CUSHMAN & WAKEFIELD
Atlantic

MANULIFE BUSINESS CAMPUS

2717, 2727 & 2737 JOSEPH HOWE DRIVE

14,000 - 28,000 SF OF CLASS "A' OFFICE SPACE AVAILABLE

CAMPUS OVERVIEW

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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

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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

6t

Co | 15,000 sf

LEASED

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 | 1

LEASED

Highlights

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

FLOOR PLAN

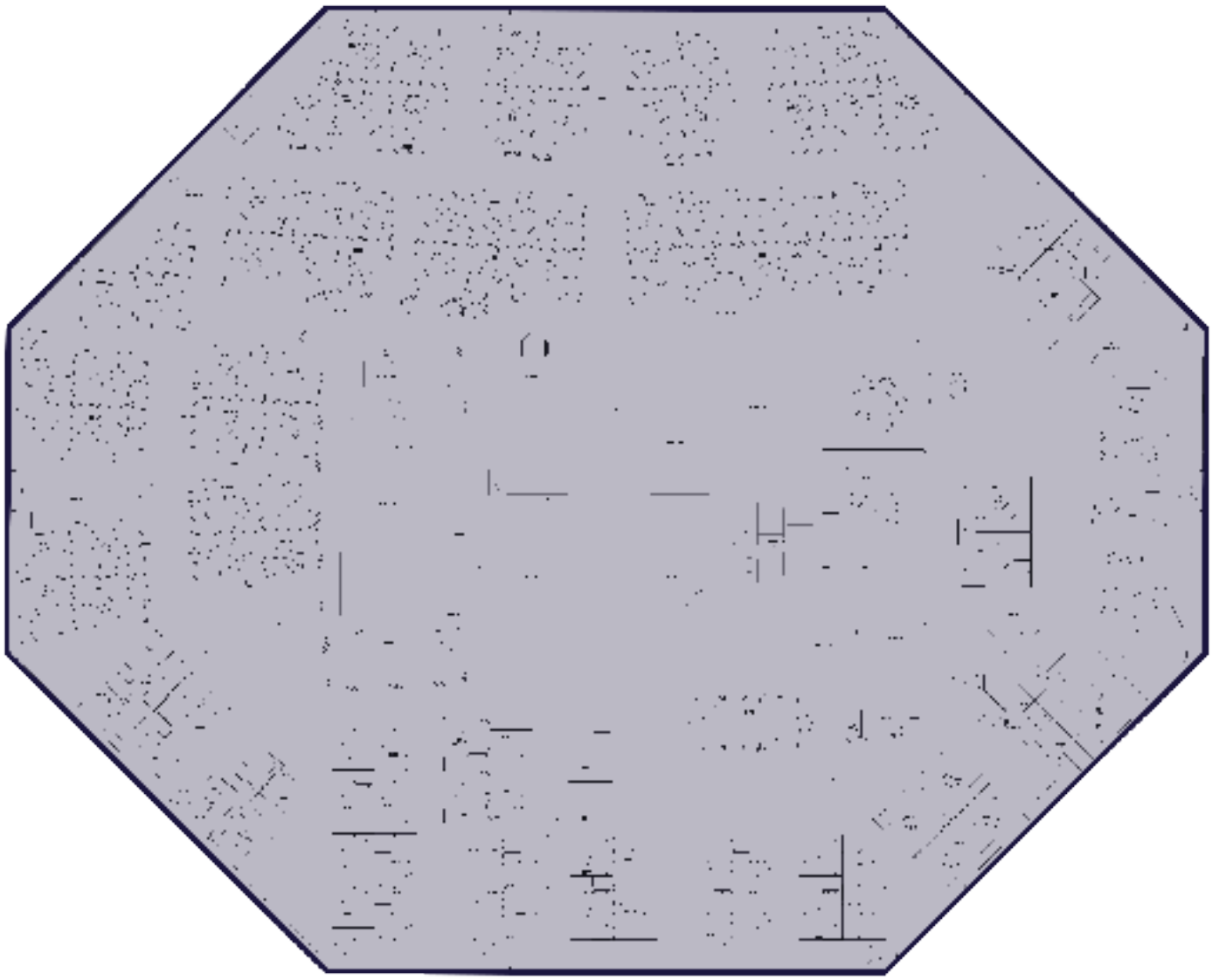
7th Floor 14,000 sf

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

