

AVAILABLE NOW



Up to 5,749 sf of Retail/Commercial Space Available
Lease Rate: \$35.00 psf Net | Additional Rent: \$13.91 psf

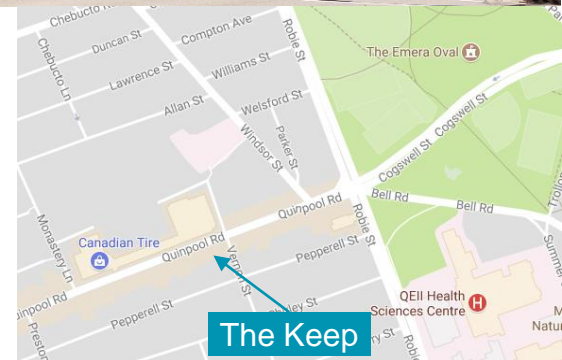
Property Highlights

- Join Starbucks as a tenant at this premiere location. Now available for possession.
- 270 ft of exposure on Quinpool Road.
- Central location with numerous neighbourhood amenities.
- Underground public parking available on-site (roughly 70 spaces).
- Property has exposure to over 30,000 passing vehicles per day.

Location Information

- Quinpool Road lies on the western edge of the Halifax Commons, just a short distance to historic Citadel Hill.
- Quinpool Road offers a variety of locally owned small businesses offering unique experiences and products. There are also a host of service businesses including catering, insurance, financial planning, graphic design, pet care and a full spectrum of beauty, health and alternative health products and services.

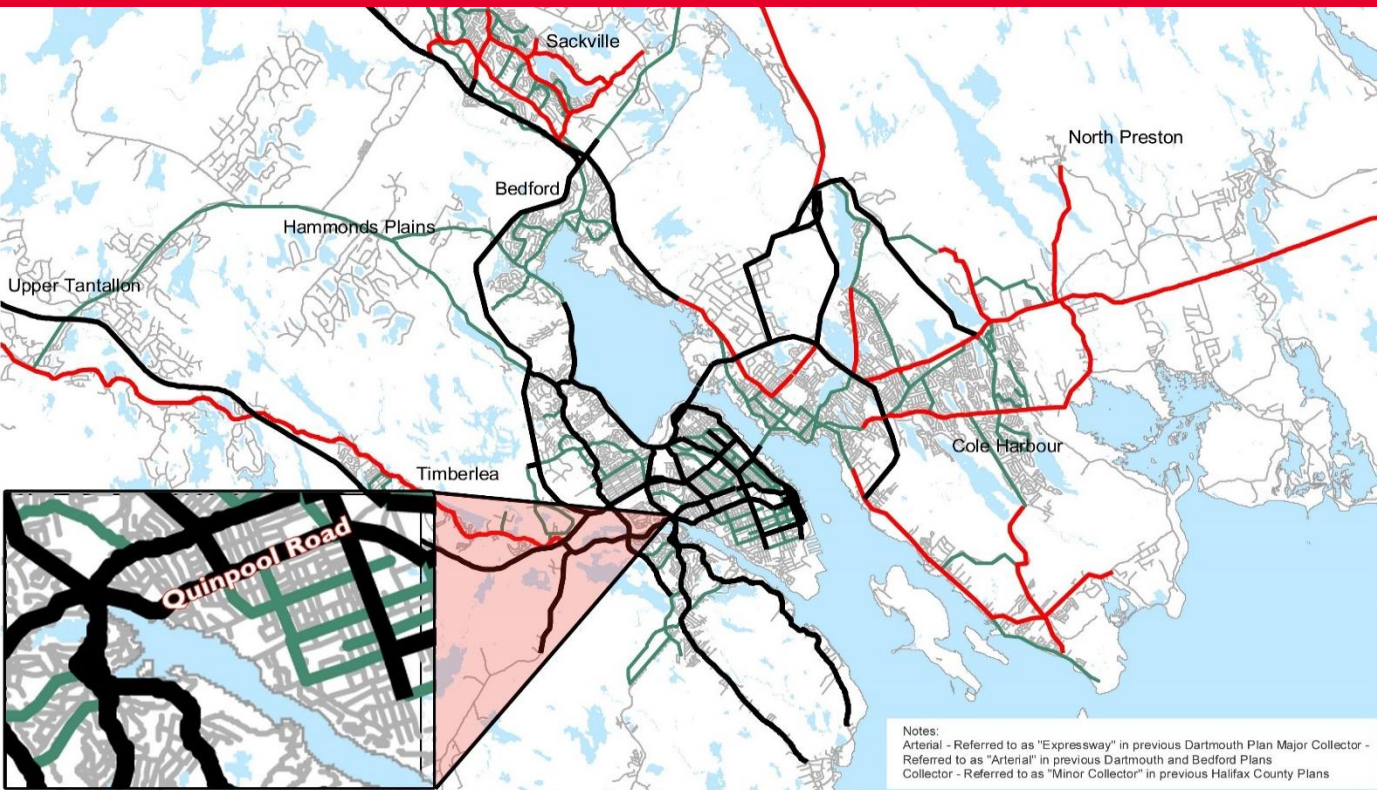
- As for local amenities, Quinpool Road offers Atlantic Superstore, Petro Canada, Shoppers Drug Mart, NSLC, a four star hotel, a number of national bank branches and Canadian Tire. The area is also characterized by local restaurants, cafes and fast-food chains, including the city's best selection of Greek, Italian, Japanese, Lebanese and Chinese fare. Popular fast food restaurants include McDonalds, KFC, Taco Bell, Tim Horton's and Wendys.
- The neighbourhood surrounding Quinpool is residential and institutional in nature, containing predominantly single-family residential and some multifamily developments. Major institutional nodes include close proximity to the QE II Health Science Center (Halifax Infirmary site, Abbie Lane Memorial Buildings and Camp Hill Memorial Building); the new Halifax Citadel High School and the campuses of Saint Mary's and Dalhousie Universities.



