



# MANULIFE BUSINESS CAMPUS

2717, 2727 & 2737  
JOSEPH HOWE DRIVE

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**OVER 50,000 SF OF CLASS "A"  
OFFICE SPACE AVAILABLE**





# CAMPUS OVERVIEW



Manulife Business Campus is a three-building office environment located along Joseph Howe Drive, one of Halifax's most established commercial corridors. Designed to support a wide range of office users, the campus combines Class "A" office space with on-site amenities, professional management, and a secure, landscaped setting.

Occupiers benefit from the ability to scale within the campus while maintaining a consistent employee experience across buildings. Free on-site parking, strong transit connectivity, and immediate access to major arterial routes make the campus a practical alternative to downtown office environments without sacrificing profile or convenience.



**CLASS "A" OFFICE SPACE**



**FREE ON-SITE PARKING**



**24/7 SECURITY & MANAGEMENT**



**INTEGRATED AMENITIES**

# CAMPUS AVAILABILITIES

The Manulife Business Campus offers a range of leasing opportunities across three distinct office buildings. This flexibility allows tenants to select space that aligns with their operational needs, growth plans, and preferred office environment.

## TOWER ONE

2717 JOSEPH HOWE DRIVE

MODERN MULTI-STOREY TOWER



**LEASE RATE:** \$19.00 PSF NET  
**CAM/TAX:** \$16.95 PSF

### Availabilities

**5th Floor** | +/- 4,300 sf

**6th Floor** | 10,198 sf

**Combined** | 15,000 sf

### Highlights

- Class "A" office tower environment
- Expansive perimeter glazing
- Flexible layouts supporting open & enclosed offices.

## TOWER TWO

2727 JOSEPH HOWE DRIVE

PROMINENT CORPORATE PRESENCE



**LEASE RATE:** \$22.00 PSF NET  
**CAM/TAX:** \$13.36 PSF

### Availabilities

**7th Floor** | 14,000 sf

**8th Floor** | 14,000 sf

**Combined** | 28,000 sf

### Highlights

- Efficient full-floor plates
- Upper-floor identity & separation
- Strong natural light & perimeter glazing
- Recognizable landmark building within campus

## BUSINESS CENTRE

2737 JOSEPH HOWE DRIVE

2-STOREY LOW-RISE OFFICE



**LEASE RATE:** \$17.00 PSF NET  
**CAM/TAX:** \$20.44 PSF

### Availabilities

**2nd Floor** | 11,000 sf

### Highlights

- Renovated Class "A" Space
- Wraparound windows & natural light
- Open workspace, boardrooms & private offices
- Option for furnished occupancy



