

— KILLAM'S —
**BREWERY
MARKET**

**Modern office and
retail** space infused
with history.

Matt Graham

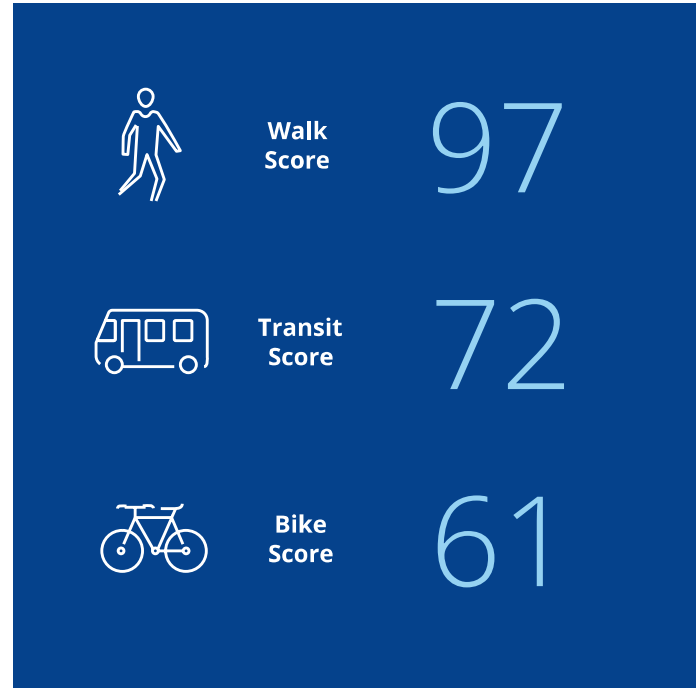
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Welcome to the neighbourhood.

Steps from the vibrant Halifax waterfront, the Brewery Market is truly in the heart of it all. Enjoy craft beer, local produce or a hot shave without ever leaving the building. And just outside the door awaits so much more:

- Explore the waterfront and stroll or scooter along one of the world's longest continuous downtown boardwalks
- Whatever you're craving, find cocktail bars, local fare, craft beer or a great cup of coffee on nearly every corner
- Tackle your to-do list and run errands at the nearby shops, banks and grocery stores. Or, treat yourself and unwind at the barber or spa.
- Easy access to transit routes and a 5-minute walk to the Halifax Ferry Terminal, servicing Downtown Dartmouth and Woodside



Current Population
65,669



10 Year Projected Population
75,977 (3.0%)



Average Age
38.7



Average HH Income
\$93,005

*demographics based on a 3km radius





Property Overview

With a combination of newly designed open air space, local food vendors, and proximity to the city's best bars and restaurants, Killam's Brewery Market offers an impressive list of coveted features for start-ups, small businesses, and professional service firms.

Address 1496 Lower Water Street, Halifax, NS

Location Located in downtown Halifax directly on Lower Water Street, between Bishop and Salter Street. Lower Water Street is a main traffic thoroughway in downtown and runs directly adjacent to the Halifax waterfront.

Building	Suite	Size	Net Rent (PSF)	Availability
The Factory	FOH-101	2,218 SF	\$16.00	March 1, 2024
The Factory	FOH-Mezzanine	3,544 SF	\$10.00	Immediately
Grainhouse	GH-113	3,009 SF	\$18.00	June 1, 2025
Grainhouse	GH-426	1,708 SF	\$14.00	Immediately
Brewhouse	BH-312A Commercial Kitchen	2,382 SF	\$12.00	Immediately
Brewhouse	BH-502	887 SF	\$12.00	Immediately

Op & Taxes (PSF)			
Operational Expenses	\$11.81	*Utilities additional. If space is on Killam meter, rate is \$1.94 PSF. Management fee is included in operational expenses.	
Realty Tax	\$ 3.94		
Total	\$15.80 (2024 est.)		