For more information, please contact:

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Legend

- Arterial
- Major Collector
- Collector
- Local Streets



HALIFAX
REGIONAL MUNICIPALITY

The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.

Notes: This map demonstrates a vision to be implemented over the life of the Regional Plan, through various tools, subject to financial ability and community interest.

Notes:
Arterial - Referred to as "Expressway" in previous Dartmouth Plan Major Collector - Referred to as "Arterial" in previous Dartmouth and Bedford Plans
Collector - Referred to as "Minor Collector" in previous Halifax County Plans

Location

- Quinpool Road lies on the western edge of the popular Halifax Commons, just a short distance to historic Citadel Hill. Quinpool Road offers a variety of unique locally owned small businesses offering unique experiences and products. There are also a host of service businesses including catering, insurance, financial planning, graphic design, pet care and a full spectrum of beauty, health and alternative health products and services.

- The neighbourhood surrounding Quinpool is residential and institutional in nature, containing predominantly single-family residential and some multi-family developments. Major institutional nodes include close proximity to the QE II Health Science Center (Halifax Infirmary site, Abbie Lane Memorial Buildings and Camp Hill Memorial Building); the new Halifax Citadel High School and the campuses of Saint Mary's and Dalhousie Universities.

Area Amenities

- As for local amenities, Quinpool Road offers Atlantic Superstore, Petro Canada, Shoppers Drug Mart, NSLC, a four star hotel, a number of national bank branches and Canadian Tire. The area is also characterized by local restaurants, cafes and fast-food chains, including the city's best selection of Greek, Italian, Japanese, Lebanese and Chinese fare.



30,000 Vehicles Passing Daily

Approximate 2 way traffic counts for Quinpool Road in front of The Keep.