# FLOOR PLAN

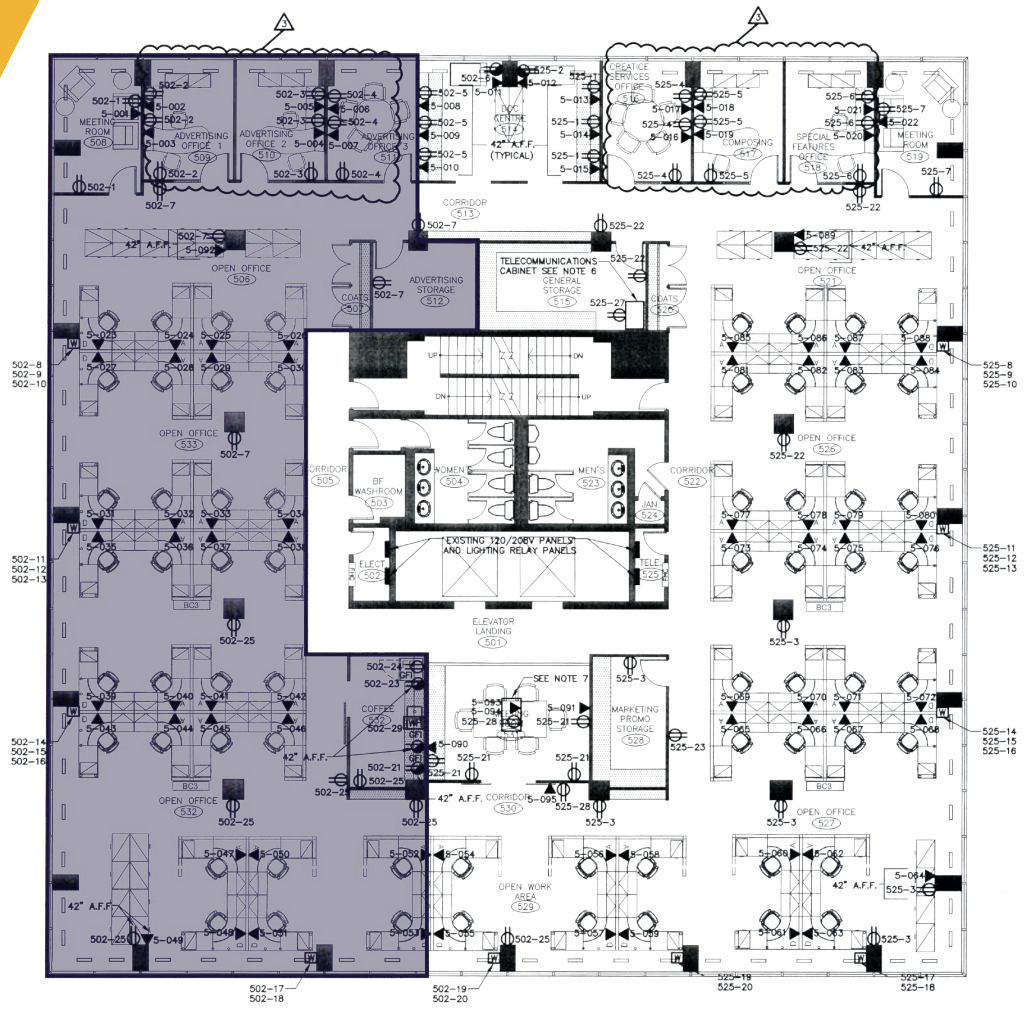
- Flexible floor layouts supporting a range of suite sizes
- Efficient design allowing both open workspace and private offices
- Strong perimeter window line providing natural light across work areas
- Practical layout for professional services, administrative, or corporate users