TI Allowance Negotiable based on covenant / term

- Building Features**
- An eclectic mix of on-site amenities
 - Historic downtown landmark, home to the original Alexander Keith's Brewery and Halifax Brewery Farmers Market
 - Steps away from the Halifax waterfront & boardwalk
 - Close to bus & ferry services
 - Historic character with modern convenience



Located in the heart of downtown



Steps away from transit



Overlooking the Halifax waterfront



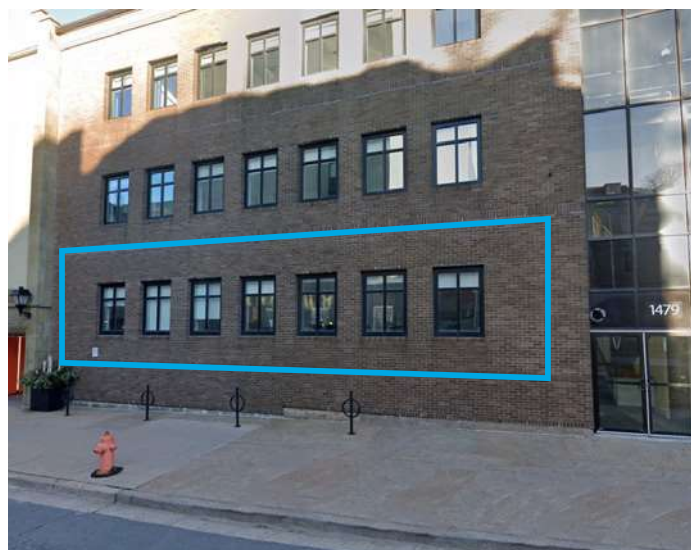
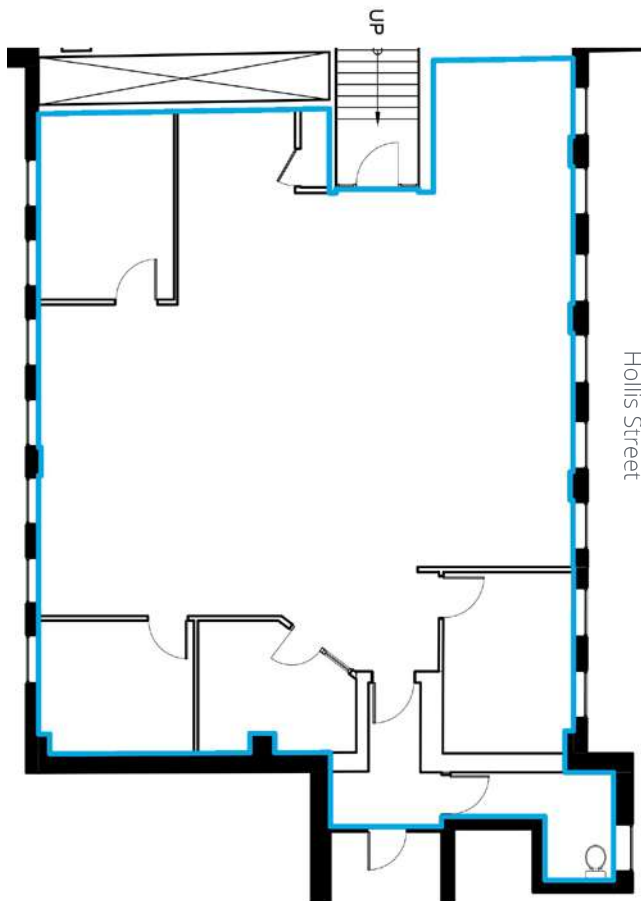
Countless amenities

Floor Plans

FOH-101 | 2,218 SF

Space Features

- Move-in ready office space with modern leasehold improvements overlooking Hollis Street
- Bright, spacious open workspace area with windows on both sides of premises
- 3 private offices, meeting room, private washroom
- Available March 1, 2024
- Net Rent \$16.00 PSF
CAM & Taxes \$15.80 (2024 est)

