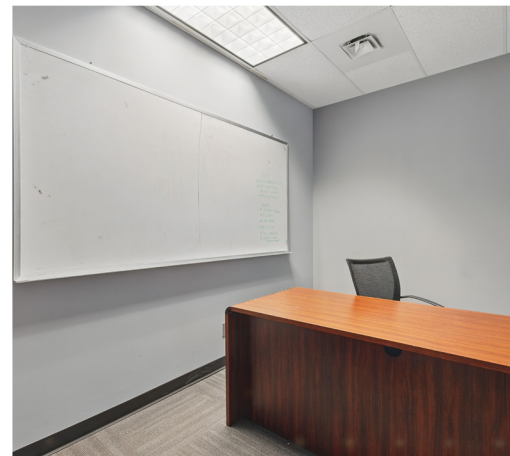


FOR SUBLEASE

5562 SACKVILLE STREET HALIFAX, NOVA SCOTIA

Turnkey 13,500 sq. ft. office for
sublease in Downtown Halifax



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Turnkey 13,500 sq. ft. office for sublease in Downtown Halifax

5562 Sackville Street is located in the vibrant core of Downtown Halifax. The building is walking distance from major financial institutions, parkades, transit stops, hotels, dining establishments, fitness facilities, and other essential amenities. The high-visibility area offers connectivity and convenience for tenants. With the Public Gardens and Citadel Hill next door, the building offers an ideal spot for a quick retreat to nature.

The location is currently configured as a telecommunications space. Located on the second floor, the office comes fully furnished and is a turnkey opportunity. The build-out comes with a private security system with restricted access in the building, utilizing a key fob system to ensure exclusive entry for the tenant. The layout features multiple private offices, a spacious conference room, secure data rooms, smaller meeting rooms, a well-appointed kitchen, and washroom facilities. The space is ready to support a dynamic and professional work environment.



