

Is your business open to bigger opportunities?



GO LOCAL. GO NORTH. GO VÉLO.



Retail Space | 500 SF to 2,500 SF | 2300 Gottingen Street, Halifax, NS



Get in on the ground floor of the hottest spot in the North End.

You believe in going local. So do we. That's why we're looking for independent, local retailers who want to increase their profile—and their clientele—by being part of The Vélo—a mixed use development combining residential and retail space.

Phase 1 includes 103 high-quality apartments with 5,300 square feet of retail on the ground floor. Phase 2 includes another 60+ apartments and 4,700 SF of retail space on the site immediately to the south.

Who's living in them? The energetic and eclectic people who are already making the North End the hottest place to be.

Who's servicing them? You are—with food services like coffee shops, cafés/ bistros, and brew pubs as well as other high-frequency businesses like hair and beauty, pet care, yoga studios, and more.



RETAIL SPACE DESCRIPTION

- 5,000 SF of high quality retail space
- 103 high quality apartments on 4 upper floors in Phase 1
- Retail unit sizes from 500 SF to 2,500 SF
- 12 foot ceilings with large glass storefronts
- Concrete construction for retail area
- Ventilation to support commercial kitchens
- In floor radiant heating
- Air conditioning
- Access to natural gas
- Signage opportunities as envisioned by EyeCandy Signs
- Property exposed to 10,000 passing vehicles per day
- Phenomenal bus service, and a short walk to downtown
- North End Library and YMCA across the street
- Free on street parking for customers
- 1 interior parking space per 1,000 SF of retail (extra cost)
- Bicycle friendly development.



LEASING

- Competitive Lease Rates
- Fit Up Allowances Available
- Brokers Protected

BASE BUILDING AMENITIES

- Polished concrete floor with in-floor radiant heating
- Demised drywall partitions read for paint
- Exposed concrete ceiling for a modern look
- 200 amp electrical panel in unit
- Air conditioning (heat pump) & basic ventilation
- High quality aluminium and glass windows facing Gottingen Street



SUMMARY OF RETAIL SPACE

| SPACE | SIZE (SF) |
|--------|---------------|
| CRU #1 | 805 SF |
| CRU #2 | 570 SF |
| CRU #3 | 713 SF |
| CRU #4 | 638 SF |
| CRU #5 | Leased |
| CRU #6 | Leased |
| CRU #7 | Leased |
| CRU #8 | Leased |
| CRU #9 | Leased |

LIMITING CONDITIONS

This leasing brochure is for information purposes only, and may not contain all the information that a prospective tenant may require in order to determine whether or not to lease the property. This information is for discussion purposes only, and does not constitute an offer to lease the premises. The owner reserves the right to remove the space from the market at any time and is under no obligation to accept any proposal to lease the premises.

LOCATION MAP



CONTACT INFORMATION

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THE VÉLO

Ground Floor Retail and Parkade



GOTTINGEN STREET.

