

FOR LEASE

kw COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY

eSpace - 1652-1662 BARRINGTON ST. | HALIFAX, NS



MAT HOUSTON, BA, ULE
Commercial Real Estate Advisor
902-412-2940
mathouston@kwcommercial.com

TOM GERARD, CCIM, SIOR
Commercial Real Estate Advisor
902-830-1318
tomgerard@kwcommercial.com

KW COMMERCIAL ADVISORS
Young Tower, Suite 308
6080 Young Street
Halifax, NS B3K 5L2
www.kwcommercialhalifax.com

EXECUTIVE SUMMARY

eSpace is an exciting newly rejuvenated/redevelopment project consisting of 3 downtown buildings ; 1652, 1656 and 1662 Barrington Street (the former Sam the Record Man buildings and the former Granite Brewery building). Owned and redeveloped by **Starfish Properties** in 2014, the project conserved the historical façades of the original buildings while upgrading the ground level with new storefronts and adding 2 addition levels on the top floor with beautiful glass window curtain walls. **eSpace** offers some of the most unique office space in downtown Halifax with a mixture of original masonry and new contemporary finishes. Light wells will provide natural light to the rear office spaces on each level and tenant's can have access to an exterior decks for employees to enjoy outside space during breaks. eSpace is the perfect office space for any business looking to impress clients or provide a wonderful work environment for their employees.

Civic Address	1652-1662 Barrington Street, Halifax, NS
Building Name	eSpace
Property Type	5 storey "Class A" mixed use commercial building
Available	NOW
Available Space	<ul style="list-style-type: none">• 3rd FL Office: Up to ~7,150 SF• 4th FL Office + Loft: Up to ~8,800 SF *Can demised into smaller units starting at 2,000 SF
Floor Plates	3 rd Floor – 7,150 SF 4 th Floor – 8,800 SF (Includes Loft space)
Parking	Ample street and parkade parking near by
Office Lease Rate	\$20.00 Net PSF
CAM and Tax	\$9.50 Net PSF



eSpace – 1652-1662 BARRINGTON ST. | HALIFAX, NOVA SCOTIA

AREA OVERVIEW

eSpace (1652-1662 Barrington Street) is located in Downtown Halifax, the epicentre of Atlantic Canada business, in the heart and centre of Barrington Street. Barrington Street is the historic main street in downtown Halifax. Defined by a 260-year-old street grid, it intersects the city's financial centre and is lined with many prominent heritage buildings. In June 2009, Halifax Regional Council adopted a Downtown Plan following an extensive community engagement process in order to create a vision for Barrington Street to become a pedestrian and transit oriented shopping street. Under the new downtown plan, HRM has also established a Heritage Conservation District for Barrington Street. This provides policies and incentives designed both to preserve Barrington Street's unique heritage character and promote commercial revitalization. Barrington Street has one of the highest volumes of pedestrian traffic in the city with ~636 pedestrians per hour. The subject property has over 1,100 transit buses passing per weekday travel through Barrington Street on a typical week day. Vehicular counts range from about 484-704 vehicles per hour on an average weekday.

1652-1662 Barrington Street is in the heart and centre of the Downtown Halifax surrounded by the following:

- Across the street from the **Roy Building**, the most luxurious condo project development in the history of Halifax.
- New **Urban Outfitters** located in eSpace.
- The New **World Trade and Convention Centre** (under construction)
- The **New Halifax Central Library**
- **Neptune Theatre**
- **The Waterfront Boardwalk**
- **Citadel Hill**
- **The Halifax Metro Centre**



