

FOR LEASE

# 1801 HOLLIS STREET, SUITE 100 DOWNTOWN HALIFAX

Unique 6,900 sq. ft. ground floor space  
in prestigious downtown office tower



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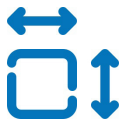




## Unique 6,900 sq. ft. ground floor space in prestigious downtown office tower

Welcome to 1801 Hollis Street, a prestigious Class A office tower that stands as a landmark in Halifax's skyline with its striking glazed exterior elevations. Perfectly positioned at the gateway to downtown Halifax, this prime location offers unparalleled access to a wealth of amenities. The building offers modern elegance with sophisticated interior finishes, a shared boardroom, underground parking, shower facilities, and breathtaking views of Halifax Harbour and the cityscape.

Presenting a unique leasing opportunity, the available space features 6,900 sq. ft. of bright, ground floor office or retail space. Formerly a financial institution, the space boasts high ceilings, expansive windows, and the current configuration consists of a reception area, private offices, open workspace, kitchenette, and two washrooms. This vibrant space is ideal for an office or service-oriented business looking to attract Halifax's downtown business community, local residents, tourists, and more.



6,882 sq. ft.  
Available



Downtown  
Halifax Location



Paid Parking  
Available

LISTING ID	10403
ADDRESS	1801 Hollis Street, Suite 100
LOCATION	Downtown Halifax
PROPERTY TYPE	Office / Retail
BUILDING SIZE	223,213 sq. ft.
DESIGNATION	BOMA Best Certified Silver & ENERGY STAR
SIZE AVAILABLE	6,882 sq. ft.
FLOOR LOCATION	Ground floor
PARKING	Limited underground parking available (paid) and surrounding municipal street parking and parkades
AVAILABILITY	Within sixty (60) days
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$9.42 psf + utilities & cleaning



