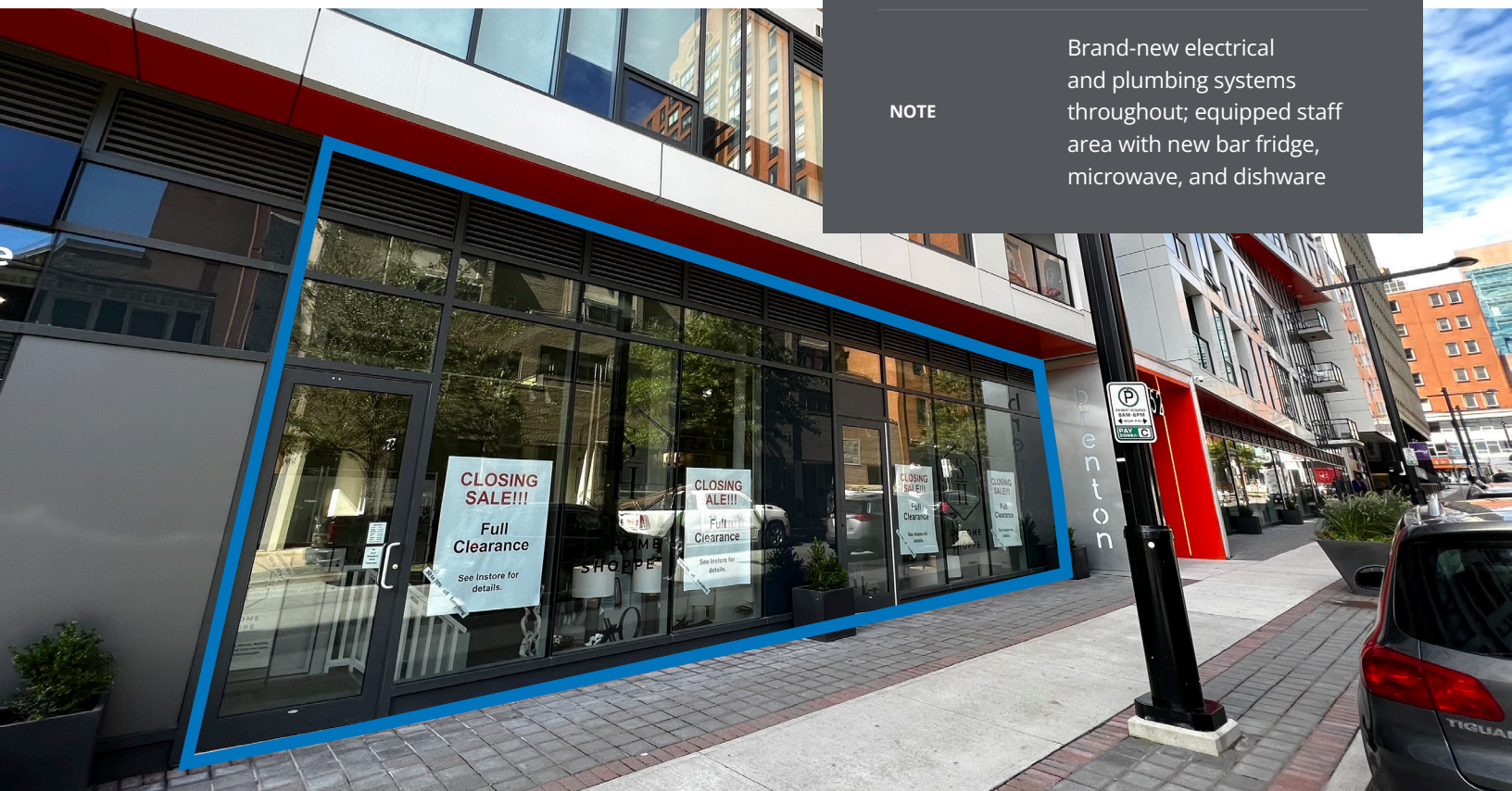


High Pedestrian Traffic Area



Abundant Natural Light

LISTING ID	10374
ADDRESS	1452 Brenton Street Unit 4
LOCATION	Downtown Halifax
PROPERTY TYPE	Retail
SIZE AVAILABLE	1,635 sf
FLOOR LOCATION	Ground floor
AVAILABILITY	November 1, 2023
ACCESSIBILITY	\$22,000 vertical platform lift installed for accessibility
NET RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$10.00 psf (includes garbage removal and heating & cooling)
HEAD LEASE EXPIRY	March 31, 2033
NOTE	Brand-new electrical and plumbing systems throughout; equipped staff area with new bar fridge, microwave, and dishware