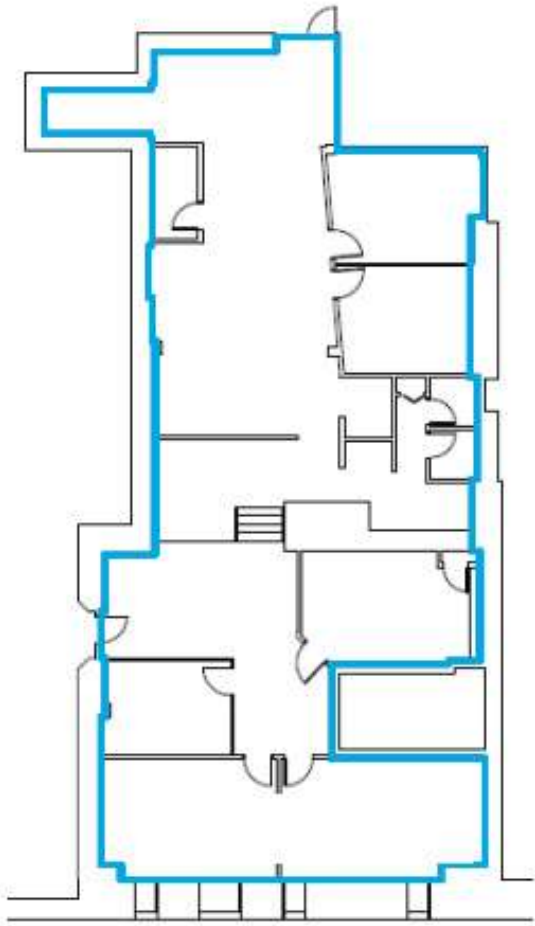


Floor Plans

GH-113 | 3,009 SF

Space Features

- 6 private offices, kitchenette, private washroom
- Open area with exposed brick & stone
- Custom built reception
- Retail frontage & access off Lower Water Street
- Sublease opportunity until June 1, 2025. Possible opportunity for direct deal available immediately
- Net Rent \$14.00 PSF
CAM & Taxes \$15.80 (2024 est)