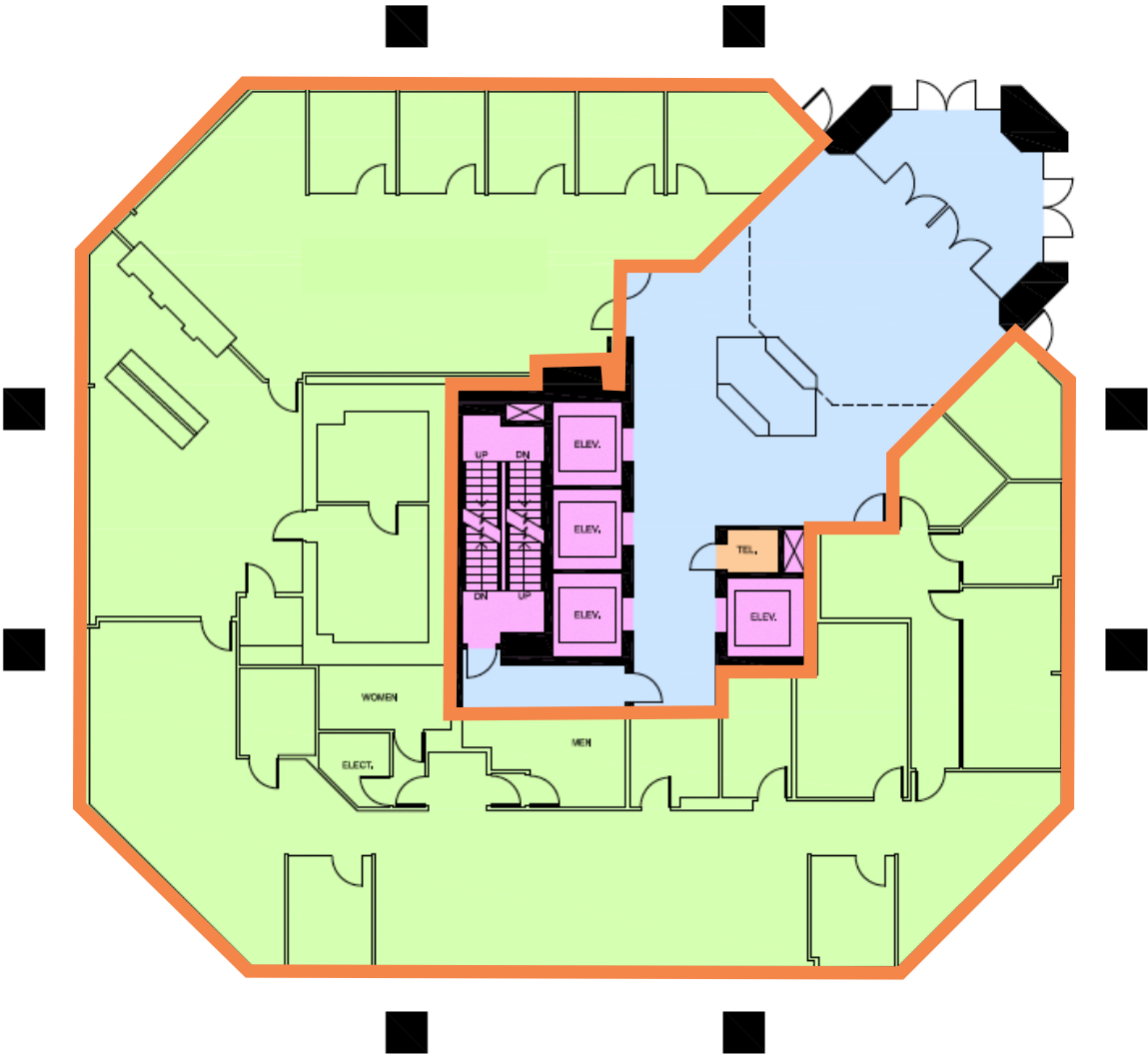
# Property Highlights

- Class A office building with newly renovated lobby and common areas
- BOMA Best Certified Silver & ENERGY STAR
- Common conference room with kitchenette available for tenant use
- Twenty-two floors serviced by four high-speed elevators
- Fully accessible property
- On-site property management
- Secure access with 24/7 security service
- Underground parking available at market rates
- Electric vehicle charging stations
- Bike storage and tenant shower and locker facilities
- Stunning harbour and city views
- WireScore Silver IT/Connectivity
- Within five minute walk to Halifax Ferry Terminal
- Located at the doorstep of downtown Halifax, surrounded by a wide variety of local and commercial amenities



# Floor Plan

6,882 sq. ft.







