



RESTAURANT & OFFICE LEASING OPPORTUNITY

# AGENCY ART LOFTS

1660 HOLLIS ST, HALIFAX, NOVA SCOTIA



**SIDEWALK**

**CBRE**

# AGENCY AGENCY AGENCY AGENCY AGENCY AGENCY

Blending together connections between the history and future of the building. Agency Art Lofts reclaims historical aesthetics, and provides a platform for the building's future —housing artists, vibrancy, colour, expression, and life!

ART LOFTS



# Sidewalk RED

## COMPANY OVERVIEW

Sidewalk RED has been instrumental in changing the landscape and culture of the HRM with their thoughtful design and redevelopments of many of the building we see today.

Sidewalk's unconventional approach to development includes valuing sustainability and history. They are pioneers in office tower conversion, including a downtown Dartmouth office tower that will gain a new lease on life as a mixed use office & residential building. Sidewalk helped save one of Canada's top ten most at risk historical buildings from the wrecking ball.

They have been instrumental in the revitalization of downtown Dartmouth, carefully forging a vibrant community bursting with culture, an up-and-coming craft beverage scene, funky boutiques, and urban art and are now looking to bring their creative flair to downtown Halifax.





AGENCY

# THE OPPORTUNITY

Multiple commercial leasing opportunities in the former Centennial Building that is currently under renovation and will be rebranded as the The Agency Art Lofts.

Built in the 1970s, the mid-century-designed Centennial Building was one of Halifax's first high-rise buildings, standing 14 storeys tall and centrally located downtown. But when acquired by Sidewalk, this office tower was nearly 40 percent vacant—having lost tenants to newly built A-class properties—and in desperate need of a new

vision. So we looked beyond its tired facade to uncover the building's fundamental features: concrete columns and 11.5 ft – 16.5 ft ceilings. It's a case study of the value of retention and adaptation over demolition, and preserving a building's embodied energy.

