

# HALIFAX SHOPPING CENTRE OFFICE

## DESCRIPTION

### Tower One:

Located in one of Halifax’s prime retail locations, Tower One is two and one-half stories featuring 64,257 square feet of office space. This office space delivers unparalleled amenities and services to its tenants. The tower is adjacent to Mumford Professional Centre with the added bonus of all of its services and retailers.

### Tower Two:

Encompasses a retail centre with over 160 shops, restaurants and cafes. This tower is approximately 47,224 square feet of office space on 2 levels. Closely situated to all major arteries and only a few minutes from the downtown core.

## MANAGEMENT

20 VIC MANAGEMENT INC.  
1 Queen Street East  
Suite 300, Box #88  
Toronto, Ontario M5C 2W5

Tel: (416) 955-0595  
Fax: (416) 955-0569

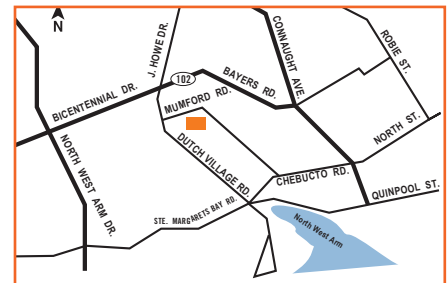
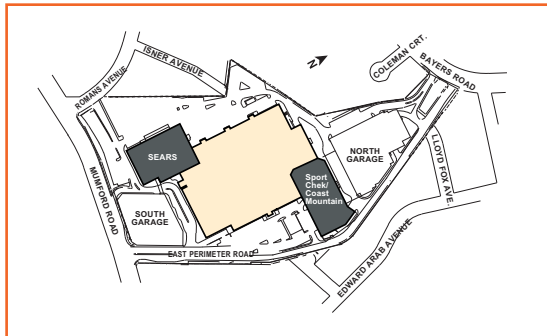
Halifax Office:  
7001 Mumford Road  
Tower 1, Suite 202  
Halifax, NS B3L 4N9

Tel: (902) 454-8666  
Fax: (902) 454-6908

## ADDRESS

7001 Mumford Road  
Halifax, Nova Scotia  
B3L 4P1

Located within minutes of Downtown Halifax and Bayer’s Lake with easy access off Highway 102



# HALIFAX SHOPPING CENTRE - OFFICE

## TOWER ONE

### Description:

No. of Floors:	2.5
Total Area:	67,257 sq. ft.
Available:	2
Year Built:	1973
Typ. Low-Rise Floor Plate:	27,016 sq.ft.

### Amenities:

Public Transit Surface Route	YES
Direct LRT Access:	YES
Barrier Free Access:	YES

### Technical:

#### Typical power watts/sq. ft.:

Tenant:	3.33 watts/sq. ft.
Lighting:	3.33 watts/sq. ft.
Other:	10.66 watts/sq. ft.
Ceiling Height: 8'6"; Wall Type:	Drywall
Washrooms per Floor:	2

Satellite Dish Capability:	Yes
Fibre Optic Capability:	Yes
Shipping Receiving:	Yes
Emergency Generator:	Yes
HVAC Dist System: Perimeter hot water baseboards, constant volume	
HVAC Hours: 7:00 a.m. to 6:00 p.m. weekdays	

### Parking:

Above Grade:	1,140 stalls
Below Grade:	1,156 stalls
parking Ratio:	2.94 spaces/1000 s.f.

### Elevators:

Low Rise:	2
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### Life Safety:

Fire Detection System:	YES
Sprinkler System:	YES
Security Department:	YES
Security Systems:	Card access system

## TOWER TWO

### Description:

No. of Floors:	2
Total Area:	47,224 sq. ft.
Available:	0
Year Built:	1978
Typ. High-Rise Floor Plate:	23,612 sq.ft.

### Amenities:

Public Transit Surface Route	YES
Direct LRT Access:	YES
Barrier Free Access:	YES

### Technical:

#### Typical power watts/sq. ft.:

Tenant:	5.33 watts/sq. ft.
Lighting:	3.33 watts/sq. ft.
Other:	10 watts/sq. ft.
Ceiling Height: 8'6"; Wall Type:	Drywall
Washrooms per Floor:	2

Satellite Dish Capability:	Yes
Fibre Optic Capability:	Yes
Shipping Receiving:	Yes
Emergency Generator:	Yes
HVAC Dist System: Perimeter hot water baseboards, constant volume	
HVAC Hours: 7:00 a.m. to 6:00 p.m. weekdays	

### Parking:

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### Life Safety:

Fire Detection System:	YES
Sprinkler System:	YES
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Security Systems:	Card access system

### Leasing:

Blaise Morrison (902) 454-8666 Fax: (902) 454-6908  
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### Vice President, Leasing:

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