**ENTRANCE / RECEPTION AREA**



**PRIVATE OFFICE**



**KITCHENETTE**



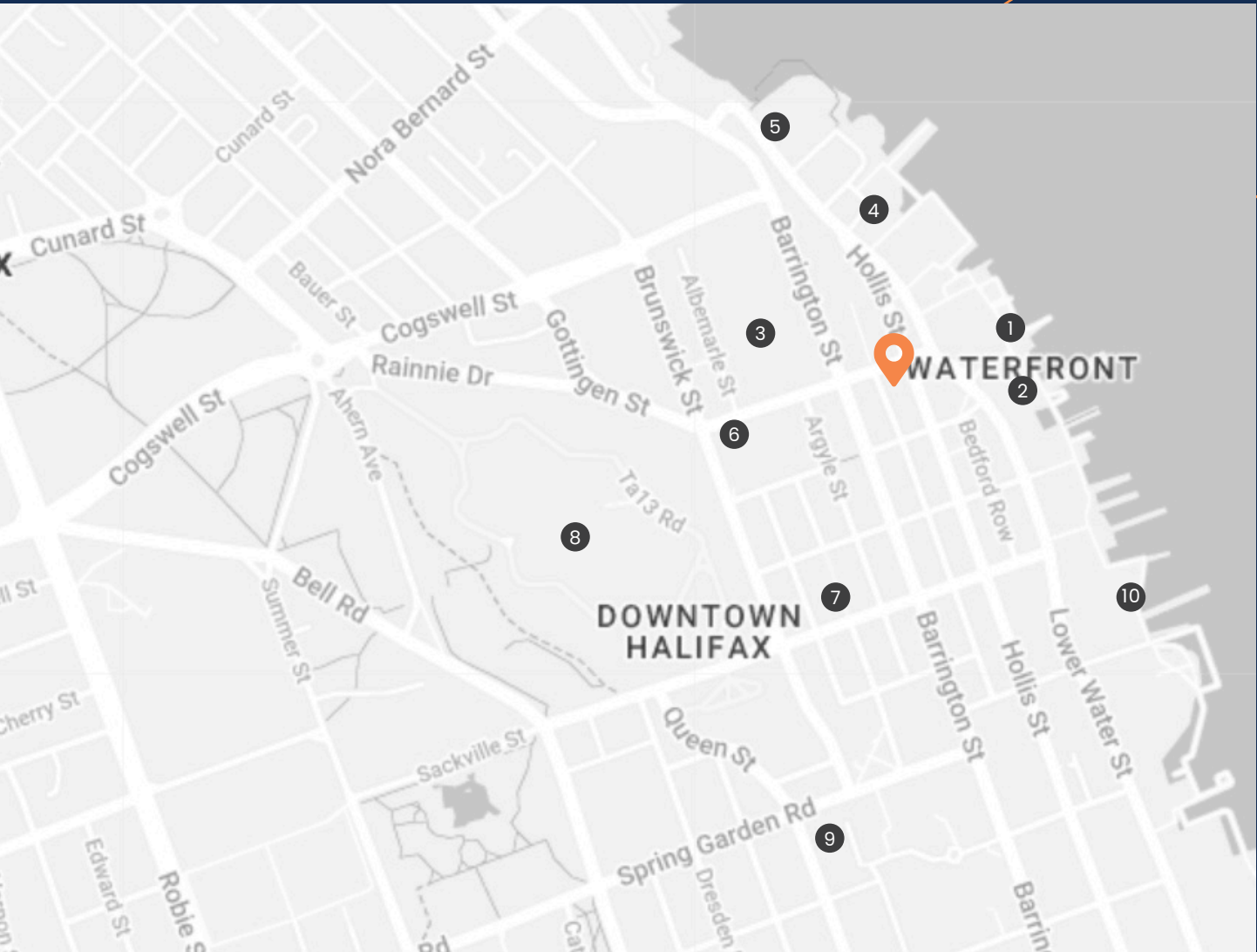
**DIRECT ACCESS OFF MAIN LOBBY**



**PRIVATE OFFICES**



# Surrounding Amenities



① Halifax Ferry Terminal

② Queen's Marque

③ Scotia Square Shopping Mall

④ Halifax Marriott Harbourfront

⑤ Casino Nova Scotia

⑥ Scotiabank Centre

⑦ Halifax Convention Centre

⑧ Halifax Citadel National Historic Site

⑨ Halifax Central Library

⑩ Halifax Waterfront

Angus L. MacDonald Bridge  
DRIVE TIME: 5 MINUTES

Downtown Dartmouth  
DRIVE TIME: 10-12 MINUTES

Burnside Industrial Park  
DRIVE TIME: 15 MINUTES

Bayers Lake Business Park  
DRIVE TIME: 15-18 MINUTES

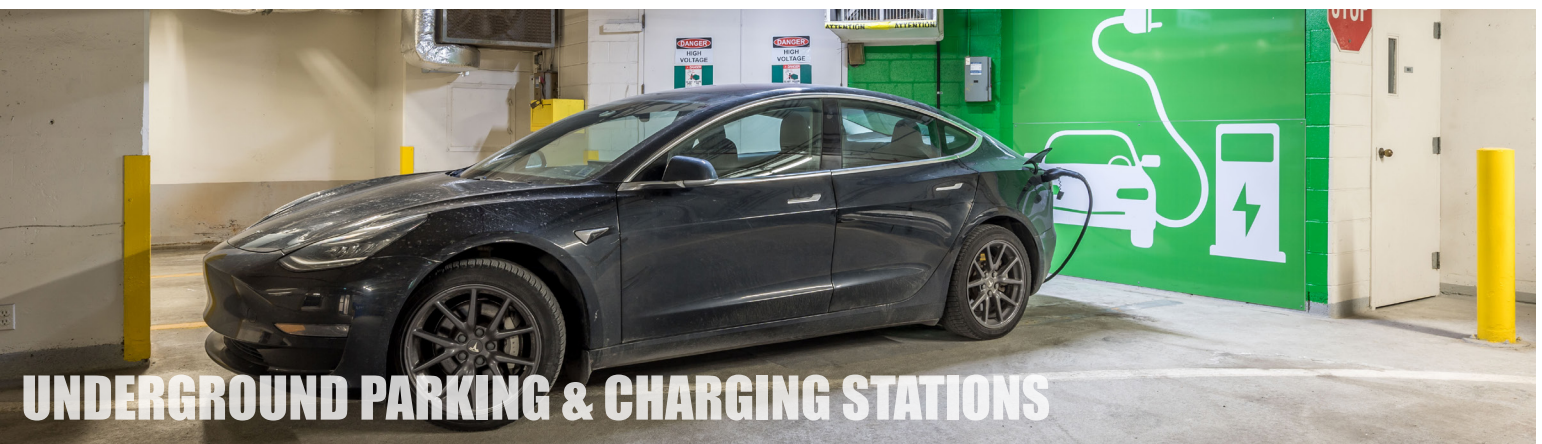
Halifax Stanfield International Airport  
DRIVE TIME: 25-35 MINUTES



# Building Amenities

1801 Hollis Street offers an array of amenities, including both underground parking, electric vehicle charging stations, secure bike storage, car wash bay, high speed elevators, and convenient shower facilities, ensuring a seamless and comfortable experience for all.

Tenants can take advantage of the communal boardroom, offering cityscape views and fully equipped with a kitchenette, creating a perfect environment for productive and collaborative work endeavors.







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