Lease Term
Flexibility

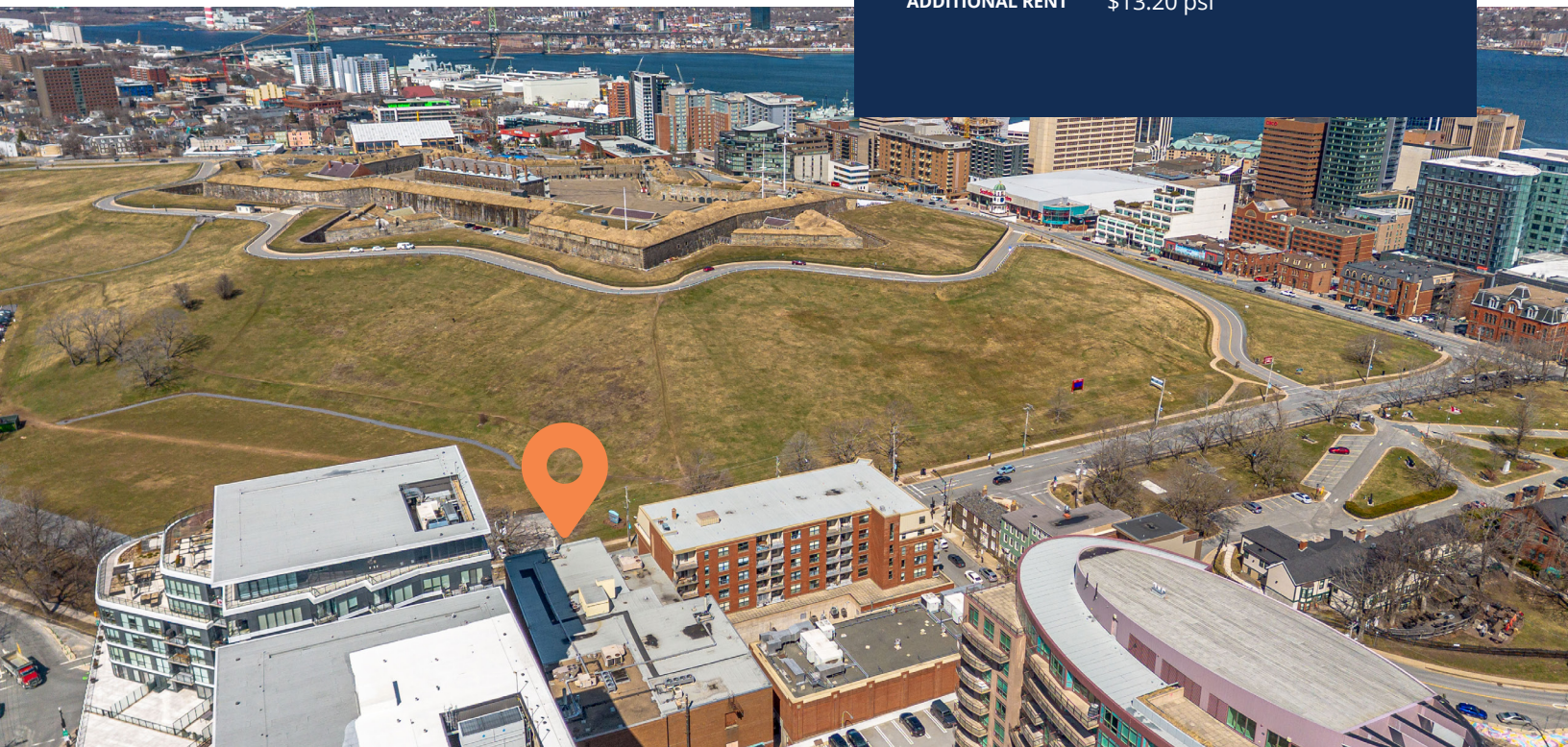


Available Fully
Furnished



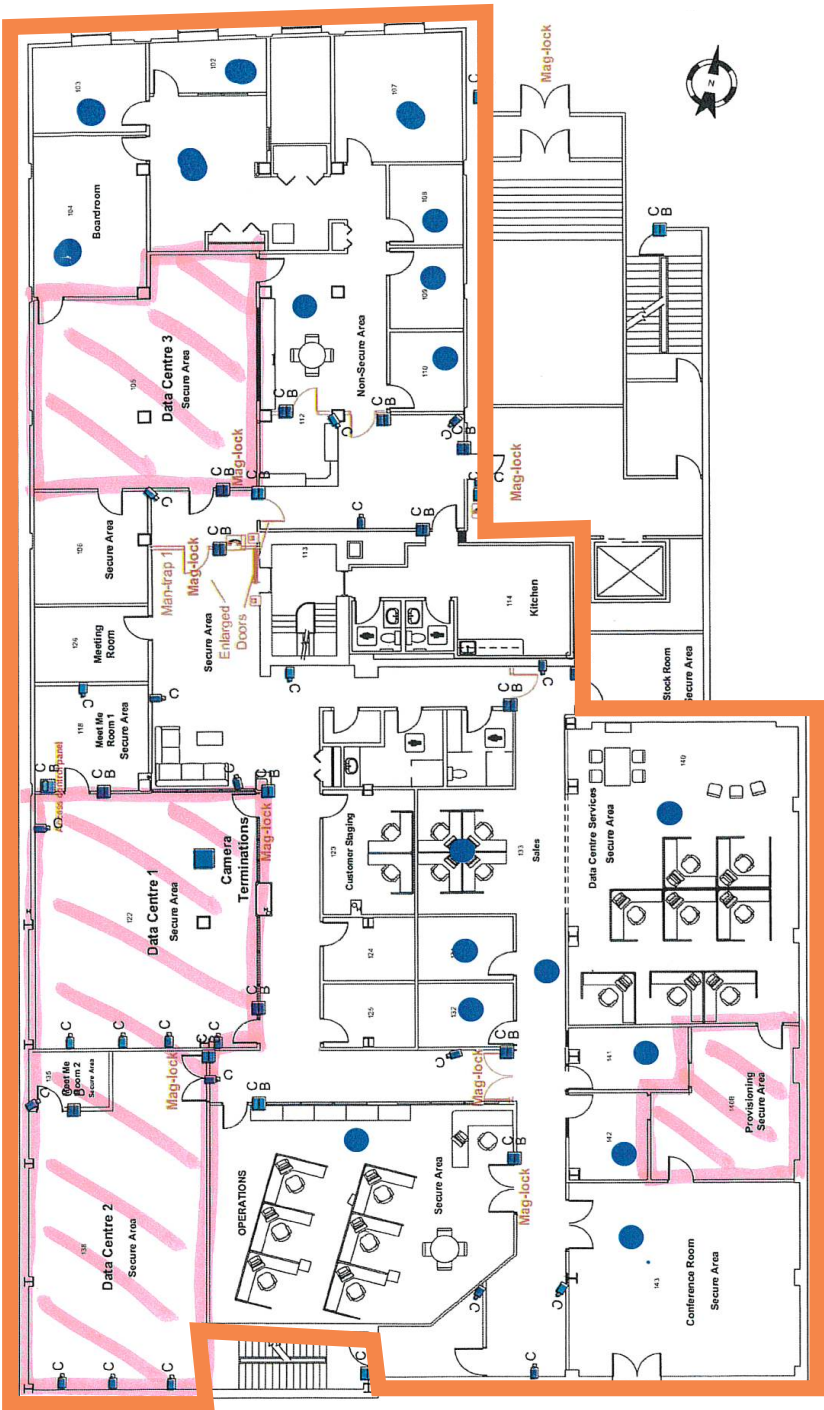
Close Proximity
to Public Transit

LISTING ID	10432
ADDRESS	5562 Sackville Street 2nd Floor
LOCATION	Downtown Halifax
PROPERTY TYPE	Office
PIM	41036112
BUILDING SIZE	47,940 sq. ft.
SIZES AVAILABLE	13,500 sq. ft.
YEAR BUILT	1940
PARKING	Nearby street parking and municipal and private parking lots
LEASE TYPE	Sublease
HEAD LEASE EXPIRY	August 31, 2027
NET RENT	Contact listing agents
ADDITIONAL RENT	\$13.20 psf



