



**CUSHMAN &
WAKEFIELD**
Atlantic

FOR LEASE

**2717 JOSEPH HOWE DRIVE
HALIFAX, NOVA SCOTIA**

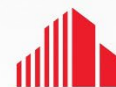
UP TO 15,000 SF

**MODERN “CLASS A” OFFICE
SPACE AT MANULIFE BUSINESS
CAMPUS**

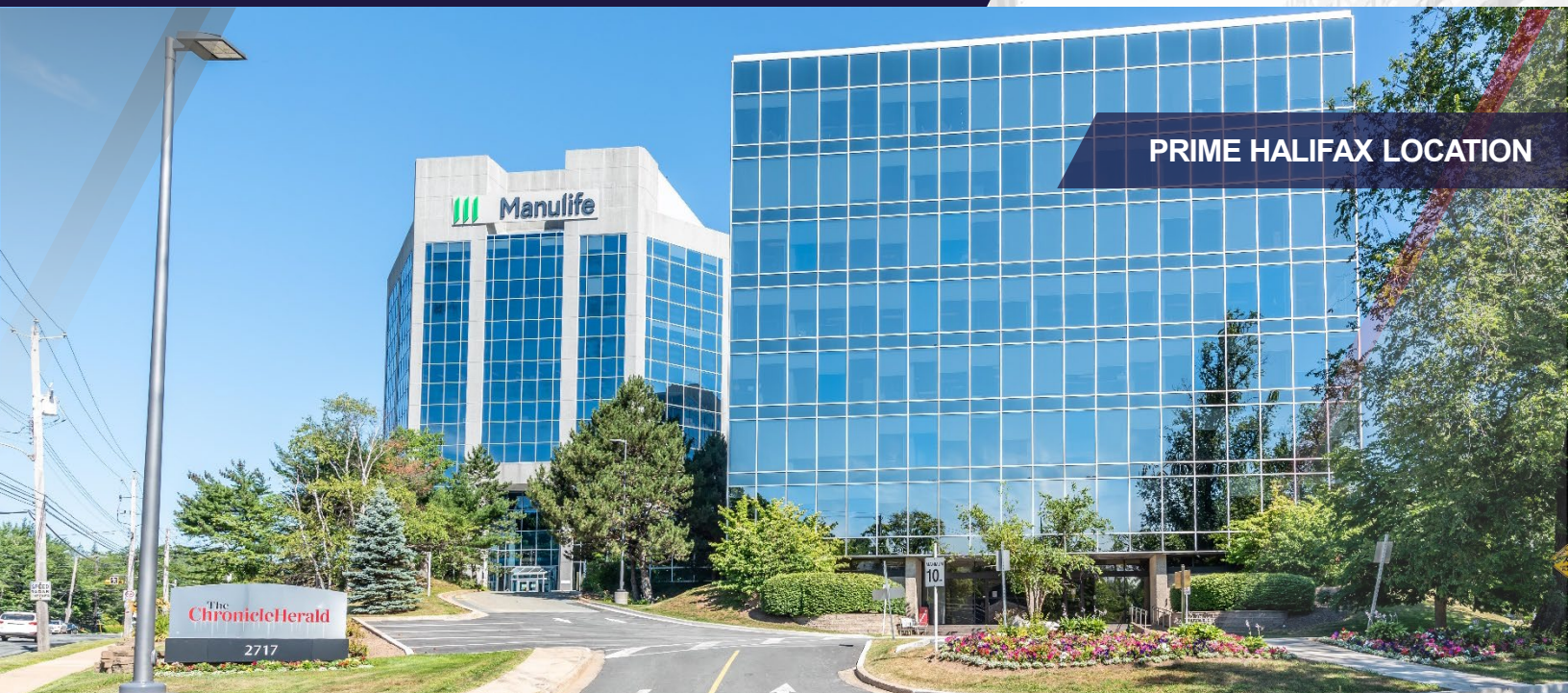
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FOR LEASE

2717 Joseph Howe Drive
Halifax, Nova Scotia



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PRIME HALIFAX LOCATION

Up to 15,000 sf “Class A” Office Space | Lease Rate: \$21.00 psf Net

Property Highlights

- 2717 Joseph Howe Drive is a fully modernized, Class A office building located on the Halifax peninsula.
- This available space spans floors five, six, and seven of an eight-storey tower within a connected, three-building business campus.
- On-site amenities include a full-service café with outdoor seating, a fitness facility, and a daycare—all set within professionally landscaped grounds.
- Expansive perimeter windows bring in abundant natural light. The layout features large open areas suited for workstations, multiple boardrooms, private offices, breakout rooms, a welcoming reception, and a spacious kitchen.
- With over 10,000 vehicles passing daily, the property offers strong visibility and brand presence.
- The complex is monitored by CCTV and supported by a dedicated team of on-site security and property management professionals, 24/7.
- Free on-site parking available for both employees and visitors.
- Strategically located in Halifax’s West End near the Armdale Rotary, the Manulife Business Campus offers easy access to downtown, Highway 102, both harbour bridges, and public transit routes.
- 2025 CAM & Tax: \$16.84 psf



Parking



Green Space



On-site Daycare



Fitness Facilities



3 Building Complex



Cafeteria



24/7 Security



HVAC

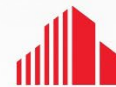
Contact

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Location Information

- 2717 Joseph Howe Drive is strategically located with close proximity to Highway 102, Halifax Shopping Centre, minutes from Downtown Halifax and Dartmouth via both bridges.
- Ideally located in the West End of the Halifax peninsula. This central location offers quick access to Highway 102 and Atlantic Canada's largest enclosed shopping mall, the Halifax Shopping Centre.
- The location offers quick access to the major arteries such as the Armdale Rotary, Quinpool Road, Chebucto Road, Connaught Avenue, Herring Cove Road and St. Margarets Bay Road leading to Bayers Lake, Timberlea and Tantallon.
- This property is located just minutes from the major public transportation hub and Mumford bus terminal.
- This property provides an opportunity to lease high quality office space in a sought after business complex with easy access and parking for employees and visitors.
- Nearby amenities include the Joseph Howe Superstore Complex, Bayer's Lake Business Park, Bayer's Road Business Centre and Halifax Shopping Centre.
- This up and coming area holds a population of over 13,000 and more than 100,000 in the neighbouring communities of Fairview, Clayton Park, Rockingham, the North End and West Peninsular Halifax.

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