COMMERCIAL SPACE FOR OCEAN TECHNOLOGY INNOVATORS
HALIFAX HARBOUR, NOVA SCOTIA, CANADA
ABOUT COVE
COMMERCIALIZATION TO NEW GROWTH, INSPIRING BUSINESS INNOVATION IN OCEAN TECHNOLOGY

The Centre for Ocean Ventures & Entrepreneurship (COVE) is a community that brings together the best and brightest ocean technology innovators, in a purpose-built place, in a location uniquely created by nature, to push forward leading-edge developments in the ocean technology industry.

- Approx. 8 acre site with 12 acres of accessible water lots
- 50,000+ sq. ft. of office, workshop and shared space, including an on-site incubation facility
- Available for occupancy starting Spring 2018

If you are a company (new or well-established), a start-up venture, or an owner of a promising ocean technology idea that needs help getting to market, COVE is where you will succeed.

COVE is designed to foster innovation. The community is based on a foundation of sharing of expertise, ideas and resources among members. It is this collaboration that facilitates business growth, opportunity and technical advances for our members. Our strong working relationships with leading academic institutions (including Dalhousie University & Nova Scotia Community College) as well as government research labs means access to R&D, as well as future workforce. Our strong, thriving oceans-related industry means access to well-integrated and established supply chains.

Join us at COVE.

BRINGING TOGETHER THE BEST OF OCEAN TECH IN ONE PLACE

![Energy](energy.png) ![Marine Transportation](transportation.png) ![Marine Tourism](tourism.png) ![Marine Defence & Security](defence.png) ![Fishing & Aquaculture](fishing.png)

- **Energy**
- **Marine Transportation**
- **Marine Tourism**
- **Marine Defence & Security**
- **Fishing & Aquaculture**
UNIQUE COVE FEATURES

- Situated in the urban centre of Atlantic Canada’s largest city, close to other marine-related activity & expertise
- On Halifax Harbour, world’s 2nd largest natural harbour with year-round commercial, recreational & military vessel movement
- Direct harbour access with 2,850 ft of wharf face, with two finger piers & small boat facility
- Water depth up to 50 ft
- 2 acres for laydown area & exterior storage compound
- Parking available on-site
- Secure, fenced compound
- Established marine infrastructure & services flourishing in large port city
- Easy connections to community & amenities, including trades & suppliers
- Access to walking trails, roads, ferries & ground transportation

WHY COVE?

COVE MEMBERSHIP BENEFITS

Long-and short-term COVE tenants will become official members of COVE. All tenants will have access to a suite of initiatives and programming to support their success and growth in the ocean technology sector, including:

- Support to identify business and innovation opportunities
- Support to identify potential sources of funding, build proposals & facilitate project management
- Access to shared workshops and business services (boardrooms, print services, social/event hub, shipping and receiving, and reception)
- Direct ocean access in a shared projects/testing area
- Access to wharves and floating docks for vessel berthing (*fees apply)
- Networking programs & initiatives
- Access to COVE brand affiliation and marketing initiatives, promoting your business in global markets
- Shared mechanical and electronic prototyping and test facilities on-site and nearby at affiliated sites

COVE will offer tenants discounted access to technical services, which may include vessels, equipment and marine infrastructure.
COMMERCIAL COVE PROPERTIES

NORTH BUILDING
• 22,415 sq. ft. of leasable office & workshop space on 4 floors
• Includes 3,304 sq. ft. of workshop space with 18 ft. ceilings on 1st floor
• Common meeting spaces, event/social hubs, kitchens & amenities
• Open high-bay indoor staging & integration area
• 600 volt electrical service
• Fully sprinklered & central elevator
• 6 large overhead doors with direct access to wharves
• Plenty of natural light

SOUTH BUILDING
• 9,877 sq. ft. of leasable office & workshop space on 2 floors
• Includes 3,617 sq. ft. of workshop space with 18 ft. ceilings
• 2 large overhead doors with direct access to wharves
• Common reception, meeting spaces, testing facilities & workshops, kitchens & amenities
• 600 volt electrical service
• Fully sprinklered & full-sized freight elevator
• Shared shipping & receiving bay with overhead door
• Exterior hazardous goods storage

DOCK-SIDE BUILDING
• 4,407 sq. ft. of leasable workshop space on one storey
• Marine-side with 2 large overhead doors
• 600 volt electrical service
• Fully sprinklered

IT INFRASTRUCTURE
• Fibre-based high speed internet access
• Wi-Fi

LOCATION
Halifax, Nova Scotia is the economic hub of Atlantic Canada, is strategically located on North America’s east coast and is emerging as one of North America’s most vibrant innovation districts. Halifax’s growing 5-km innovation corridor spans east to west, from one side of Halifax Harbour, the world’s second largest ice-free harbour, to the other. This corridor is fuelled by talent from five of Nova Scotia’s 10 degree-granting universities and the Nova Scotia Community College (NSCC), from hospitals and national research centre labs, and from Canada’s East Coast Navy.

