

COMMERCIAL OPPORTUNITY | FOR LEASE



**1537 BRUNSWICK STREET**

**GRAFTON PARK**

## SEIZE THE SPOTLIGHT AT GRAFTON PARK

Discover an unparalleled opportunity to elevate your business at Grafton Park. This prime commercial space offers 2,600 square feet of ground-floor real estate in the vibrant heart of downtown Halifax. Perfect for retail, dining, or professional services, this space is designed to maximize visibility and foot traffic. With its modern industrial charm, large windows, and high ceilings, this space provides a blank canvas for creating a dynamic and inviting environment for your customers.

Leasing at Grafton Park places your business in a thriving urban center, surrounded by Halifax's most iconic landmarks and busiest districts. The nearby Spring Garden Road shopping area, Argyle Street entertainment district, and major office towers ensure a constant flow of potential customers. Easy access to public transit, wide sidewalks, and ample parking options make it convenient for both you and your clientele.

### ***About Grafton Park Luxury Living in Downtown Halifax***

Located in the heart of historic downtown Halifax, Grafton Park represents a pioneering development in Atlantic Canada. With 68 luxury residential suites designed for modern living, ranging from 1 to 3 bedrooms plus stylish 2-story lofts, Grafton Park epitomizes urban sophistication. The building features enhanced pedestrian amenities including wide sidewalks with bicycle racks and convenient hourly street parking on Brunswick Street. Embrace the pulse of city life surrounded by premier shopping, dining, and entertainment options just steps away from your front door.



**RENTAL RATE: PLEASE CONTACT**  
**ADDITIONAL RENT: \$11.50 PSF**



# ELEVATE YOUR BUSINESS

Discover the perfect opportunity to establish your business with 2,600 sf of prime ground-floor commercial space at Grafton Park, strategically located in the heart of downtown Halifax. This dynamic space is ideal for retail, office, or medical uses, offering unparalleled visibility and convenience in a bustling urban setting.

## HIGHLIGHTS



### Modern Industrial Charm

- **Condition:** Embrace a grey shell canvas with exposed concrete floors and columns, ideal for customizing to suit your business needs.
- **Ceiling Height:** Enjoy spacious 12-foot ceilings that enhance the sense of openness and flexibility within the space.



### Maximum Natural Light

- **Floor-to-Ceiling Windows:** Flood your space with natural light and showcase your offerings to the hundreds of pedestrians and vehicles passing by daily.



### Enhanced Visibility

- **Street-Level Presence:** Benefit from prime street-level positioning, ensuring maximum exposure and foot traffic for your business.



### Amenities Designed For Success

- **Green Accessibility:** Cater to Eco-conscious customers with wide sidewalks, bicycle racks, and reserved spaces for Atlantic Car Share users, promoting sustainable transportation options.



### Ample Parking Options

- **Convenient Parking:** Offer convenience to your clients and customers with nearby hourly parking on both sides of Brunswick Street and accessible parkades in close proximity.



### Loading & Access

- **Loading Zone:** Facilitate easy receiving and deliveries with a dedicated back door and ample loading zone on Blowers Street, ensuring seamless operations.