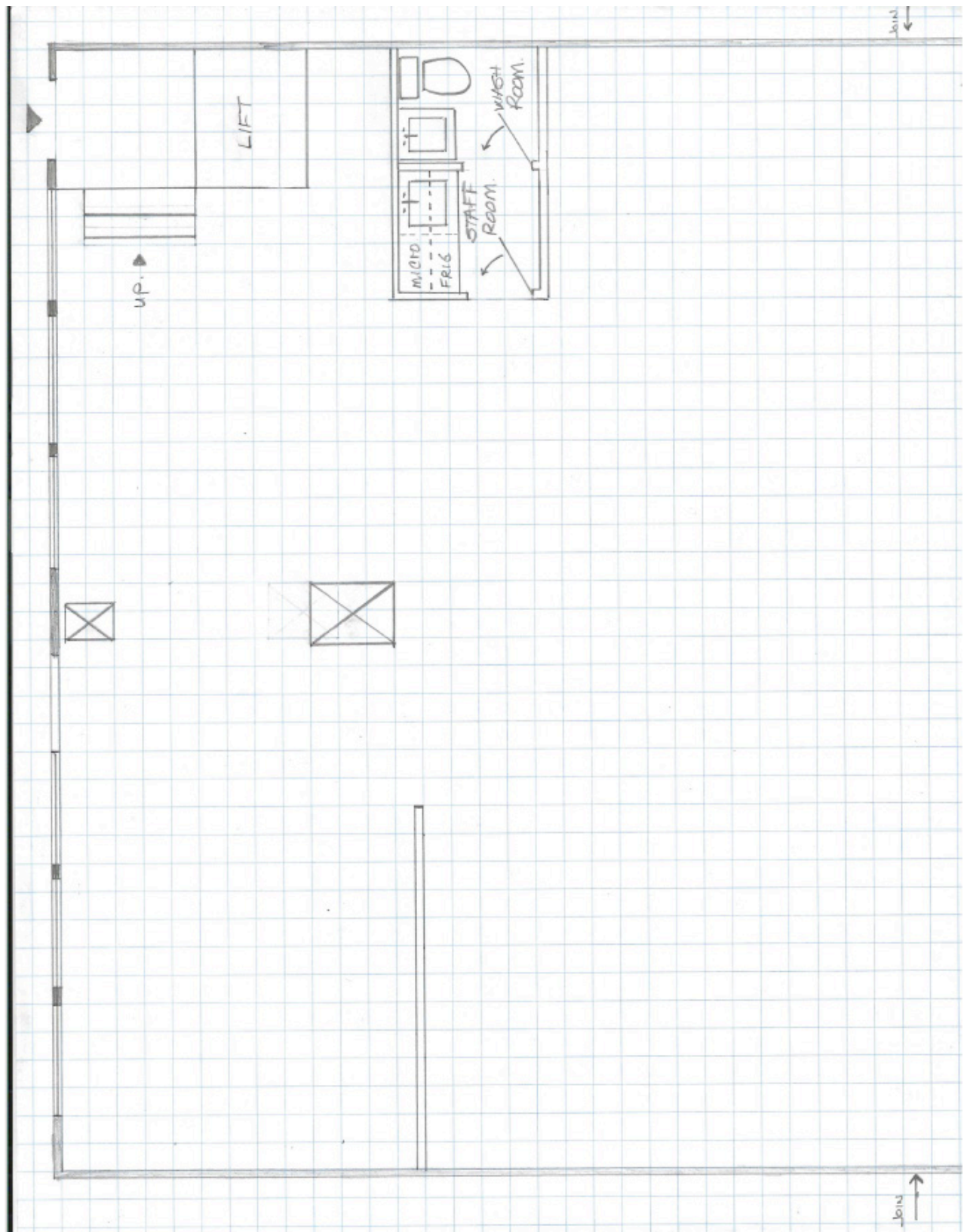




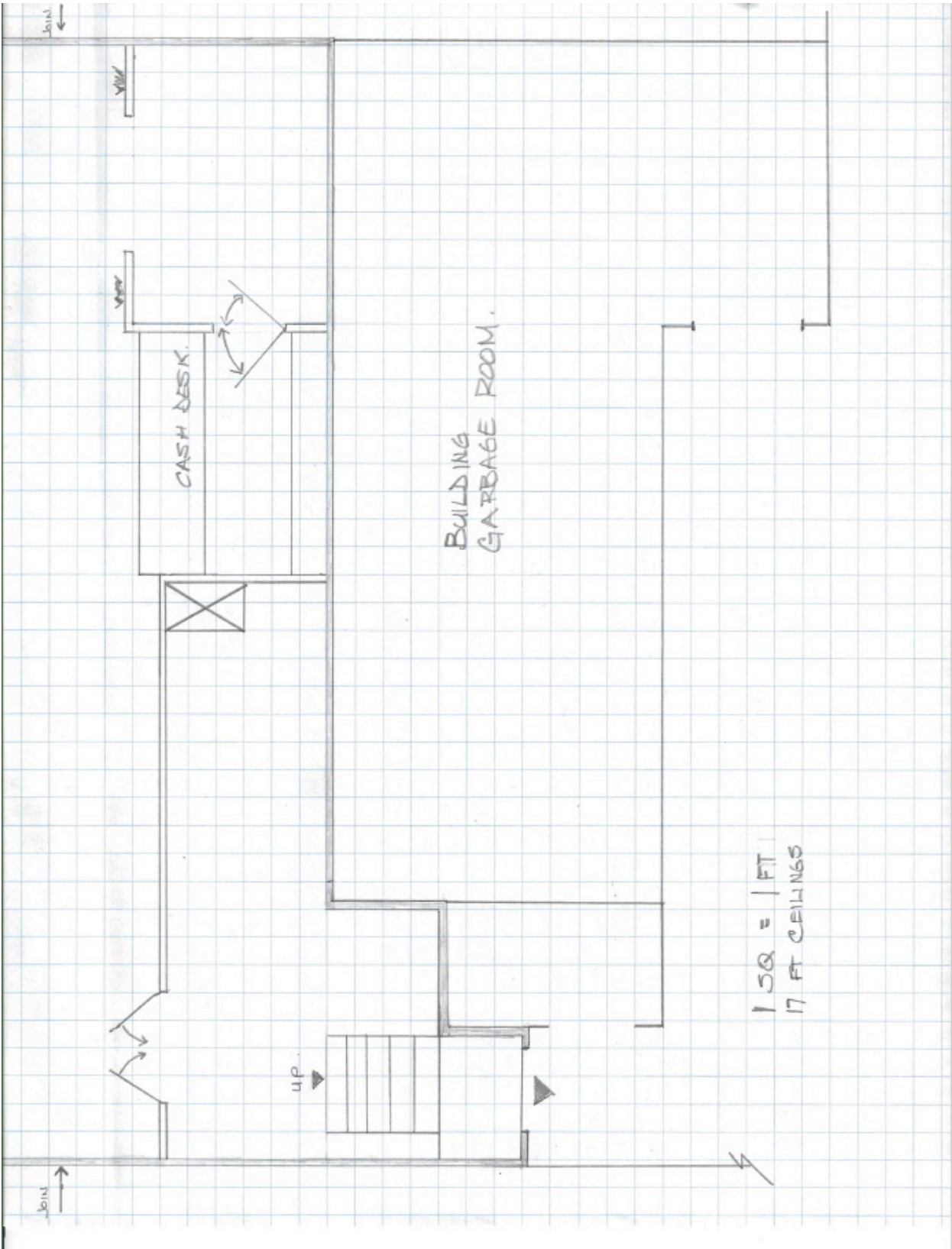
Exterior signage opportunities	New HVAC system and duct work	Professionally managed property
High pedestrian traffic area	Space includes small kitchenette for staff	Expansive storefront windows
Transferable security system	\$22,000 vertical platform lift installed	New electrical and plumbing throughout

