

FOR LEASE

1521-1531 GRAFTON STREET DOWNTOWN HALIFAX

Up to 2,140 sq. ft. of high-profile retail
space for lease in downtown Halifax



Geof Ralph

- ☎ (902) 444-4004
- 📠 (902) 877-9324
- ✉ geof@partnersglobal.com

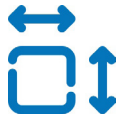
partnersglobal.com



Up to 2,140 sq. ft. of high-profile retail space for lease in downtown Halifax

Blending historical allure with modern practicality, 1521-1531 Grafton Street is a vibrant commercial building nestled in the heart of Halifax's bustling downtown. Boasting an ideal location, this building provides convenient access to array of amenities, public transportation networks, and the entire downtown core. Furthermore, it features a rare advantage of on-site parking - a true gem in the downtown Halifax's urban landscape.

This prime leasing opportunity offers up to 2,138 sq. ft. of distinguished corner retail space, bathed in natural light through expansive windows. With impressive high ceilings and a versatile layout, including a grade-level entrance and a step-down area at the rear, making it ideal for retail or office users. Additionally, the property offers prominent exterior signage options to elevate your brand's visibility.



Up to 2,138 sq. ft.
Retail Space



High-Traffic
Pedestrian Area



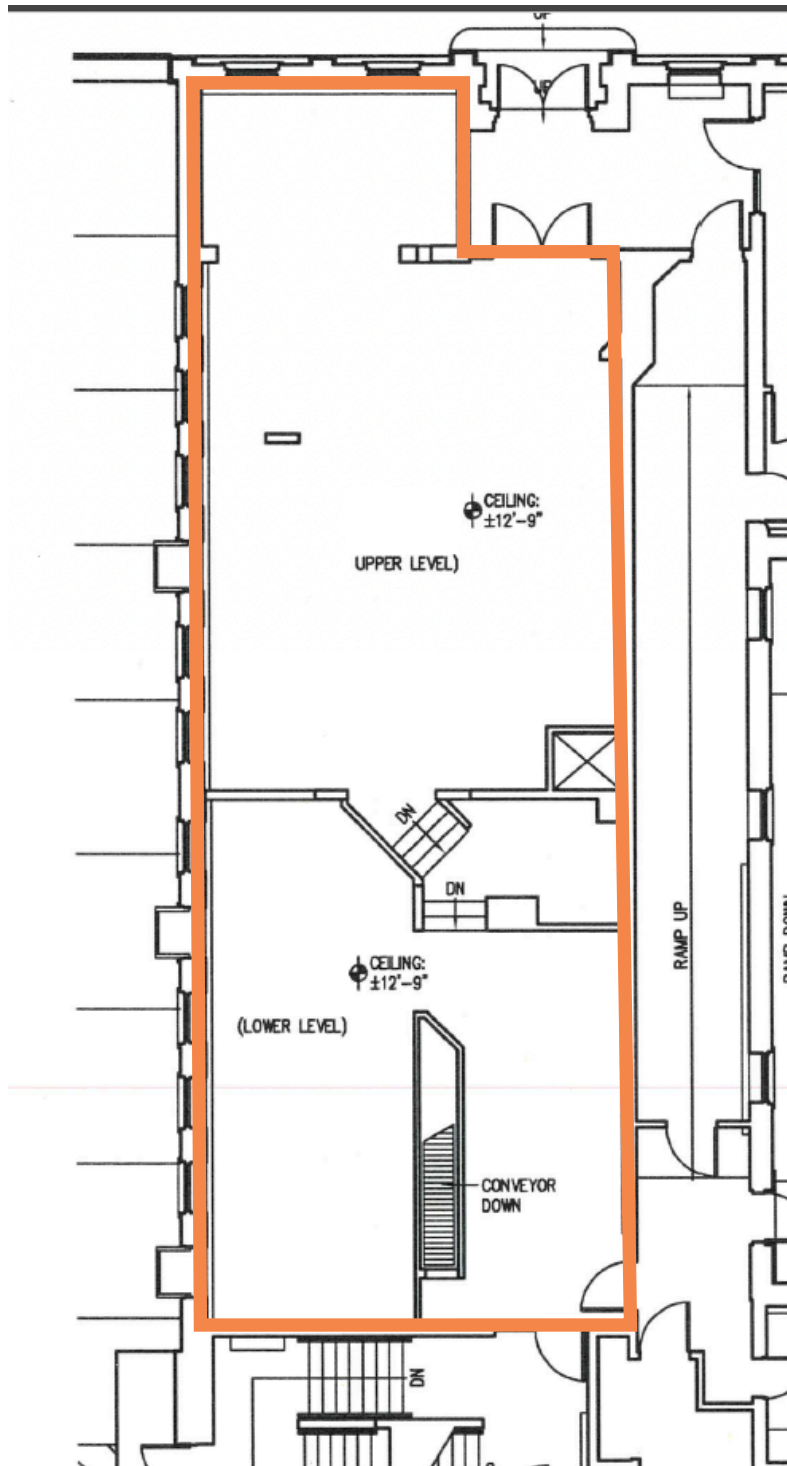
On-Site Parking
Available

LISTING ID	10414
ADDRESS	1521-1531 Grafton Street
LOCATION	Downtown Halifax
PROPERTY TYPE	Retail / Office
BUILDING SIZE	29,062 sq. ft.
SIZE AVAILABLE	2,138 sq. ft. (with potential to demise)
FLOOR LOCATION	Ground floor
ZONING	Downtown Halifax (DH)
AVAILABILITY	Q4 2024
PARKING	Paved, on-site parking available
GROSS RENT	By negotiation (call a listing agent for details)
ADDITIONAL INFORMATION	Additional leasing opportunities within the building; click here for more information



Floor Plan

2,138 sq. ft. (with potential to demise)



Location Overview

Situated in the heart of Halifax's bustling downtown, this heritage property seamlessly combines timeless charm with modern functionality. Just steps away from the lively entertainment district of Grafton and Argyle Streets, it attracts both locals and visitors alike. Its prime location offers unparalleled convenience, within walking distance to the iconic waterfront, over two hundred retail shops, three universities, numerous hotels, a wide array of corporate offices, and the newly developed Halifax Convention Centre. This property enjoys exceptional visibility, benefiting from high volumes of both vehicular and pedestrian traffic.

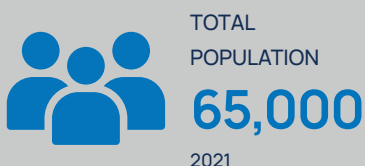
In recent years, Halifax's downtown core has undergone an extraordinary surge in population. From 2016 to 2021, downtown Halifax's residential population saw significant growth, increasing by more than 26%, making it the fastest-growing city in Canada.

From September 2022 to August 2023, Downtown Halifax businesses generated an impressive \$8.3 billion in total revenue, accounting for 21.1% of all economic activity in the Halifax Regional Municipality. Ground-floor businesses alone contributed \$389 million to this total. With a 52.2% increase in visits, Downtown Halifax is leading the way, ranking #1 in Canada and #2 in North America for visitation growth. Be a part of this thriving, dynamic business community in the heart of Halifax!

Source: Stats Canada, 2021 Census Profile; Downtown Business Commission Halifax 2024



Downtown Halifax Demographics





FRONT EXTERIOR



STEP-DOWN SPACE



ON-SITE PARKING



RETAIL ENTRANCE AREA



STEP-DOWN SPACE



Geof Ralph

- ☎ (902) 444-4004
- 📠 (902) 877-9324
- ✉ geof@partnersglobal.com

partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