**WALK-UP ENTRANCE**



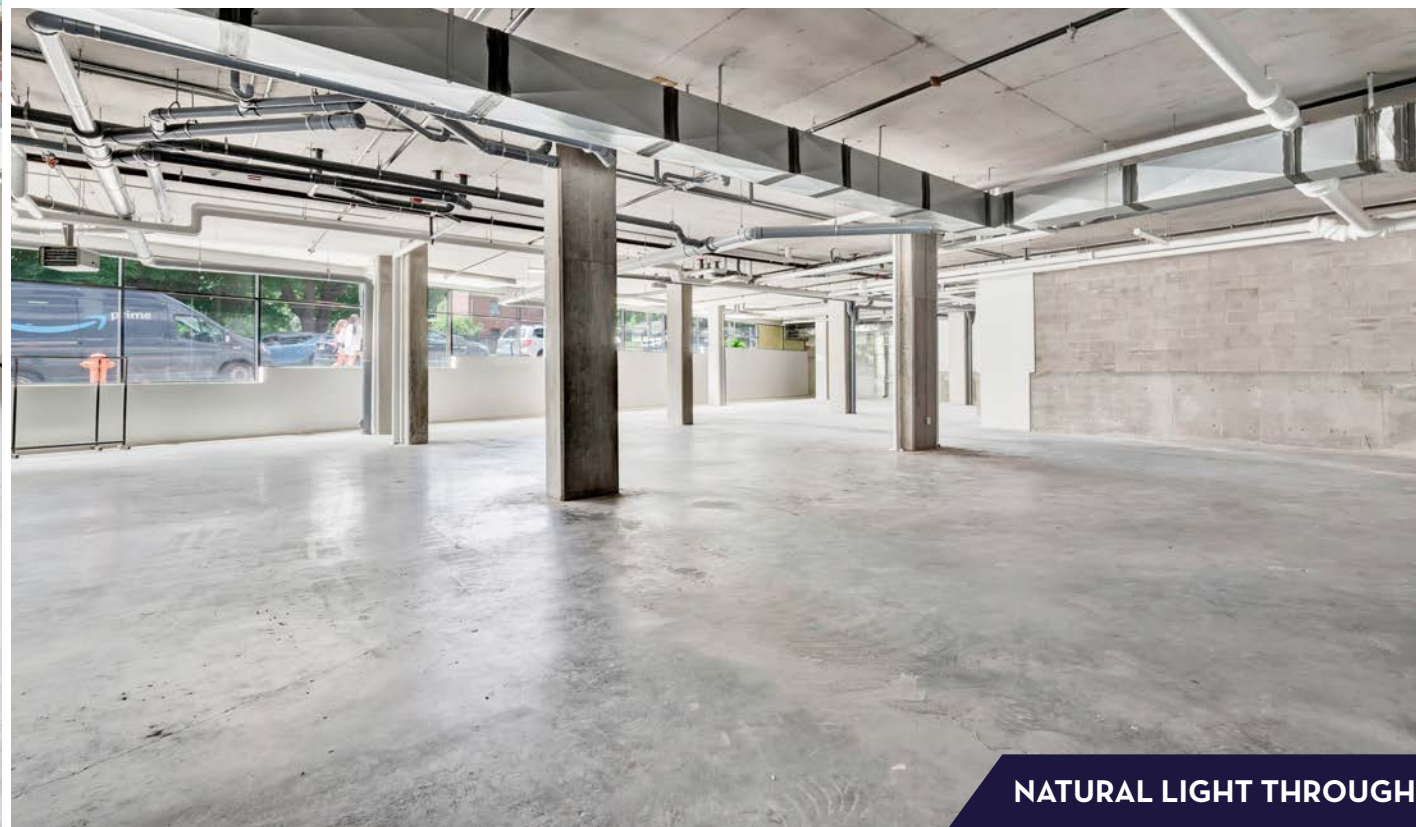
**STREET FRONTAGE**



**EXCELLENT VISIBILITY**



**HIGH CEILINGS**



**NATURAL LIGHT THROUGH**



## HALIFAX'S HEARTBEAT

Situated near the bustling crossroads of the Spring Garden Road shopping district, Argyle Street's entertainment hub, and Halifax's major office towers, Grafton Park offers unrivalled access to the city's pulse, ensuring your business thrives amidst a dynamic urban landscape.

### Landmarks & Amenities



- **Cultural and Education Hub:** Enjoy immediate access to the iconic Halifax Central Library and Dalhousie University Sexton Campus, fostering a rich intellectual and cultural environment.



- **Historic and Tourist Attractions:** Explore the historic Citadel Hill and the picturesque Halifax waterfront, both within a stone's throw from Grafton Park.



- **Diverse Dining and Nightlife:** Adjacent to a bustling hotel and a beloved local café, with the rear of the building overlooking the famous Pizza Corner and Halifax's vibrant nightlife scene.

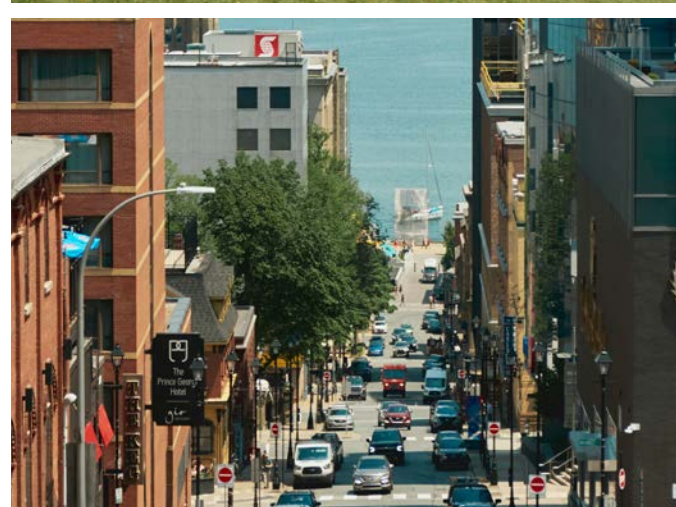
### Convenience & Accessibility



- **Walkability:** Scored an impressive 99 on Walk Score, indicating that daily errands and entertainment are easily accomplished on foot.