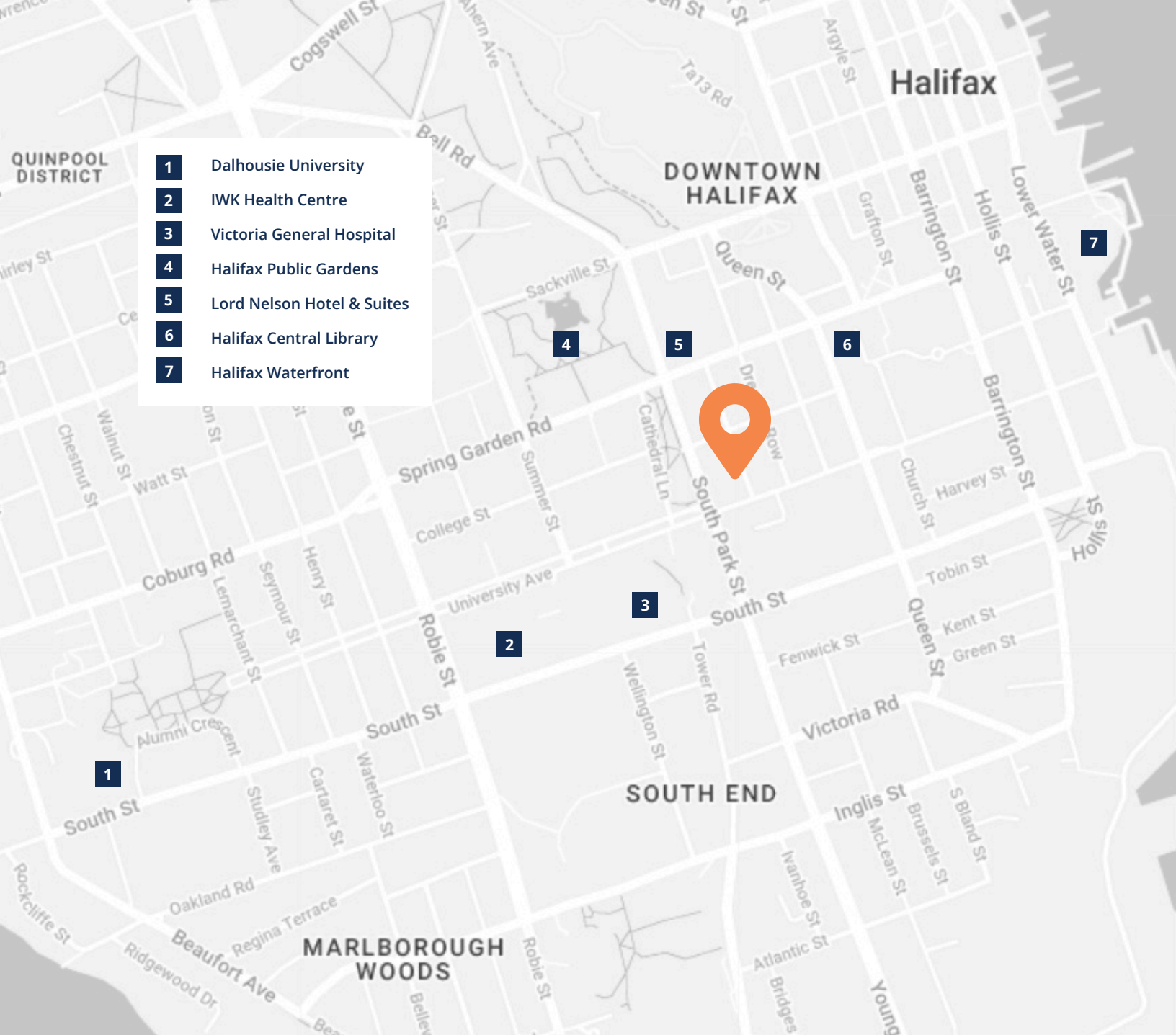


Floor Sketch



Floor Sketch





- 1** Dalhousie University
- 2** IWK Health Centre
- 3** Victoria General Hospital
- 4** Halifax Public Gardens
- 5** Lord Nelson Hotel & Suites
- 6** Halifax Central Library
- 7** Halifax Waterfront



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