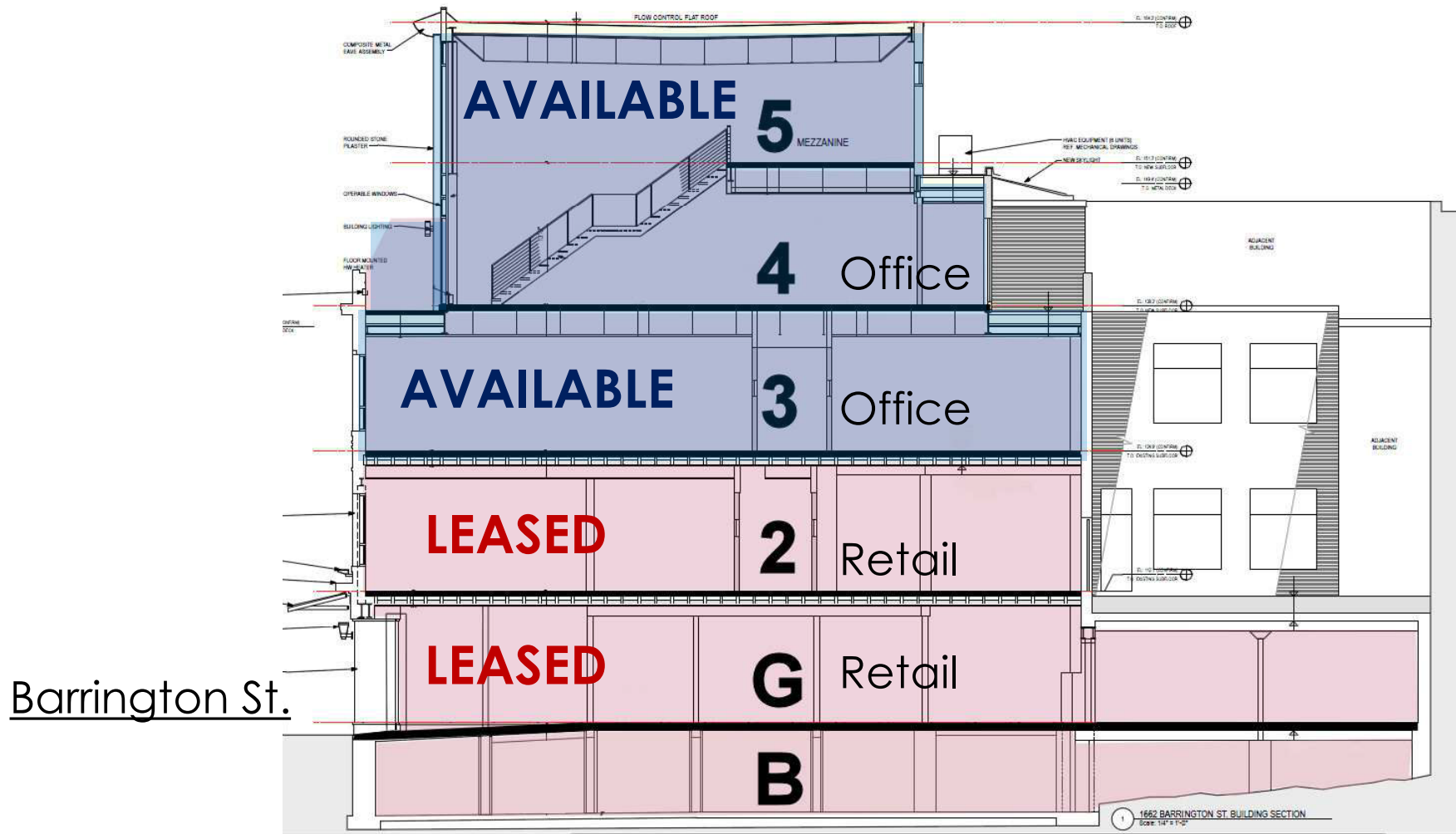
BUILDING OVERVIEW

Building Type	5 Storey "Class A" commercial building (Redeveloped In 2014)
Building Cladding	Masonry, Stone and Glass
GLA	30,000 square feet of GLA Floors 1 & 2 – Retail Floors 3 – 5 - Office
3 rd Floor Office	Suites starting at 540 SF to 7150 SF
4 th Floor Office	Unique loft style office space with Suite sizes 1950 SF to 8,800 SF
Ceiling Height	3 rd Floor – 9' 4 th Floor – 9" to 18'
HVAC	Natural Gas HVAC systems for 3 rd and 4 th floor
Parking	Street and parkade parking nearby
Additional Features	<ul style="list-style-type: none">• Character "Class A" office space• Balconies/decks for Tenants• Tenant leasehold allowance• Excellent access to public transportation• Walking distance to cafes, restaurants and bars• Harbour Views