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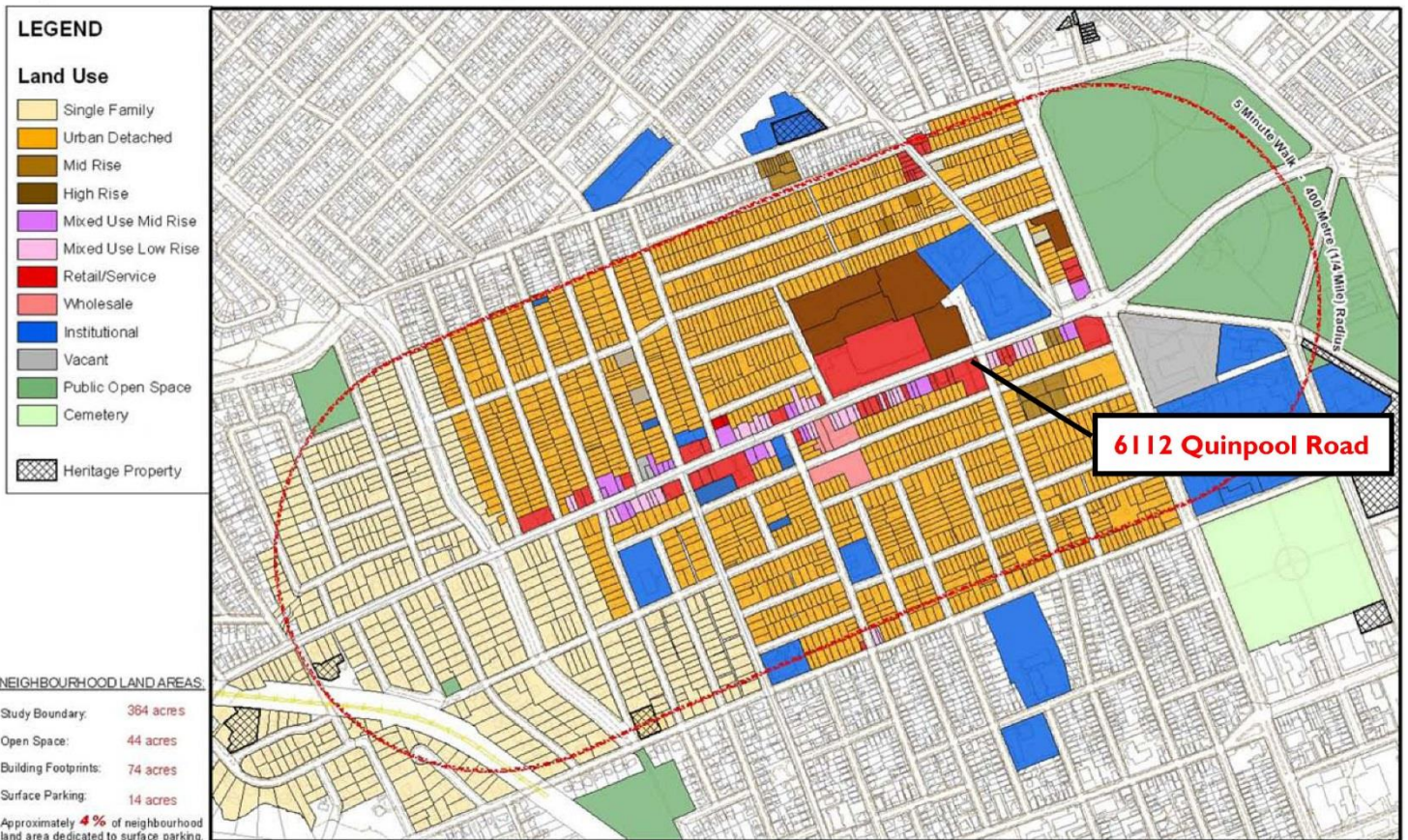
Details

Units	Space Available	Description
Unit 7	+/- 3,230 sf	Spaces can be combined.
Unit 8	+/- 2,519 sf	

The Neighbourhood

Quinpool Road serves as one of the arterial roads of HRM, and is considered one of the main access points connecting the downtown core of Halifax with the Armdale Rotary, connecting the West End, Herring Cove, Armdale, Clayton Park, Fairview and Highway 102. Surrounding land use includes a large majority of urban detached residential units, with many single family homes & mid to high-rise multi units developments, as shown in the below land-use map.

Current Land Use Map



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Floor Plan