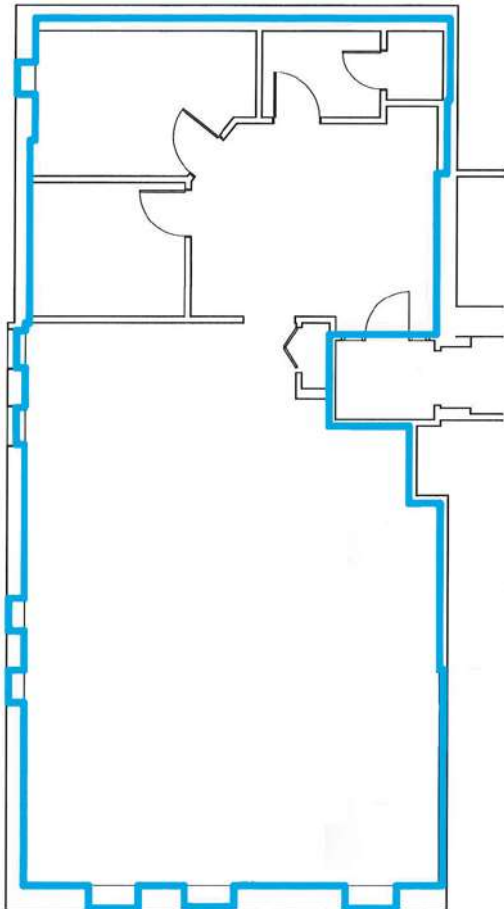


Floor Plans

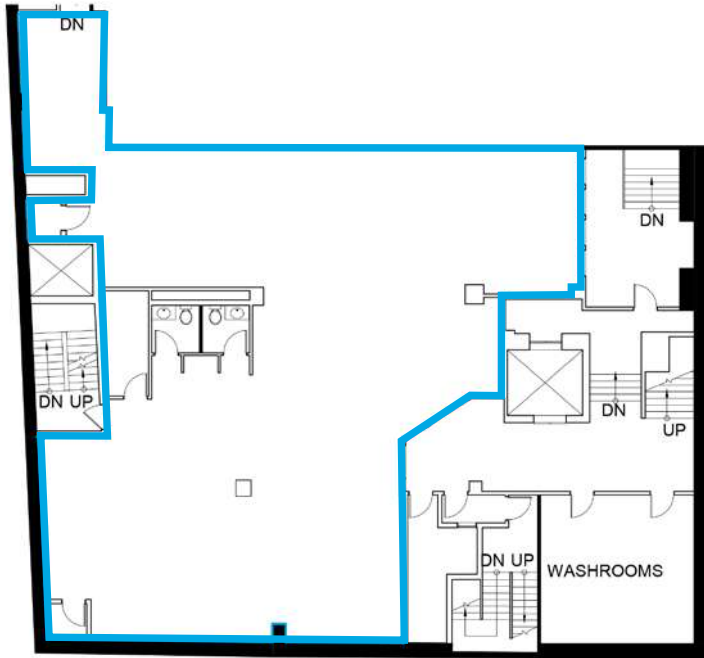
GH-426 | 1,708 SF

Space Features

- Large workspace area with exposed stone & brick interior and modern leasehold improvements
- Open ceiling and drop LED lighting fixtures
- Private offices, meeting room, kitchenette, reception
- Available immediately
- Net Rent \$14.00 PSF
CAM & Taxes \$15.80 (2024 est)

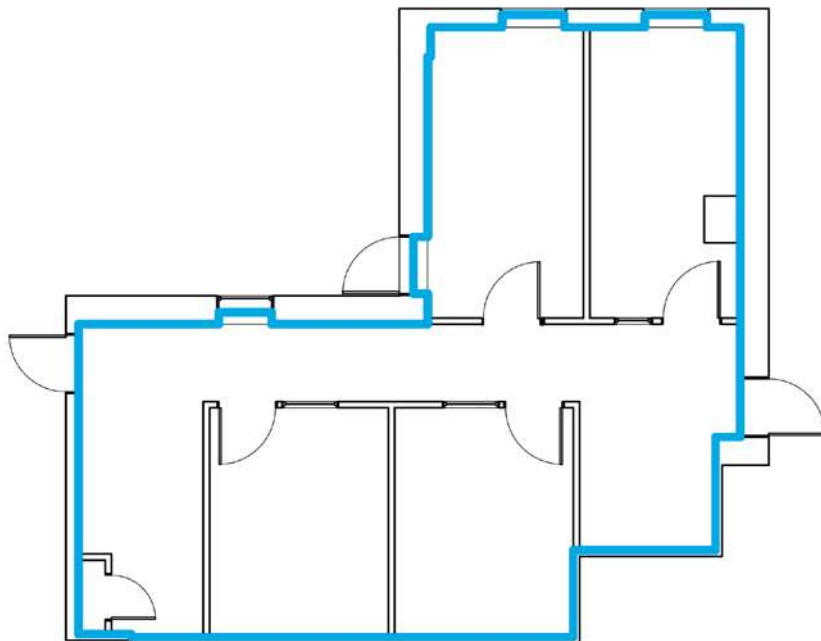


Floor Plans



FOH-Mezzanine | 3,544 SF

- Open floor plan office space
- Private washrooms
- Available immediately
- Net Rent \$10.00 PSF
CAM & Taxes \$15.80 (2024 est)