**Building Type:**  
Mixed use office, residential and commercial

**Civic Address:**  
1660 Hollis Street, Halifax

**Target Tenants:**  
Restaurant, café, retail, street front office & salon/spa

**Available:**  
Immediately

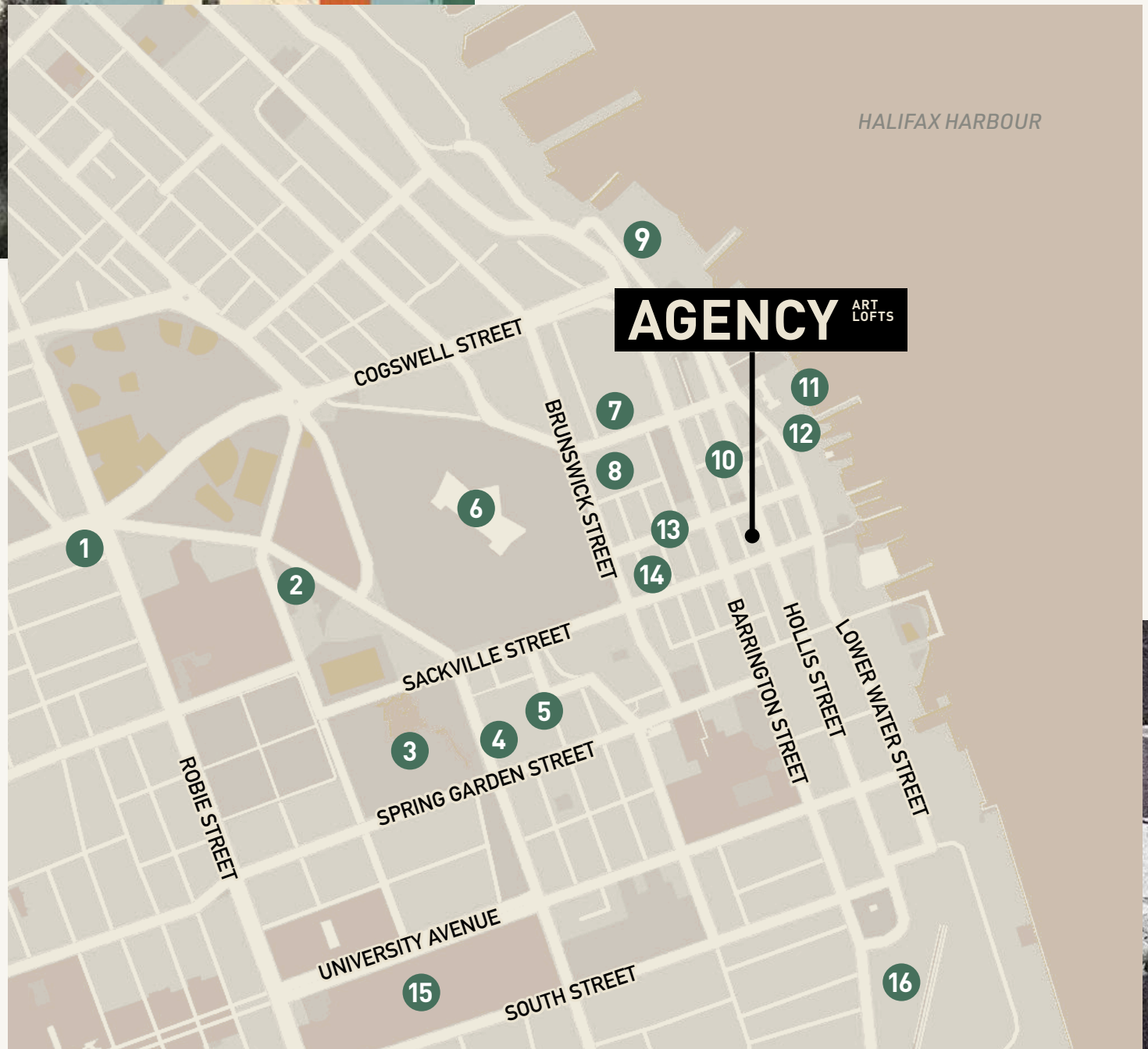
**Rent:**  
Please Contact

**Availabilities:**  
Multiple ground floor commercial units:

**Hollis St.**  
Leased.

**Corner Unit**  
Hollis St. & Sackville St.  
4,113 sq. ft.

**Main Floor (Office)**  
Leased.



## Amenities

1. Atlantica Hotel
2. Museum of Natural History
3. Public Gardens
4. Parkland Mall
5. The Lord Nelson
6. Citadel Hill
7. Scotia Square
8. Scotiabank Centre
9. Waterfront Marriott
10. Art Gallery of Nova Scotia
11. Ferry Terminal
12. Queens Marque
13. Convention Centre
14. Nova Centre
15. Hospital
16. Superstore

# FLOOR PLANS

## GROUND LEVEL LEASED

### GROUND LEVEL CORNER UNIT (HOLLIS ST. & SACKVILLE ST.) – 4,113 SQ. FT.

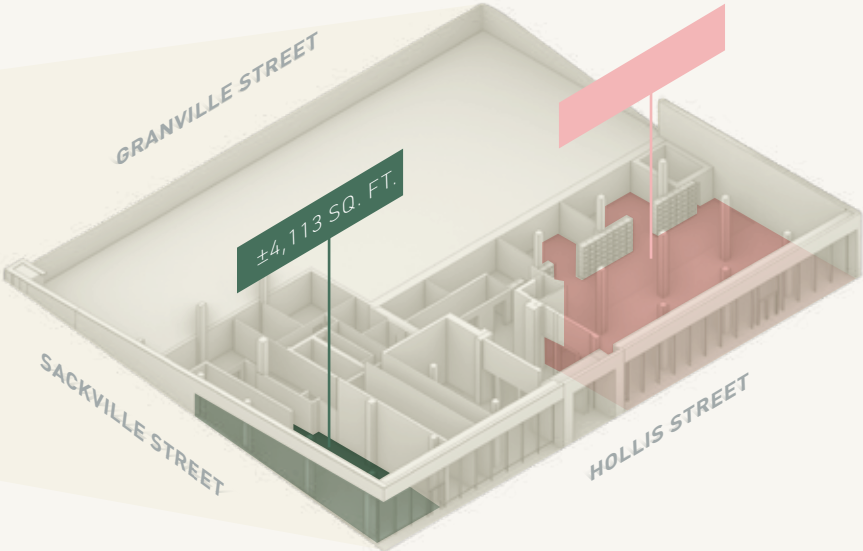
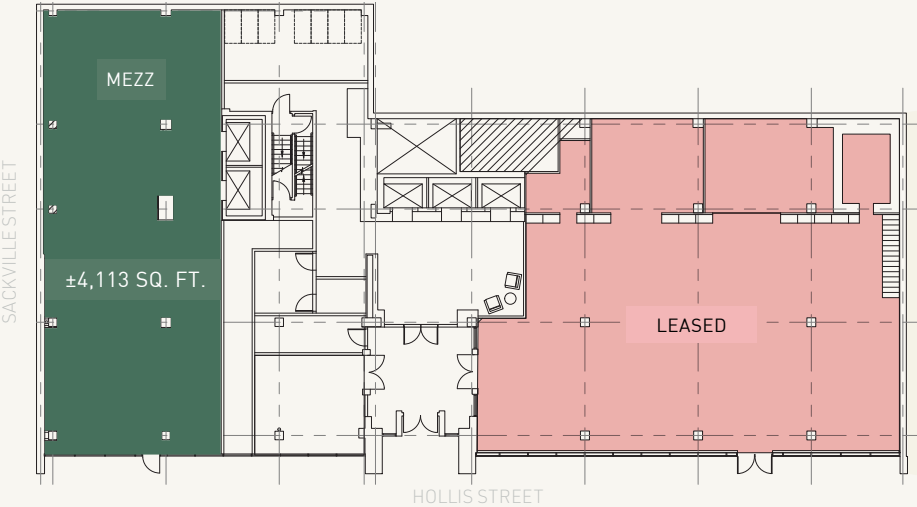
Newly constructed high profile corner unit located on the corner of Sackville St. and Hollis St. This unit is ideal for a restaurant user looking for space with ample natural light, high exposed ceilings, high visibility and a unique mezzanine feature that overlooks the dining area.

