



Commercial/retail ownership opportunity

Be among the hustle and bustle of Gottingen Street in vibrant North Central Halifax – where Haligonians come to live, work and play. When location matters, Navy Lane offers businesses the opportunity to grow and thrive while immersing themselves in a well-established neighbourhood that prides itself on being cool and cultural.





Building your business never looked so good.

Whether you're a small startup or an established brand, an existing business wanting to move or lock down a supplementary location, a restaurateur looking to open the next cool hotspot, or simply in need of some retail or commercial space with a design-forward backdrop, we've got the space for you.

Navy Lane offers space to suit any retail or commercial need, within an eclectic setting, providing just the right mix of architecture, profile and urban trendiness.

We offer up to 3,006 square feet of flexible space at grade, all set within an architecturally beautiful development located in the heart of the North Central district.

Allow us to let you establish yourself as a forward-thinking operation no matter what business you're in.





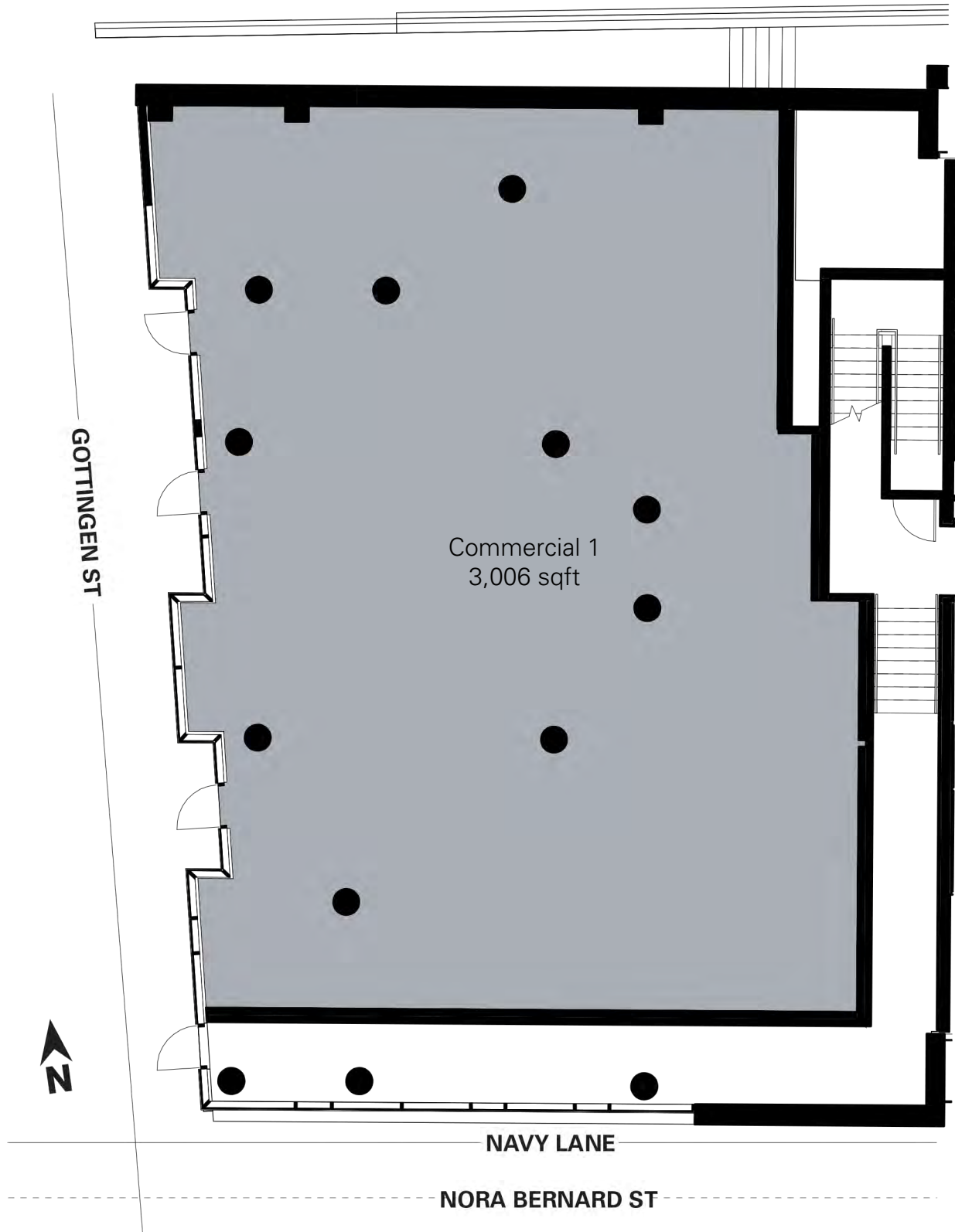
Say "Hi" to your neighbours

A neighbourhood that welcomes you, bursting at the seams with arts, culture, music, good eats and on-trend retail, Navy Lane's location mixes commerce and culture while offering a unique experience and a little something for everyone.