- **Proximity to Major Destinations:** Less than a 10-minute walk to key destinations such as the Halifax Public Library, Halifax Waterfront, Scotia Square Mall, Park Lane Mall, Halifax Public Gardens, Scotiabank Centre, Pete's Fine Foods, and the Nova Centre, ensuring convenience and accessibility for residents, employees, and visitors alike.



CITADEL HILL

BRUNSWICK STREET

SCOTIABANK CENTRE

NOVA CENTRE

HOLLIS STREET

LOWER WATER STREET

SACKVILLE STREET

HALIFAX WATERFRONT

GRAFTON PARK

SPRING GARDEN SHOPPING DISTRICT

QUEEN STREET

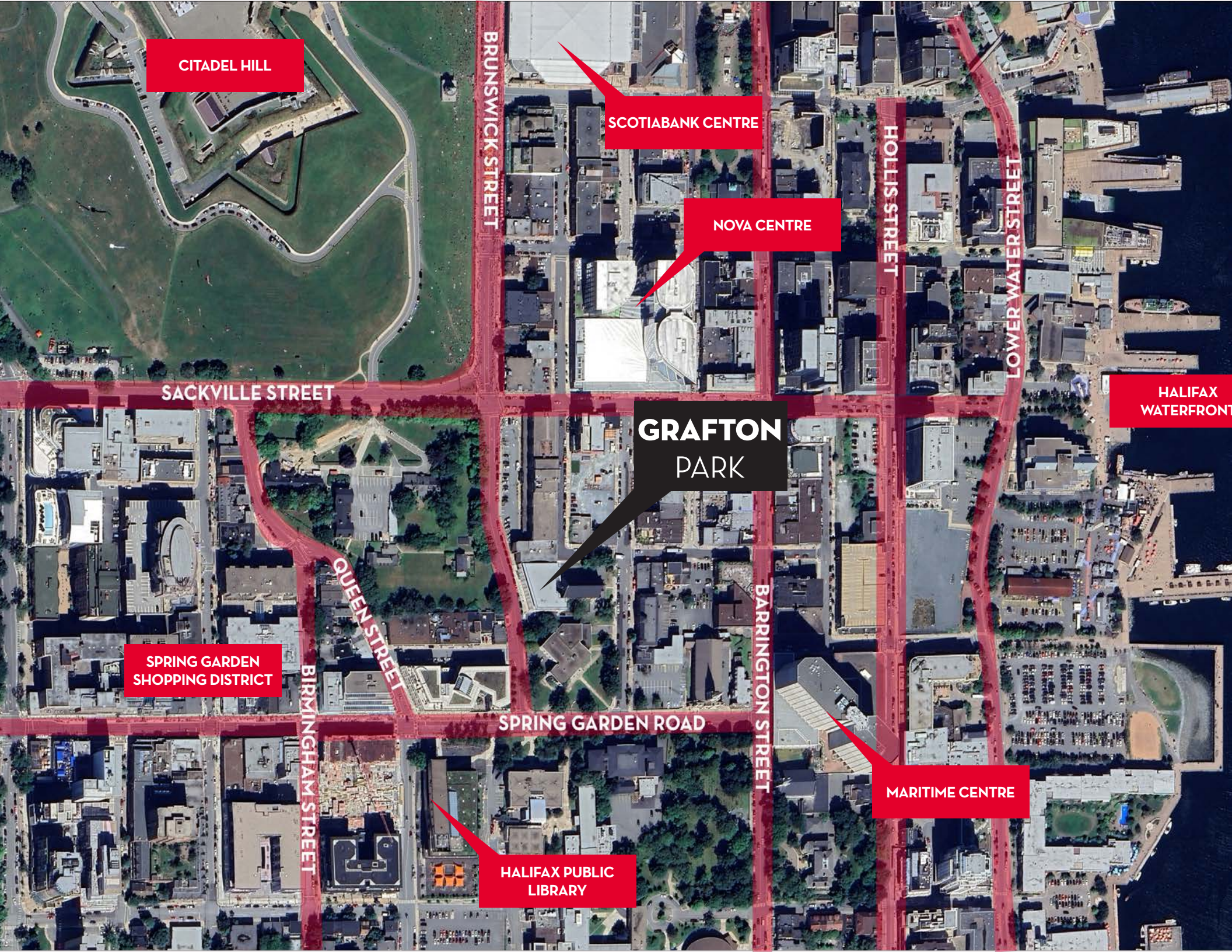
BARRINGTON STREET

SPRING GARDEN ROAD

MARITIME CENTRE

BIRMINGHAM STREET

HALIFAX PUBLIC LIBRARY





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