Floor Plan

13,500 sq. ft. (available premises outlined in orange)

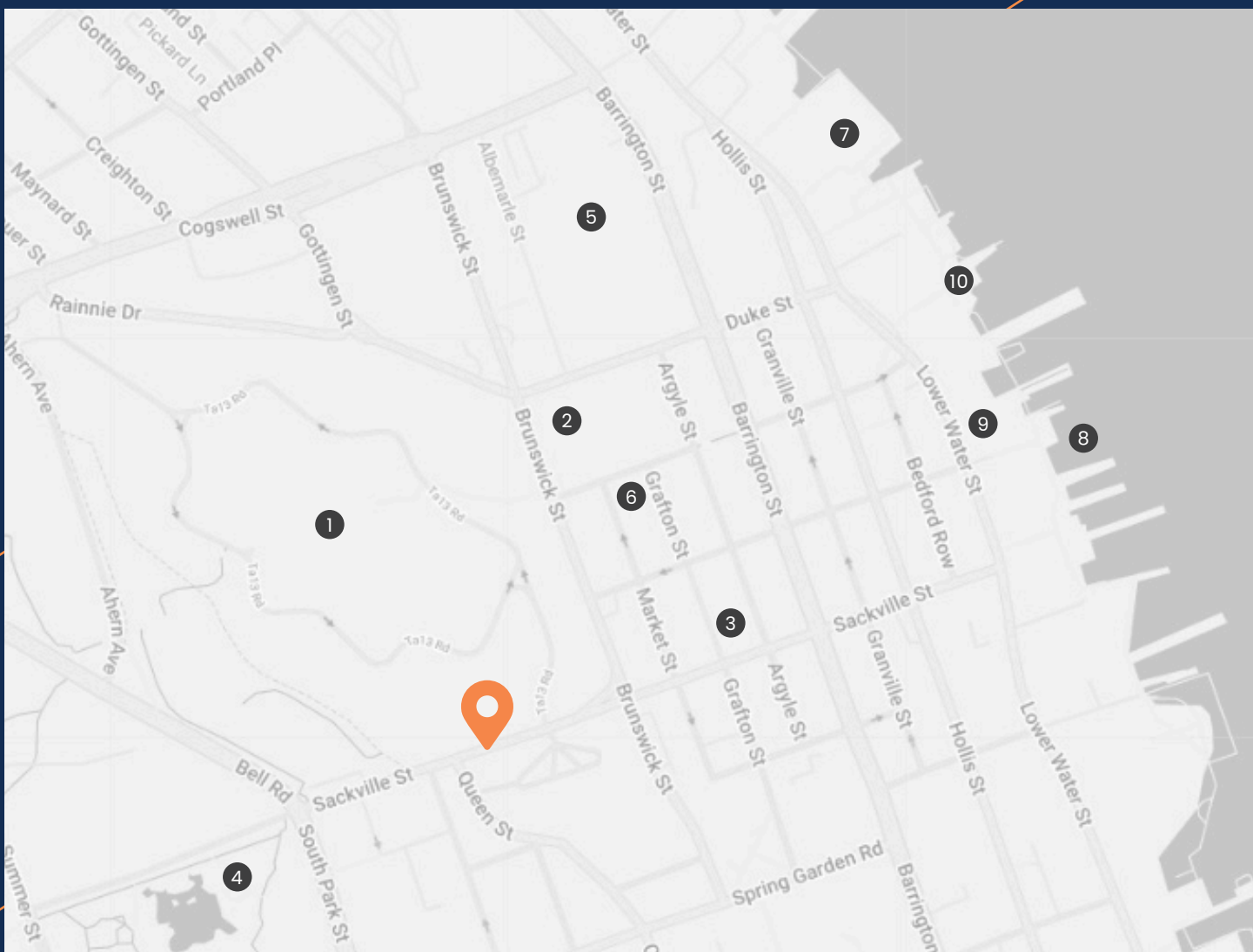


Office Highlights

- Turnkey opportunity as a telecommunications office
- Spacious conference room
- Secure data rooms
- Multiple private offices
- Smaller meeting rooms
- Well appointed kitchen and multiple washroom facilities
- Surrounded by many amenities, including restaurants, cafes, banks, shops, and hotels
- Walking distance to public parkades and public transit
- Stunning Citadel Hill views
- Backup generator on site
- Building configurations includes fully secured property with cameras and key fob access
- Common space of building features original details, including exposed brick, exuding character and charm
- Space easily modified to reflect company branding