BH-502 | 887 SF

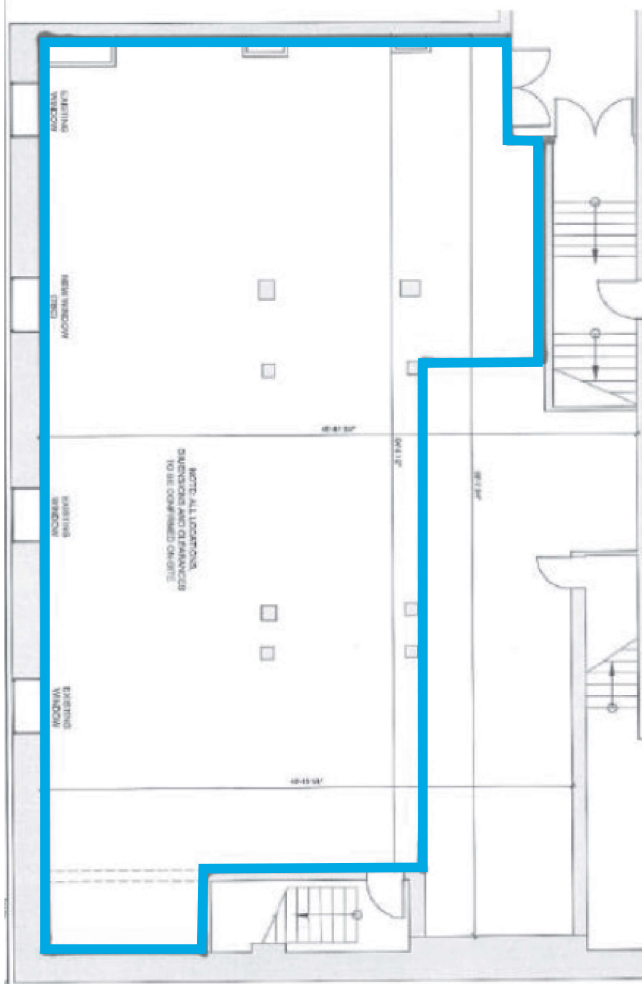
- 4 private offices, leaseholds in place
- Available immediately
- Net Rent \$14.00 PSF
CAM & Taxes \$15.80 (2024 est)