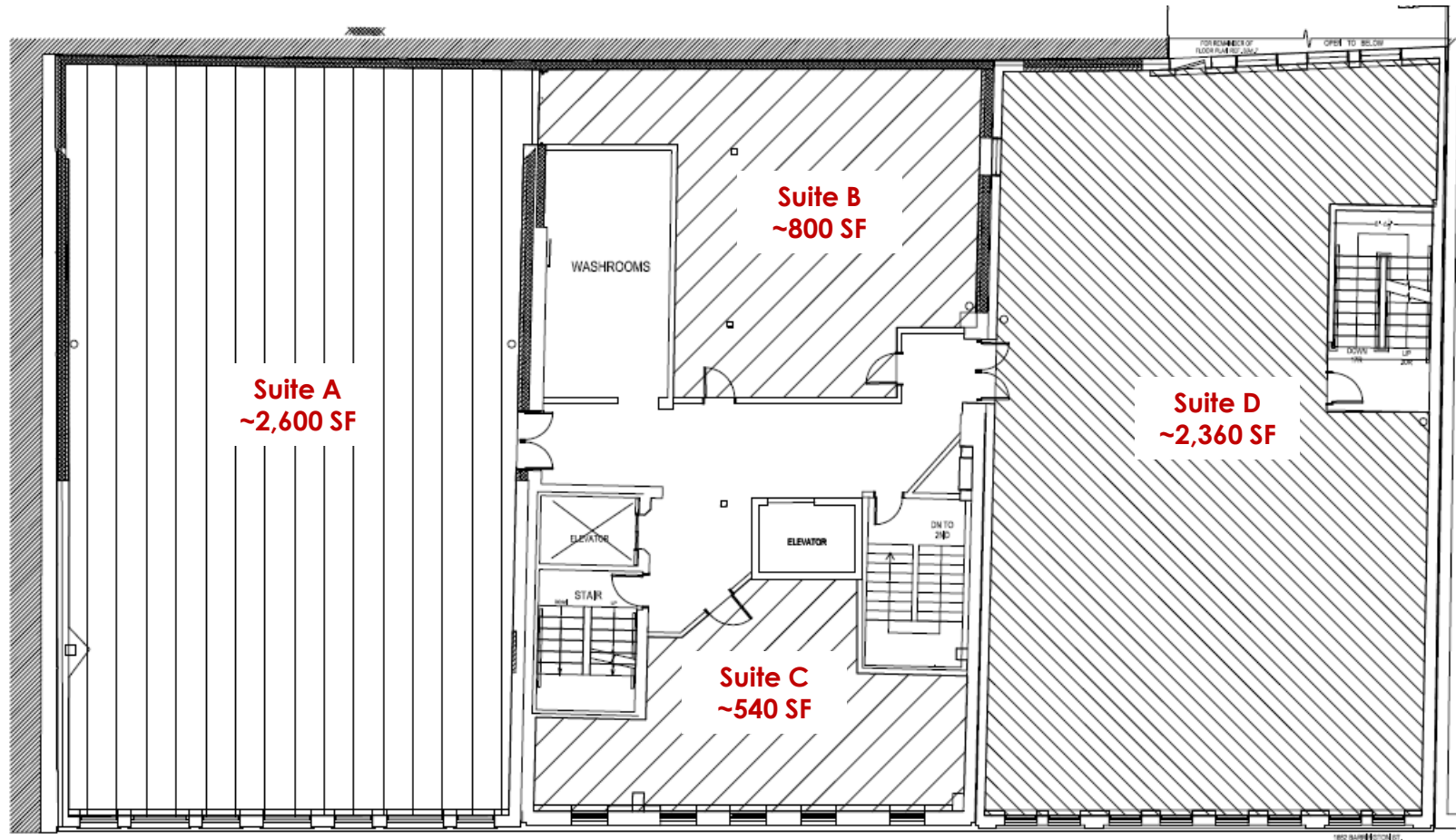
eSpace – 1652-1662 BARRINGTON ST. | , NOVA SCOTIA