Surrounding Amenities



① Halifax Citadel

② Scotiabank Centre

③ Nova Centre

④ Halifax Public Gardens

⑤ Scotia Square

⑥ The Prince George Hotel

⑦ Halifax Marriott Harbourfront Hotel

⑧ Halifax Waterfront

⑨ The Queen's Marque

⑩ Ferry Terminal

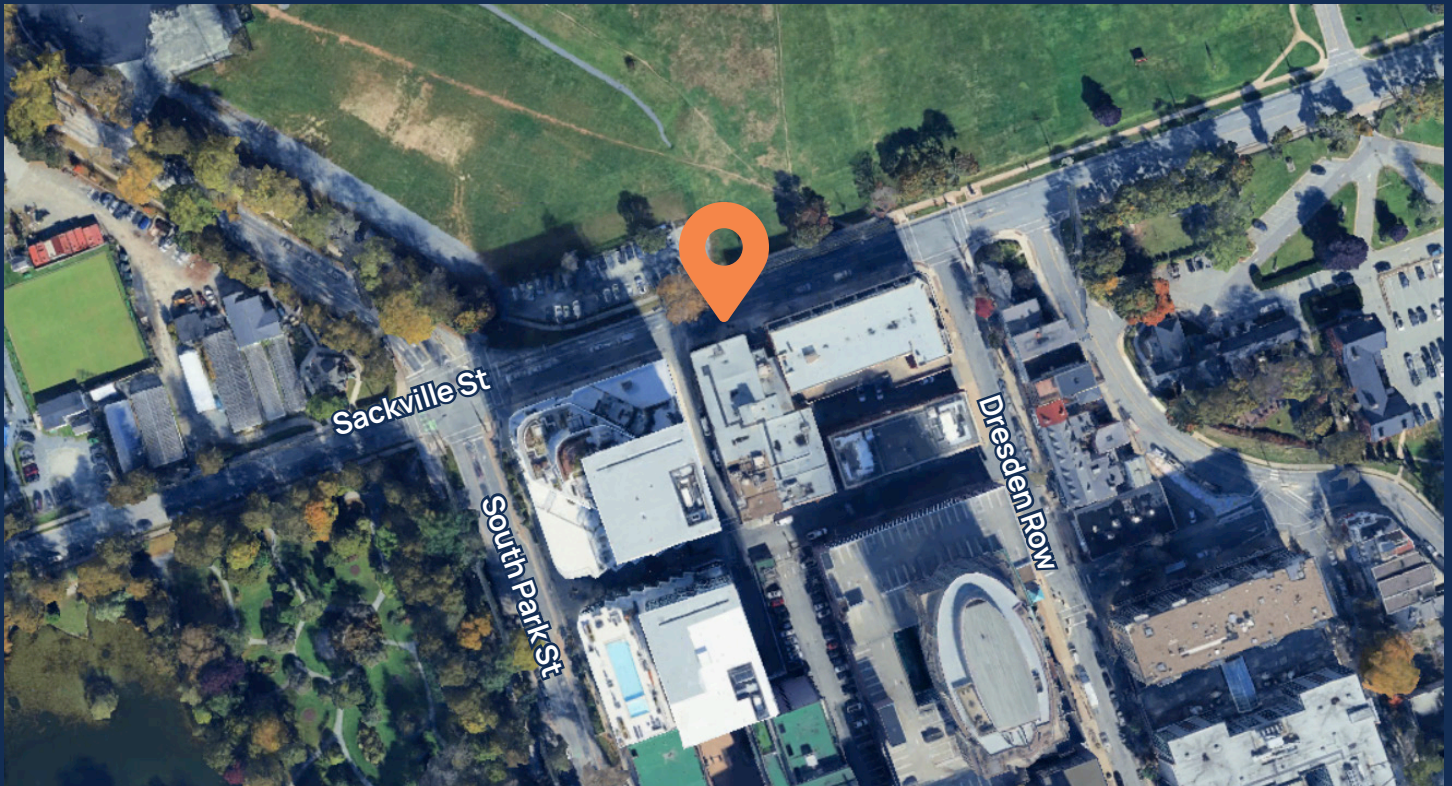
Halifax Waterfront
WALK TIME: 10-15 MINUTES

Downtown Dartmouth
DRIVE TIME: 12-17 MINUTES

Bedford
DRIVE TIME: 22-28 MINUTES

Halifax Stanfield Intl. Airport
DRIVE TIME: 28-35 MINUTES

Aerial Photos





BOARDROOM



DATA SPACE



KITCHEN



RECEPTION



SHARED OFFICE SPACE



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