## MAIN FLOOR LEASED

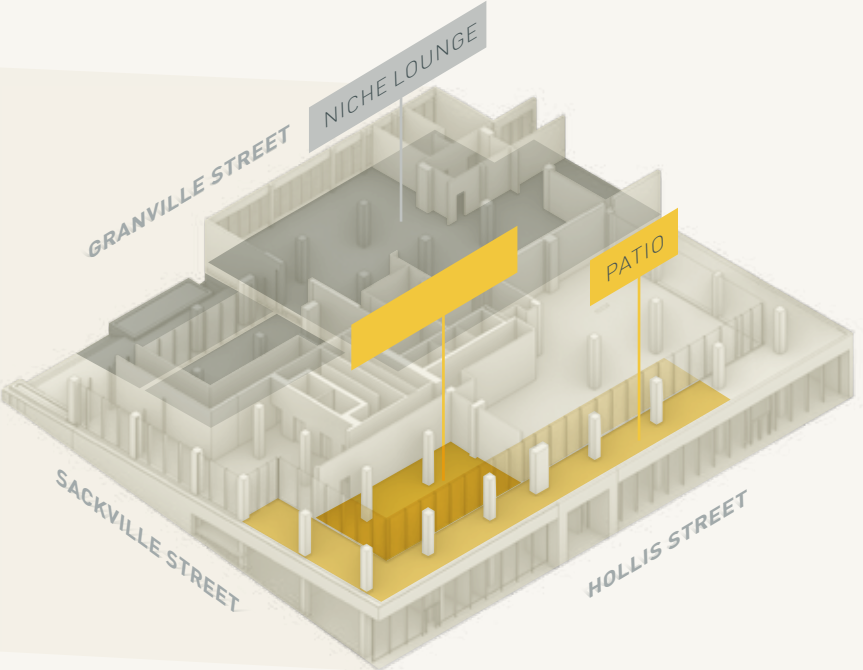
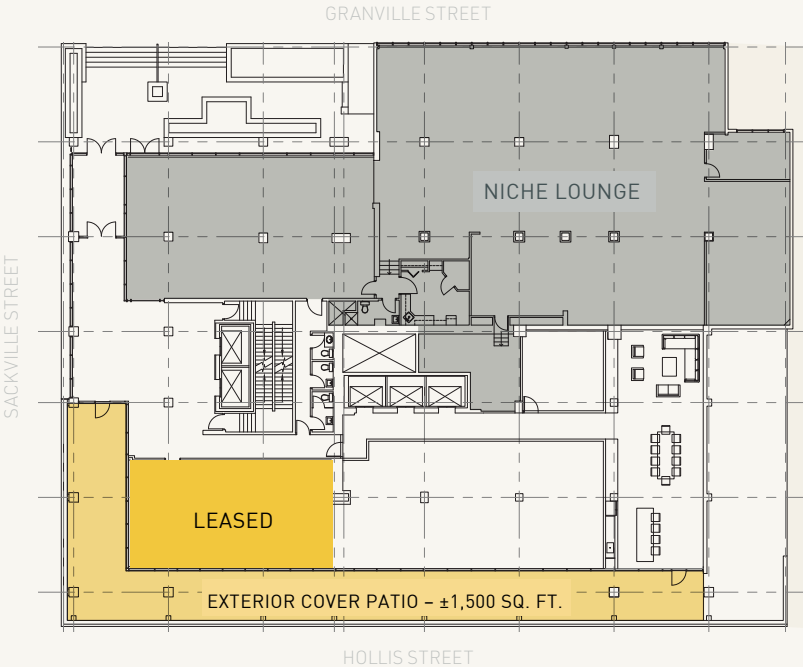
Located off of the main building entrance on Granville St., this commercial unit comes with a wrap around dedicated patio/outdoor space overlooking Hollis St. and Sackville St. Ideal for users looking for Office space.



GROUND LEVEL CONCEPT



MAIN LEVEL CONCEPT



# A CREATIVE REIMAGINING OF WHAT TIME FORGOT.

The future Agency Art Lofts is a truly mixed-use building repositioning strategy. This ideally-located property will feature exposed concrete surfaces, best-in-class floor-to-floor heights, waterfront views, and five newly-modernized elevators servicing the building's two internal towers. In addition, the podium of the building is being completely rethought under the design direction of award winning Fathom Studios, and will feature original art throughout.







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**SIDEWALK CBRE**

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