## 5th Floor

± 4,300 SF

## TOWER 1

2717 Joseph Howe Drive



# FLOOR PLAN

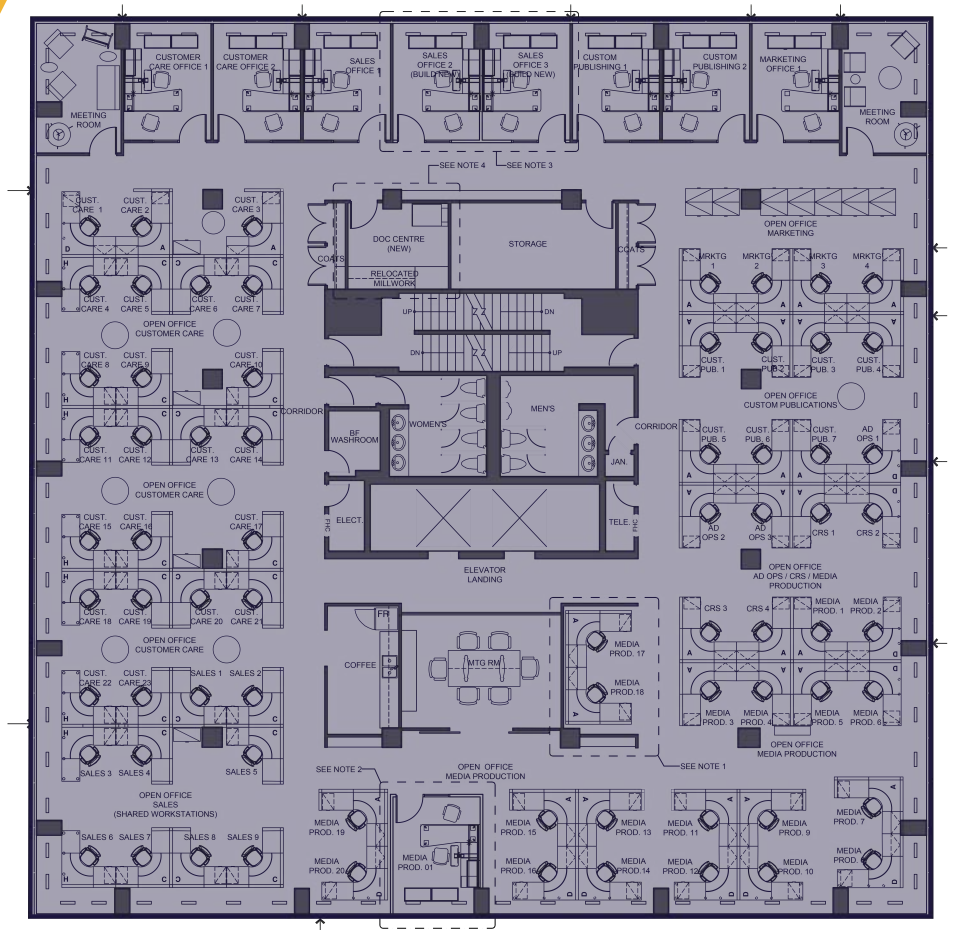
## 6th Floor

±10,198 SF

## TOWER 1

2717 Joseph Howe Drive

- Flexible floor layout supporting a range of suite sizes
- Efficient design allowing both open workspace and private offices
- Strong perimeter window line providing natural light across work areas
- Practical layout for professional services, administrative, or corporate users