FLOOR PLANS



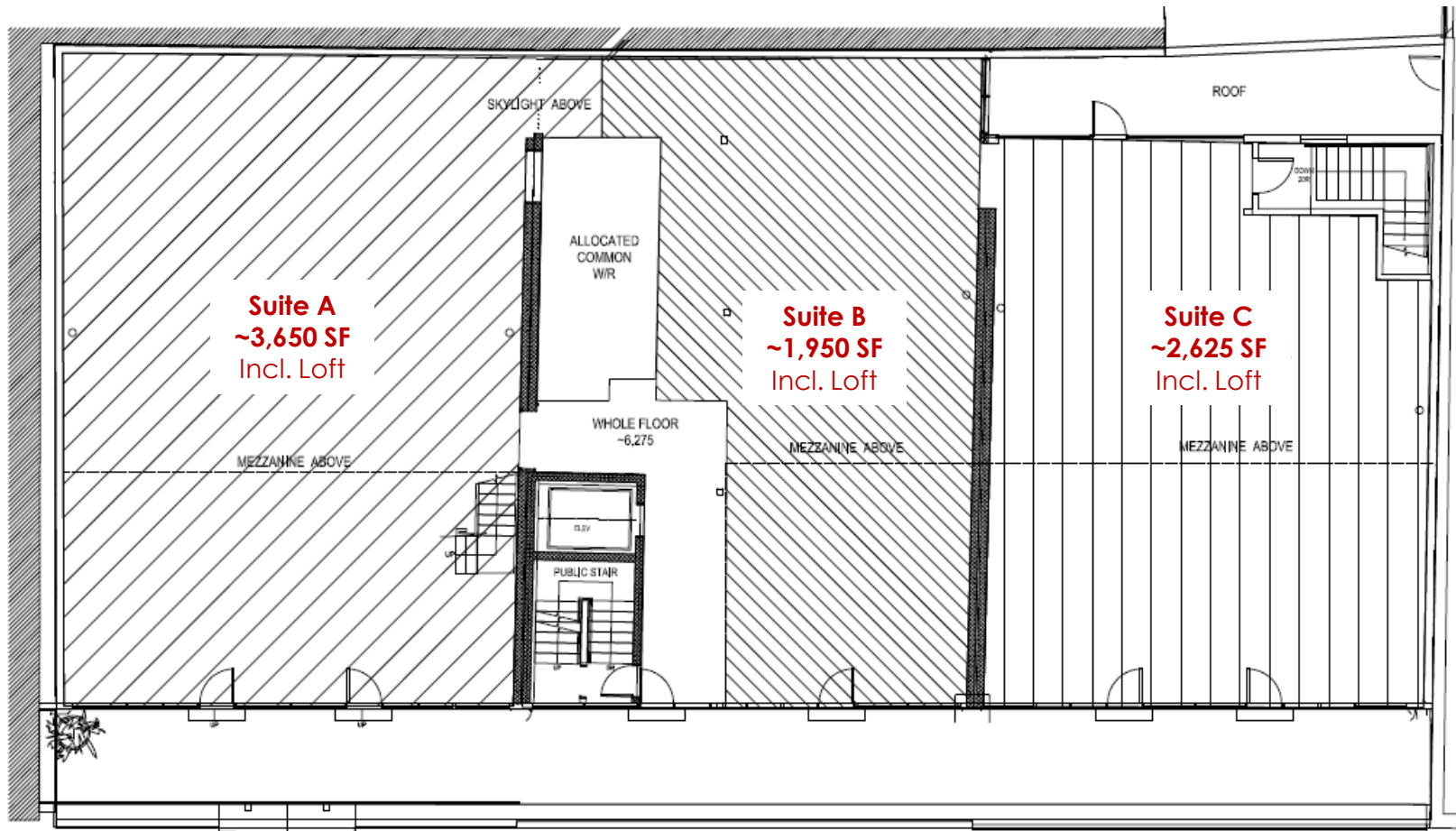
3rd FLOOR PLANS

Up to ~7,150 square feet

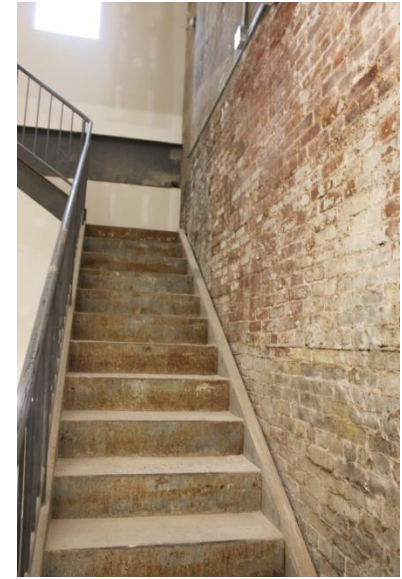