It is home to more than 100 technology and more than 300 ocean-related companies and is connected to the world. COVE is located next door to NSCC’s Ivany Campus (one of 13 across the province, where the future workforce of the Ocean Technology sector is being trained. The global headquarters of the Ocean Frontier Institute, as well as the Ocean Tracking Network and the Marine Environmental Observation, Prediction and Response (MEOPAR) Network are all located at the main campus of Dalhousie University, one of the leading academic institutions attracting thousands of students who come to Halifax from are than 100 countries.
Industries
• Shipbuilding
• Offshore Petroleum Reserves
• Tidal Energy
• Aquaculture
• Marine Transportation
• Ocean Technology

Academia
• Dalhousie University, including Ocean Tracking Network & MEOPAR
• Ocean Frontier Institute (Dalhousie, MUN & UPEI)
• Nova Scotia Community College (NSCC)

Government
• Home to Canada’s East Coast Navy
• Bedford Institute of Oceanography (BIO)
• Institute for Marine BioSciences (NRC)
• Defence R&D Canada (DRDC - Atlantic)
COVE offers a number of different types of spaces for tenants, including dedicated and shared offices and workshops, social and community spaces, laydown and external storage areas, as well as wharfage. The objective is to accommodate multiple small and medium sized companies, as well as development teams from larger companies, to create a highly collaborative commercial community. We will work with you to customize space to suit your needs. Tenants at COVE share a common commitment to collaboration and growing the economy.

### LEASE RATES

COVE offers a number of different types of spaces for tenants, including dedicated and shared offices and workshops, social and community spaces, laydown and external storage areas, as well as wharfage. The objective is to accommodate multiple small and medium sized companies, as well as development teams from larger companies, to create a highly collaborative commercial community. We will work with you to customize space to suit your needs. Tenants at COVE share a common commitment to collaboration and growing the economy.

#### OFFICE/WORKSHOP

<table>
<thead>
<tr>
<th></th>
<th>OFFICE</th>
<th>WORKSHOP</th>
<th>INCLUDES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Rate</td>
<td>$15 /sf</td>
<td>$8 /sf</td>
<td>Base rental charge per month</td>
</tr>
<tr>
<td>Common Area Maintenance</td>
<td>$12 /sf</td>
<td>$7 /sf</td>
<td>Share of common area maintenance &amp; operating costs.</td>
</tr>
<tr>
<td>Amenity</td>
<td>$5 /sf</td>
<td>$5 /sf</td>
<td>Share of costs for shared amenity spaces, including meeting rooms, workshops, kitchens &amp; on-water projects area.</td>
</tr>
</tbody>
</table>

**Gross** $32 /sf $20 /sf

* Plus applicable taxes

#### INDIVIDUAL DESKS

<table>
<thead>
<tr>
<th>GROSS RENT</th>
<th>INCLUDES</th>
</tr>
</thead>
<tbody>
<tr>
<td>$500 /month (Daily &amp; weekly rates available)</td>
<td>Base rental charge, share of common area maintenance &amp; operating costs, &amp; access to all shared amenity spaces, including meeting rooms, kitchens, workshops &amp; on-water projects area.</td>
</tr>
</tbody>
</table>

Nothing contained herein shall be interpreted as creating any obligation that is legally binding on the Centre for Ocean Ventures and Entrepreneurship, or its principal, Waterfront Development Corporation Limited.

---

**DOCK-SIDE**

- **COMMON AREA**
- **PHYSICAL PLANT**
- **WORKSHOP**
WHARVES
• Water depths from 13 to 50 ft. 
  (with 75% of at least 25 ft. plus)
• Ice-free in winter
• Floating dock, wharf face & finger piers
• Long-term berthing & day rate berthing available
• Electrical & water servicing available
• Designated area for projects, testing and other direct ocean access

* Services to the wharves (water & power) will be billed to vessels based on usage
* Plus applicable taxes
* Additional Availability: Laydown area, parking, exterior storage compound (containerized)
Start-Up Yard is the incubation facility at COVE, helping early stage ocean technology companies commercialize their products and services and succeed in the global marketplace. It offers programs, incubation space and services, funding, shared equipment, expertise and mentoring.

Start-Up Yard is more than infrastructure and other resources. It is a community – an environment with a strong innovation culture that lets start-ups engage with like-minded entrepreneurs and organizations that can help them start and grow. It also partners with post-secondary institutions to help drive commercialization of ocean technologies.

Start-Up Yard includes open concept desk space, meeting space and shared workshop and testing facilities. Open to all COVE members, it offers prototype design and fabrication equipment and services.

You can contact the Start-Up Yard team at any point, whether you’re at the idea, proof-of-concept, prototype, or go-to-market stage. We are happy to discuss your ideas, progress and future direction and how we can help.

Membership at COVE is exclusive of participation in the Start-Up Yard. Special leasing rates are available for those who qualify for the incubation program.

FOR MORE INFORMATION ON START-UP YARD, PLEASE CONTACT

SHELLEY HESSIAN
Executive Director, Start-Up Yard at COVE
shelley.hessian@coveocean.com
T 1.902.424.8670 x 1123  |  M 1.902.220.2031
COVE is seeking out additional private sector supporters to further enhance opportunities for COVE members, as well as further strengthen the Ocean Technology sector in Nova Scotia and beyond.

Nothing contained herein shall be interpreted as creating any obligation that is legally binding on the Centre for Ocean Ventures and Entrepreneurship, or its principal, Waterfront Development Corporation Limited.
INDIVIDUALS & COMPANIES INTERESTED IN OBTAINING SPACE SHOULD MAKE CONTACT BY NOVEMBER 17, 2017 TO DISCUSS YOUR PLACE AT COVE.

Deborah Page
Waterfront Development
tenancy@coveocean.com

27 Parker St, Dartmouth, Nova Scotia B2Y 2W1, Canada

Join us at COVE, a community of ocean technology innovation and commercialization at the water’s edge in Halifax, Nova Scotia.

Spring 2018