# FLOOR PLAN

**7th Floor**

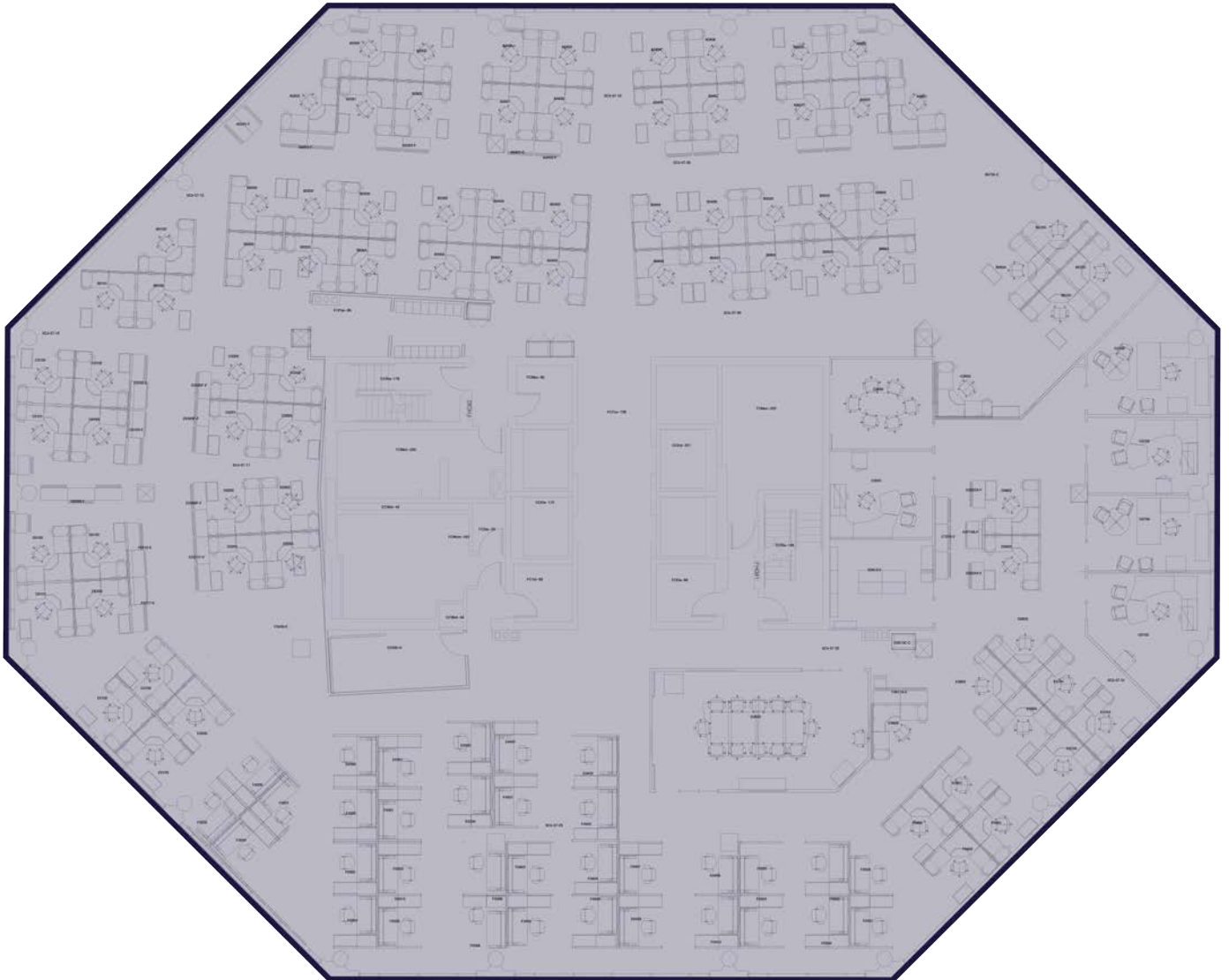
14,000 sf

## TOWER 2

2727 Joseph Howe Drive

- Full approximately 14,000 sf floor offering single-tenant use
- Practical layout that makes it easy to organize teams by department
- Strong perimeter window line bringing natural light throughout the floor
- Central core design allowing offices or open workspace along the windows