4th FLOOR PLANS

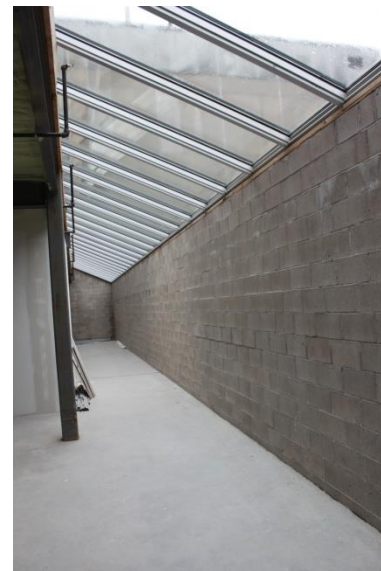
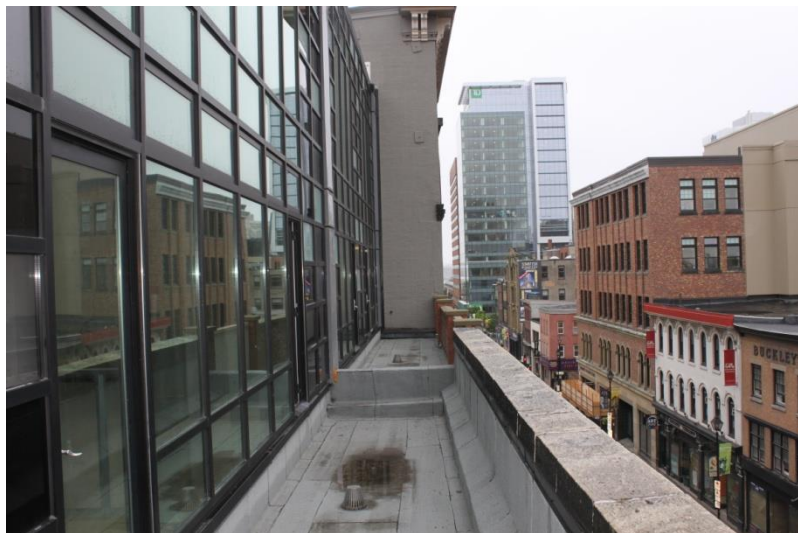
Up to ~8,800 square feet