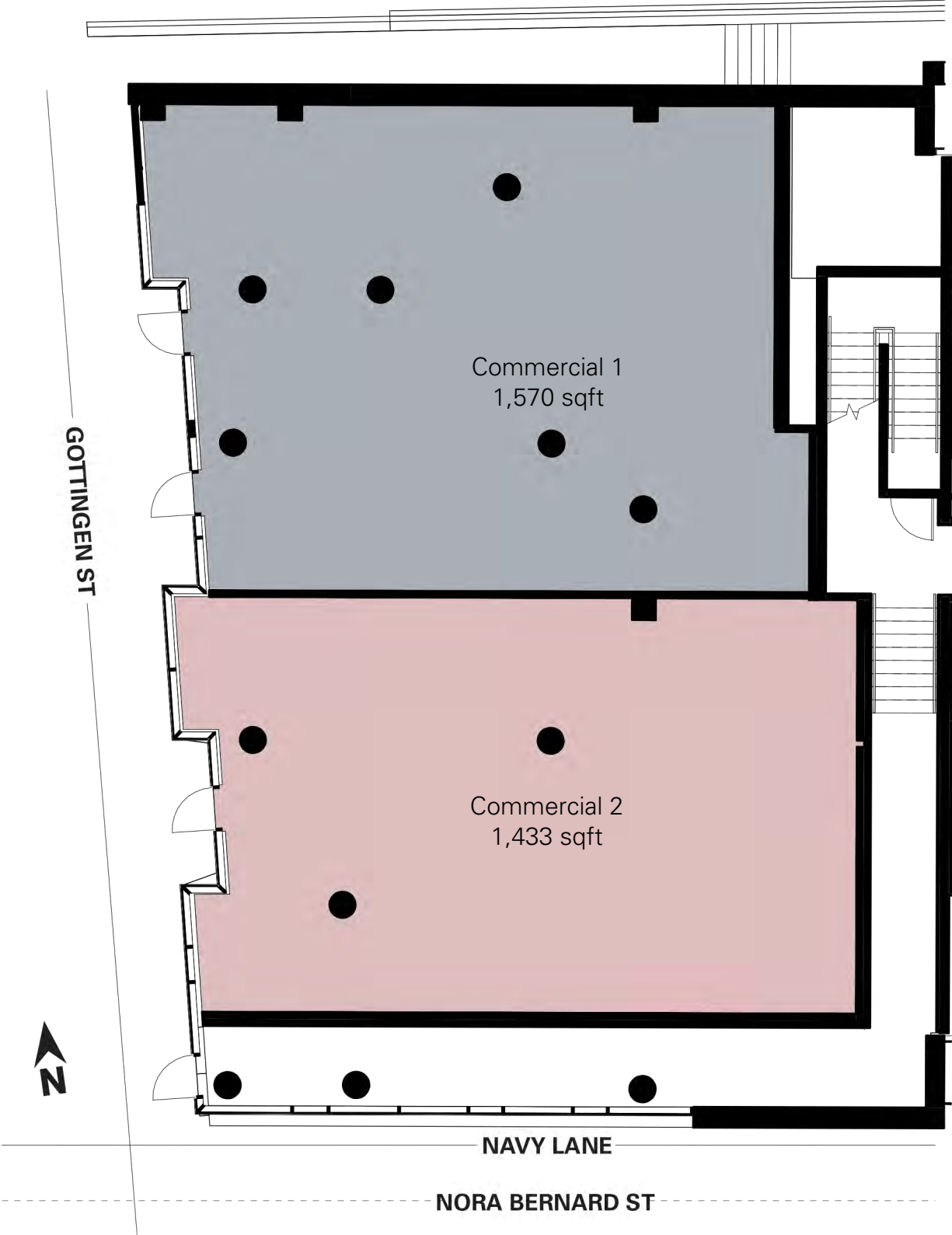
Floorplans

Possible One Unit Layout



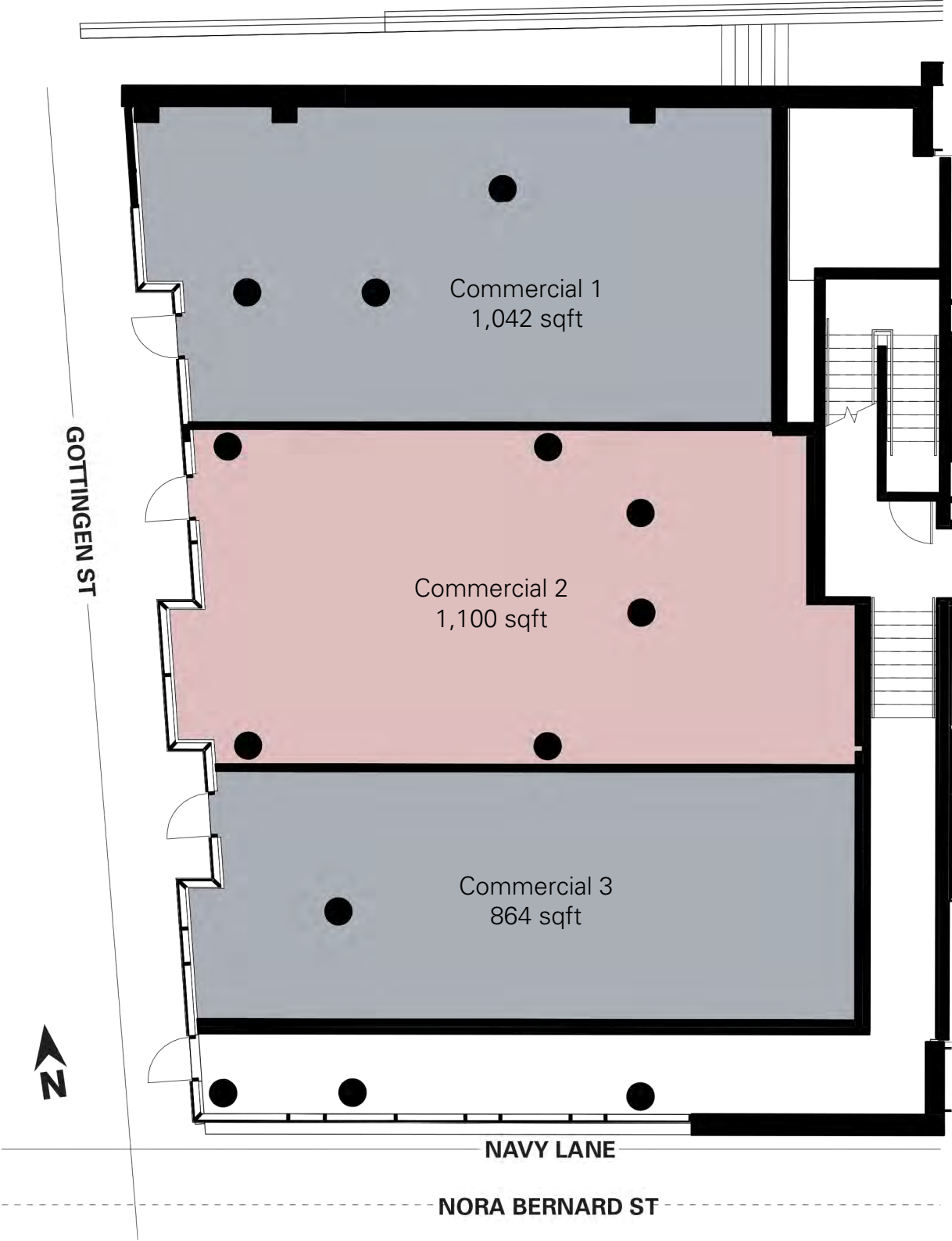
Floorplans

Possible Two Unit Layout



Floorplans

Possible Three Unit Layout



DETAILS

Floor

Floors to be exposed concrete.

Demising Walls

Demising Walls to be constructed of either (i) taped and sanded drywall on metal studs (complete with acoustic insulation) and/or (ii) laminated drywall on concrete walls and/or block walls. Concrete columns within the unit will be left exposed.

Ceiling

Exposed concrete ceiling approximately 14' high. (Note: Where structural drops/beams or mechanical plumbing systems exist, the ceiling height will be less than indicated). Depending on use, Tenant/Purchaser may be required to install acoustic ceiling.

Electrical

Unit will be equipped with a disconnect (600V, 200 amp) installed near the rear of the unit.

Telephone/Cable/High-Speed Internet

One 2" empty conduit for telephone and/or cable will be provided to a point within each retail unit from the condominium's telephone/cable room, in accordance with the service provider's requirements and equipment.

Heating, Ventilation and Air Conditioning (HVAC)

A separately metered heating and cooling system to be provided. Cooling system to provide 1 Ton of cooling per 250 sf of area. Main equipment to be located at high level while some components may be located in adjacent retail/commercial premises or elsewhere in the building and piped to the space. Heating/Cooling distribution within units to be supplied by Tenant/Purchaser. Louvres in the exterior envelope to be available for necessary intake and exhaust.

Plumbing

Sanitary piping with capacity for one wash-room will be provided in the ceiling space below rear of the unit for future connection by Tenant/Purchaser. A 1" domestic cold water line to be provided in the ceiling space of the unit. Domestic hot water shall be generated by electric tank energy source, either purchased or rented by Tenant/Purchaser.

Life Safety Systems

The unit shall include upright sprinkler head coverage for an unfinished open space to light hazard coverage density. Each unit will be equipped with a fire alarm speaker.

Meters

The unit will be sub-metered for electricity, cold-water and gas.

Exterior wall

The exterior wall is glazed curtain wall and/or spandrel panels with drywall back-up. Door locations as per plan.

No parking available.

Actual floor area may differ from stated floor area; see APS for details. All sizes and specifications are subject to change without notice. E.&O.E

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