### 7TH FLOOR



# FLOOR PLAN

8th Floor

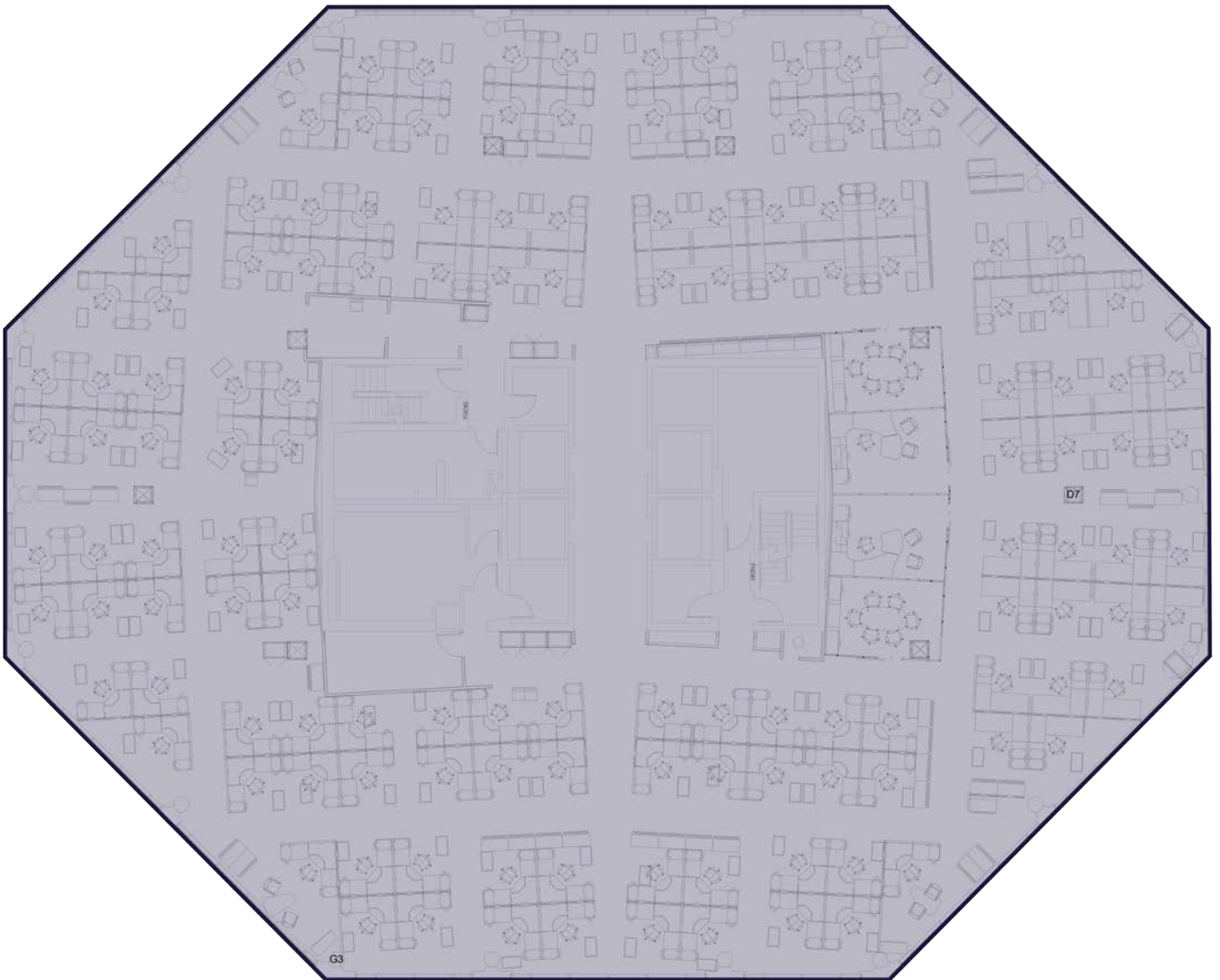
14,000 sf

## TOWER 2

2727 Joseph Howe Drive

- Full approximately 14,000 sf upper-floor opportunity
- Clean, efficient layout that supports a variety of office configurations
- Central building core keeping work areas along exterior walls
- Excellent natural light from perimeter glazing.
- Flexible space for executive offices, team zones, and shared meeting areas

### 8TH FLOOR



# FLOOR PLAN

- Contiguous floor area supporting efficient space planning
- Flexible layout adaptable to a variety of workplace styles
- Strong exterior wall exposure allowing for natural light throughout
- Well suited for professional services, corporate, or administrative uses