3rd FLOOR OFFICE PICTURES

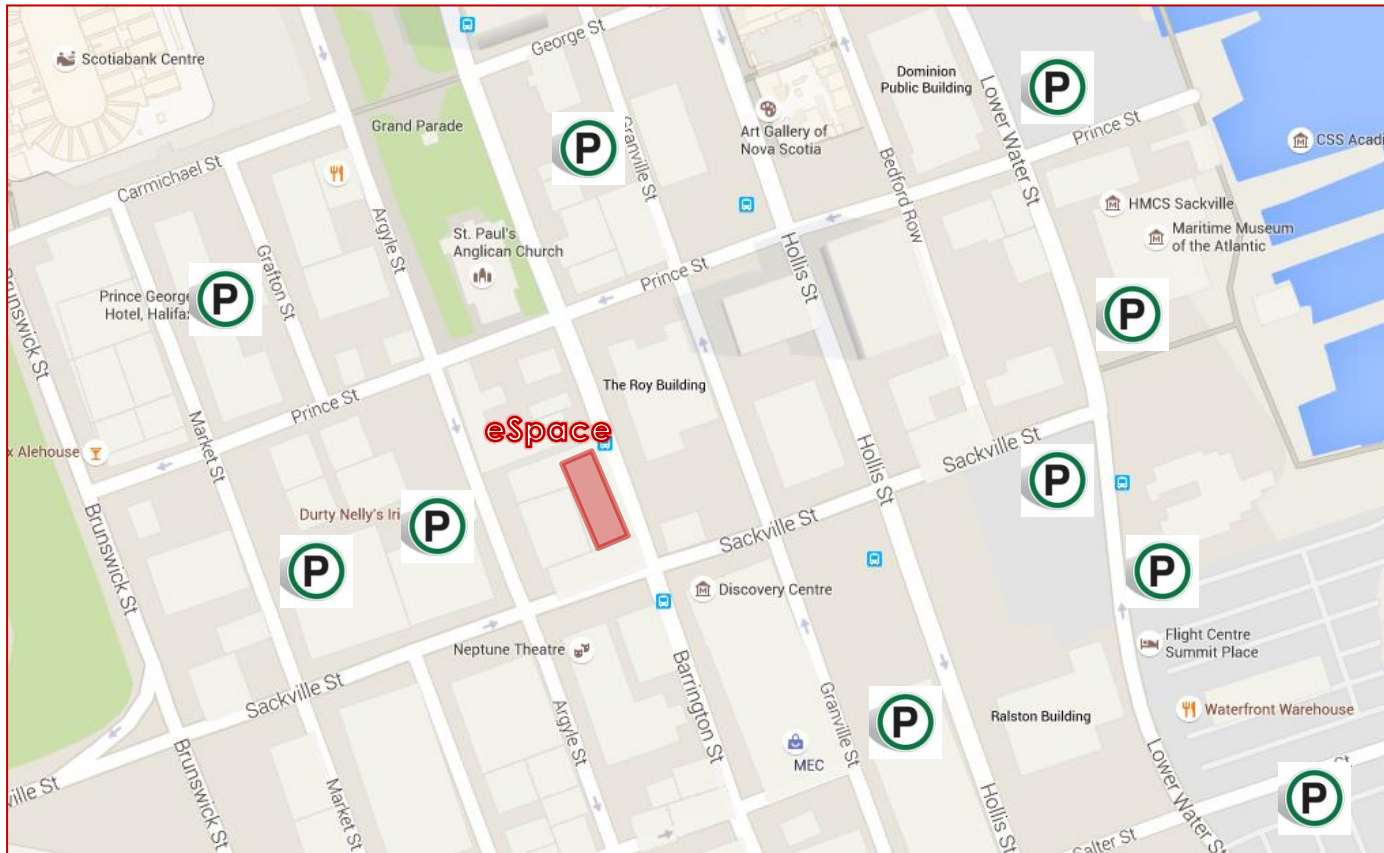


4th FLOOR OFFICE PICTURES



PARKING

The Parking Myth – Many Haligonians think that there is no parking in downtown Halifax, but that is actually not true. The reality is there is plenty of parking in the Downtown core. In 2013 the Downtown Halifax Business District and the Spring Garden Road Business Association compiled data to determine that on average, there were 796 off-street stalls available at lunchtime, all within a five-minute walk to Grand Parade. According to their survey, there were **7,449 parking spaces downtown**. 1,380 of those were still free at lunchtime.



Lot/Parkade	Available	# of Spaces	Walking Distance
WTCC (completed 2017)	H/D/M	+550	30 Sec
1557 Granville St.	H/D/M	589	3 Min
1730 Granville St.	H/D/M	130	3 Min
Prince George Hotel	H/D/M	240	4 Min
1600 Lower Water St.	H/D/M	188	4 Min
1655 Lower Water St.	H	n/a	4 Min
1575 Brunswick St.	H	23	4 Min
1707 Brunswick St.	H/D/M	n/a	4 Min
5521 Spring Garden Rd.	M	10	4 Min
1549 Lower Water St.	H/D/M	n/a	5 Min
5250 Spring Garden Rd.	H/D/M	61	5 Min
1751 Lower Water St.	H/D	n/a	5 Min
1521 Lower Water St.	H/D/M	300	6 min
1815 Upper Water St.	H/D/M	150	6 min

H = Hourly
 D = Daily
 M = Monthly

eSpace – 1652-1662 BARRINGTON ST. | HALIFAX, NOVA SCOTIA



CONTACT INFORMATION



MAT HOUSTON

Real Estate Advisor

902-412-2940

mathouston@kwcommercial.com



TOM GERARD, CCIM, SIOR

Real Estate Advisor

902-830-1318

tomgerard@kwcommercial.com

KW COMMERCIAL ADVISORS

Young Tower, Suite 308

6080 Young Street

Halifax, NS B3K 5L2

www.kwcommercialhalifax.com

LIMITING CONDITIONS

The information contained in this package was obtained from the owners and other sources deemed reliable. However, no representations, declarations or warranties are given or implied by Keller Williams Select Realty, or the owner as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

This information package does not purport to be all-inclusive or to contain all of the information that a prospective tenant may require in determining whether or not to lease the property. The owner and Keller Williams Select Realty expressly disclaim any and all liability for any errors or omissions in this package or any other oral or written communication transmitted or made available to prospective tenants

This information package is for information and discussion purposes only and does not constitute an offer to lease or the solicitation of any offer to lease the property. The owner reserves the right to remove the offering from the market at any time and is under no obligation to respond to or accept any proposal or offer to lease the property.