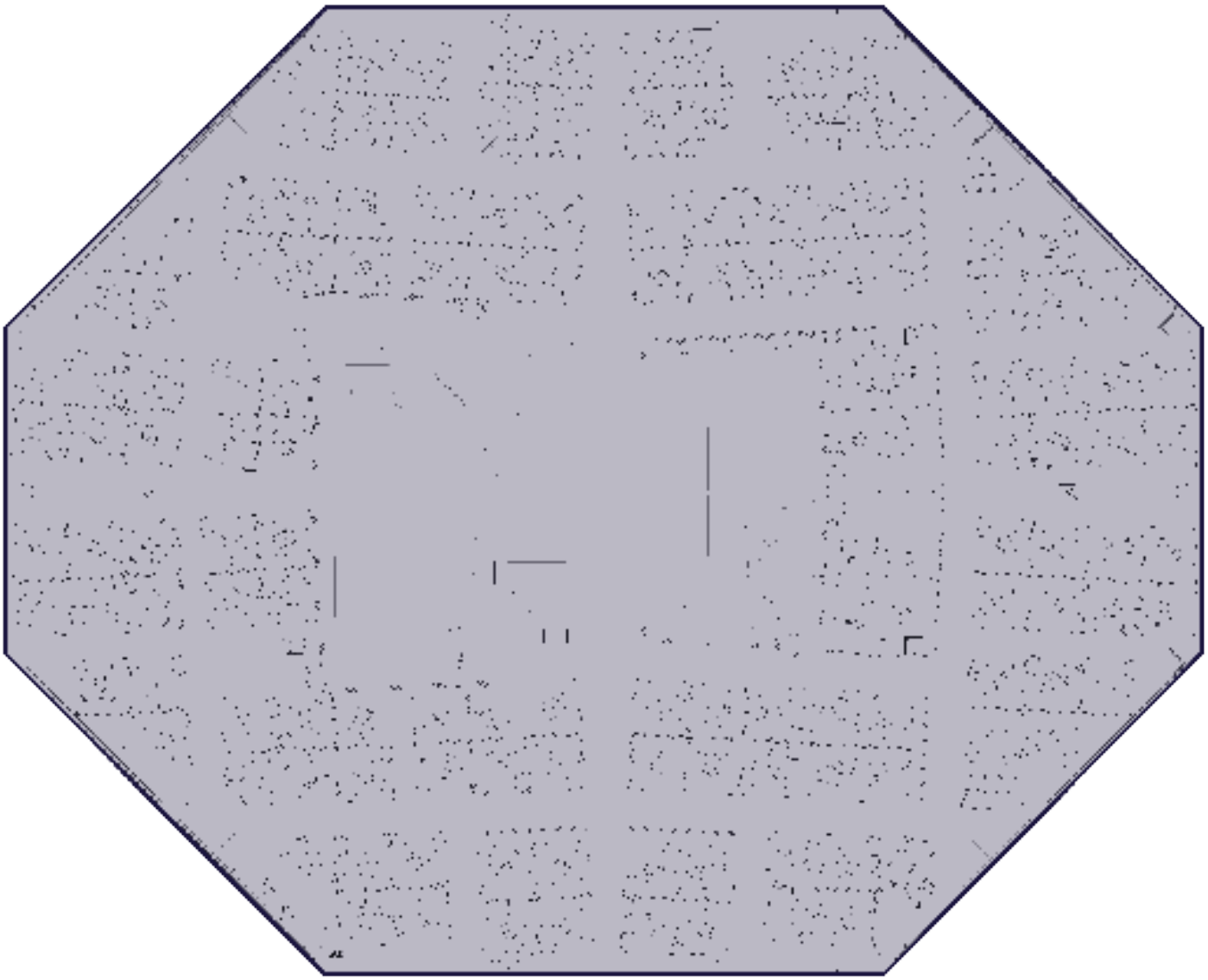
8th Floor 14,000 sf

TOWER 2

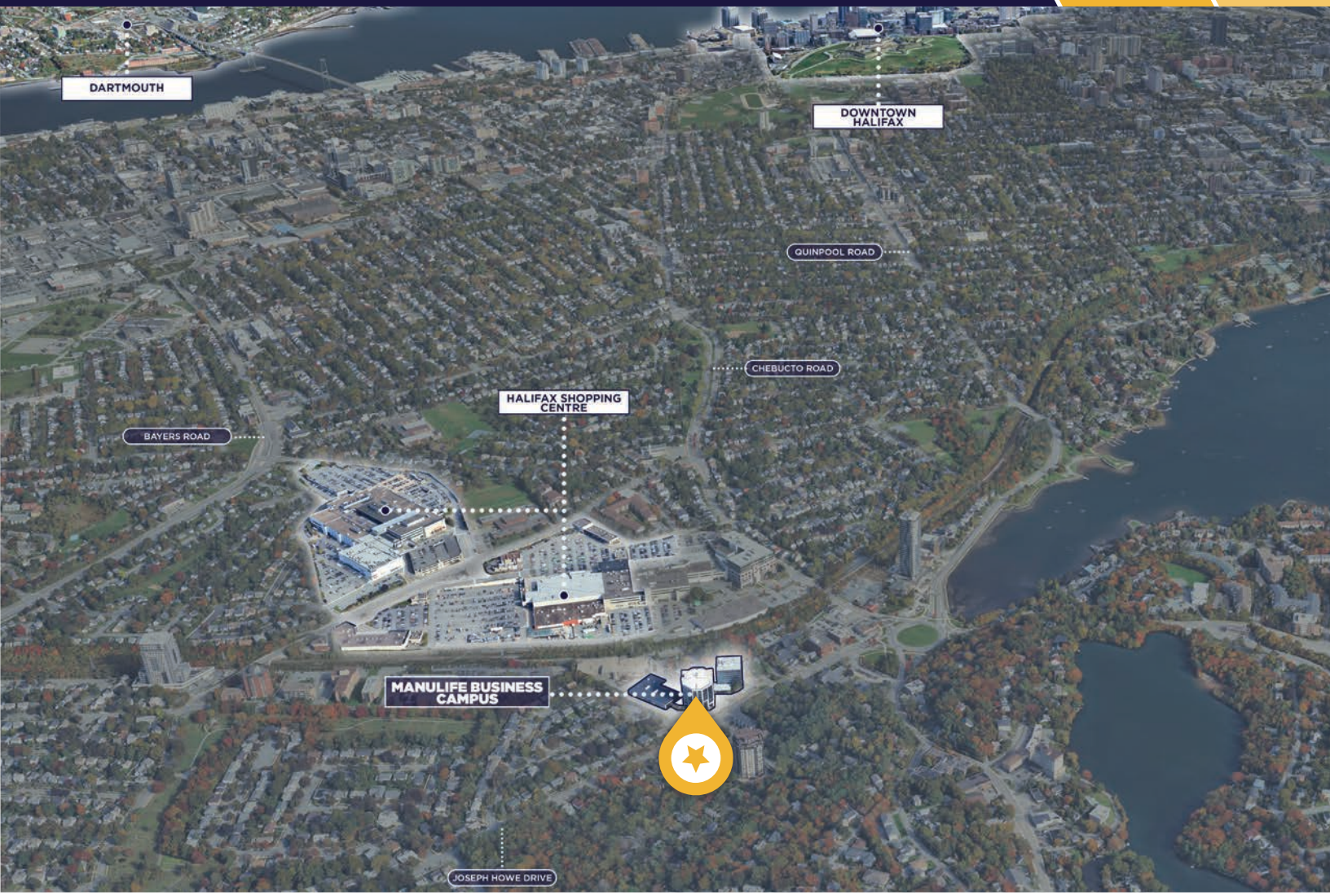
2727 Joseph Howe Drive

- 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



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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