## 2nd Floor

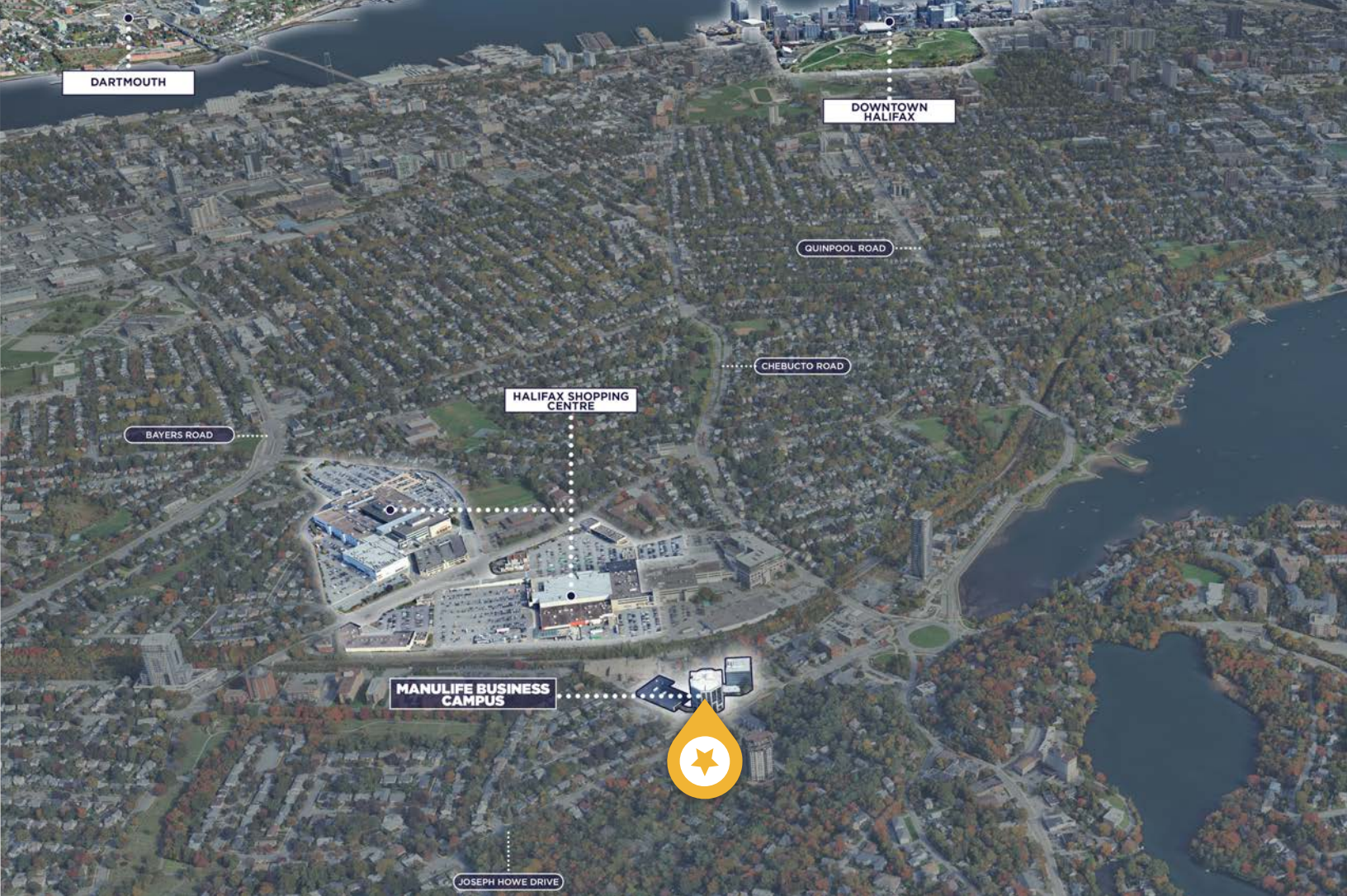
±11,000 SF

BUSINESS CENTRE

2737 Joseph Howe Drive



# LOCATION MAP



## OVERVIEW

Located in Halifax's West End, the Manulife Business Campus offers efficient access to all areas of the municipality while remaining firmly positioned on the peninsula. The location provides direct connectivity to downtown Halifax, Highway 102, and suburban communities, with easy access to Dartmouth via both harbour bridges.

Nearby amenities include the Joseph Howe Superstore Complex, Halifax Shopping Centre, Bayer's Lake Business Park, and Bayer's Road Business Centre. Public transit routes serve the area, with close proximity to the Mumford bus terminal, supporting commuter flexibility.



MINUTES TO THE  
ARMDALE ROTARY



QUICK ACCESS TO  
HIGHWAY 102



EFFICIENT  
CONNECTIVITY TO  
DARTMOUTH



PROXIMITY TO HALIFAX  
SHOPPING CENTRE

# CAMPUS AMENITIES

**THE MANULIFE BUSINESS CAMPUS** is designed to support productivity, wellness, and convenience throughout the workday. Tenants benefit from a curated mix of on-site amenities that enhance the daily workplace experience while reducing the need to leave campus.

Key amenities include a full-service café serving breakfast and lunch with outdoor seating, a fitness facility, and an on-site daycare, all set within landscaped grounds that create a defined campus atmosphere.

Operationally, the campus is supported by dedicated on-site property management, CCTV monitoring, and 24/7 security, providing a well-managed and secure environment for tenants and visitors.

## Campus Features

- Clearly defined building identities within a unified campus
- Walkable layout between buildings and shared amenities
- Large window lines across multiple buildings
- Flexible build-out potential depending on suite configuration



**PROFESSIONAL COMMON AREAS**



**ON-SITE, FULL SERVICE CAFE**



**GYM & FITNESS CENTRE**



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