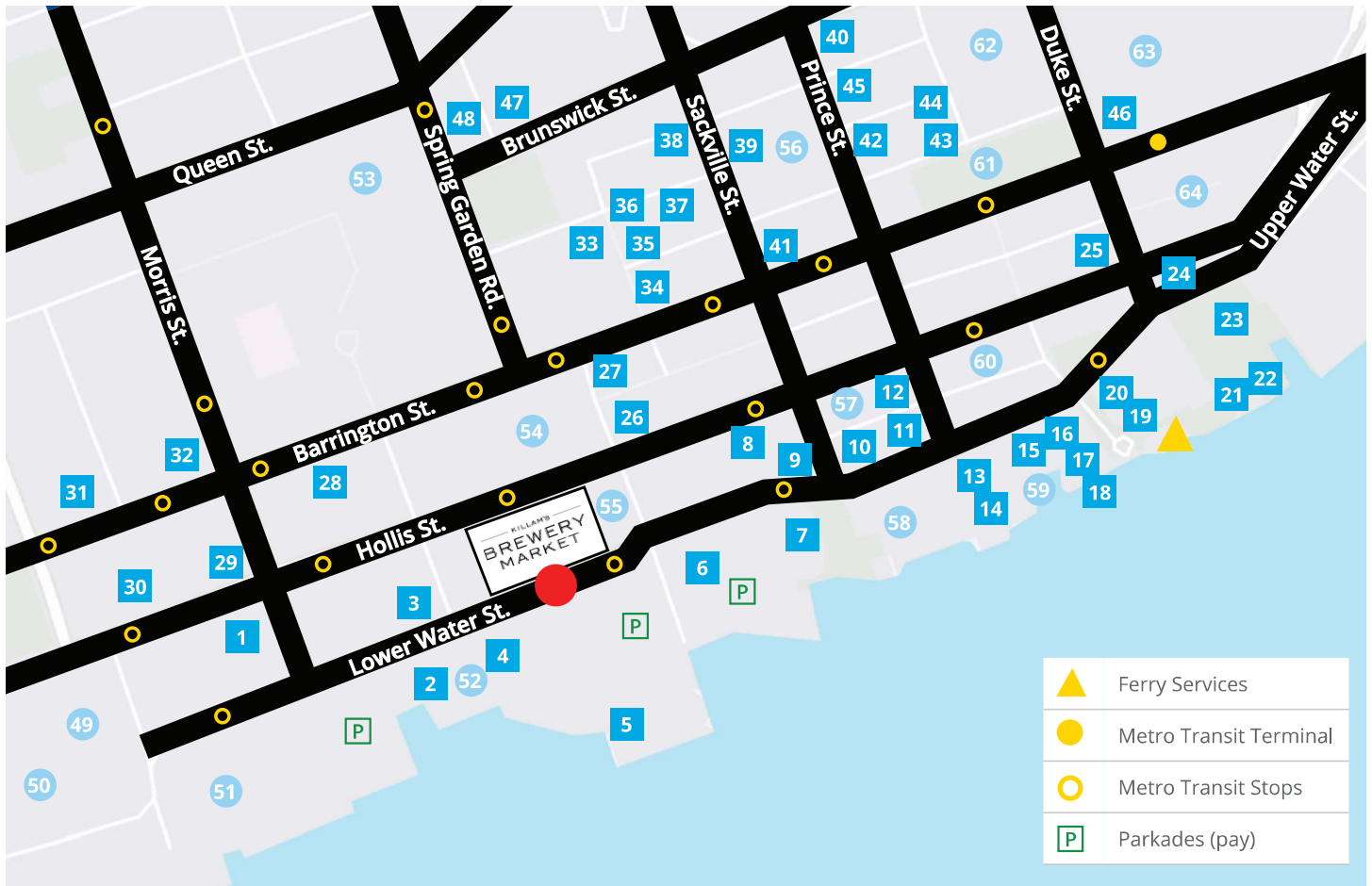
Floor Plans

BH-312A - Commercial Kitchen | 2,382 SF

Space Features

- Kitchen prep space
- Walk-in fridge, freezer
- Large, open food prep area
- Washsink & dishwasher
- Available immediately
- Net Rent \$12.00 PSF
CAM & Taxes \$15.80 (2024 est)





ON-SITE AMENITIES

KILLAM'S
BREWERY MARKET

FOOD & BEVERAGE

- Alexander Keith's Brewery
- Anemone Dining
- Au Liban Lebanese Cuisine
- Black Sheep Restaurant
- Da Maurizio Fine Dining
- Tawa Grill
- Tera Cafe
- The Brown Hound Pub

SERVICES

- Brewery Barber
- Dogtopia Daycare & Spa
- Jennifer Murphy Beauty
- Knotical Chiropractic
- Quantam Sport Therapy
- Sherzad's Tailoring Shop
- Skin Decision Inc

RETAIL

- Halifax Bra Store
- Liquid Gold
- Rufles & Tassels Boutique
- Lilac and Thistle
- Suit Yourself
- Yu Yo Craft + Tea House
- Farmers Market (Saturdays)

FOOD & BEVERAGE

- | | |
|---------------------------------|----------------------------------|
| 1 Trattoria Vesso | 17 Salt + Ash Beach House |
| 2 The Bicycle Thief | 18 The Cable Wharf |
| 3 aFrite | 19 Los Toros |
| 4 Ristorante A Mano | 20 Tim Hortons |
| 5 Sea Smoke | 21 Pickford & Black |
| 6 Halifax Waterfront Hub | 22 Salty's |
| 7 The Summit Cafe | 23 The Lower Deck |
| 8 The Mercantile Social | 24 Baton Rouge |
| 9 Java Blend Coffee | 25 Bluenose II Restaurant |
| 10 The Great Wall | 26 Cabin Coffee |
| 11 McKelvie's | 27 2 Doors Down |
| 12 The Old Triangle | 28 YiLan Chinese Halal |
| 13 Drift | 29 Talay Thai |
| 14 Darya | 30 Pho Maniac |
| 15 Cafe Lunette | 31 Henry House |
| 16 Sapori Italian Street | 32 Man Bean |

RETAIL & AMENITIES

- 49** The Westin NS
- 50** VIA Rail
- 51** Discover Centre
- 52** Bishops Landing
- 53** Halifax Central Library
- 54** Four Points by Sheraton
- 55** Courtyard by Marriot
- 56** Nova Centre
- 57** The Hollis Halifax
- 58** Maritime Museum
- 59** Queen's Marque
- 60** Art Gallery of NS
- 61** Grand Parade/City Hall
- 62** Scotiabank Centre
- 63** Scotia Square
- 64** The Barrington

SURROUNDING DOWNTOWN AREA | AMENITIES



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