



COMMERCIAL SPACE FOR  
MARINE TECHNOLOGY INNOVATORS  
HALIFAX HARBOUR, NOVA SCOTIA, CANADA



COVE

# ABOUT COVE

COMMERCIALIZATION TO NEW GROWTH, INSPIRING BUSINESS INNOVATION IN MARINE TECHNOLOGY

COVE is an industry-led high-tech hub for innovators in the global marine technology sector.

Our mission is to bring together people, ideas and opportunities, and champion the commercialization of marine technology.

COVE is where marine technology leaders develop solutions for a better and sustainable world.

## THE BEST IN MARINE TECHNOLOGY. ALL UNDER ONE ROOF.

COVE brings together the best and the brightest people to push forward leading-edge developments in the marine technology industry. In a purpose-built place and in a location uniquely created by nature, the COVE ecosystem inspires, encourages, and facilitates marine technology advances with real application and meaning.

## COVE PROPELS MARINE TECHNOLOGY INNOVATION WORLDWIDE.



ENERGY



MARINE  
TRANSPORTATION



MARINE  
TOURISM



MARINE DEFENCE  
& SECURITY



FISHERIES &  
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



## 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.

# 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

	OFFICE	WORKSHOP	INCLUDES
Net Rate	\$15 /sf	\$8 /sf	Base rental charge per month.
Common Area Maintenance	\$12 /sf	\$7 /sf	Share of common area maintenance & operating costs.
Amenity	\$5 /sf	\$5 /sf	Share of costs for shared amenity spaces, including meeting rooms, workshops, kitchens & on-water projects area.
<b>Gross</b>	<b>\$32 /sf†</b>	<b>\$20 /sf†</b>	

\* Plus applicable taxes

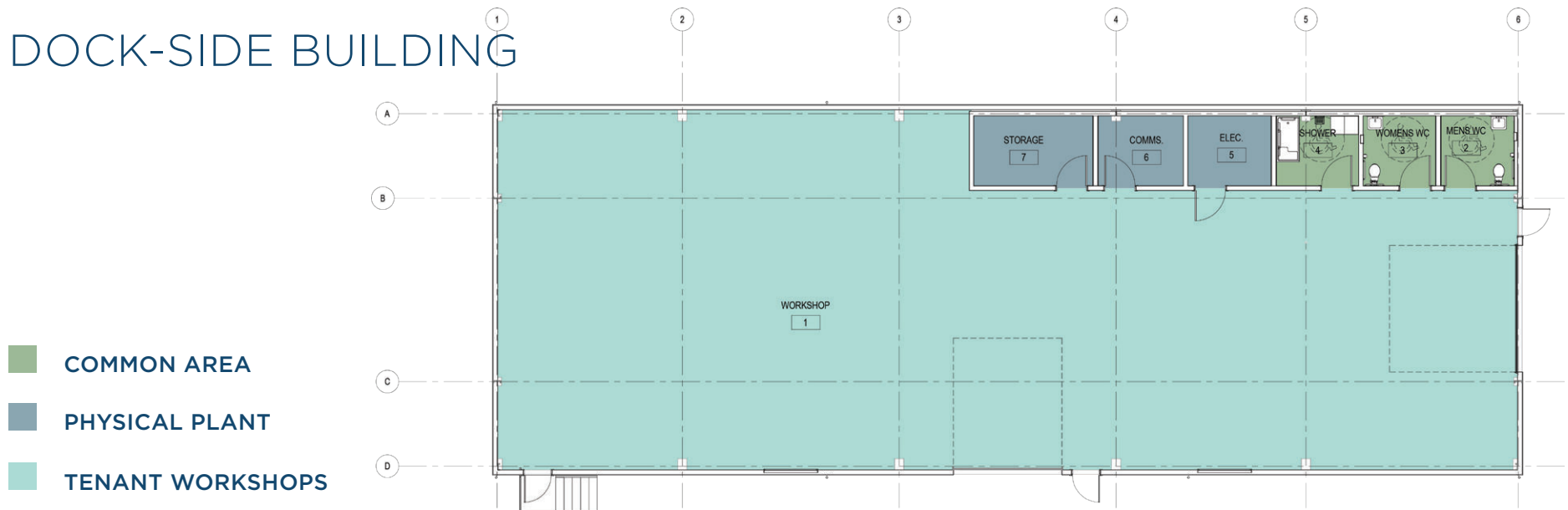
† Per year

## INDIVIDUAL DESKS

	GROSS RENT	INCLUDES
<b>Desk Rental</b> (Permanent desk in open office with approx. 100 sq. ft.)	\$500 /month (Daily & weekly rates available)	Base rental charge, share of common area maintenance & operating costs, & access to all shared amenity spaces, including meeting rooms, kitchens, workshops & on-water projects area.

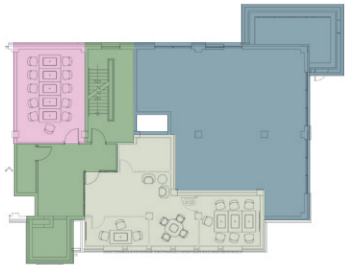
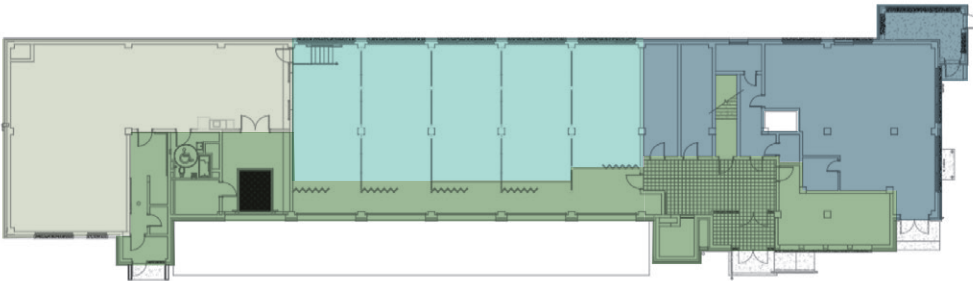
Nothing contained herein shall be interpreted as creating any obligation that is legally binding on the Centre for Ocean Ventures and Entrepreneurship, or its principal, Build Nova Scotia.

## DOCK-SIDE BUILDING

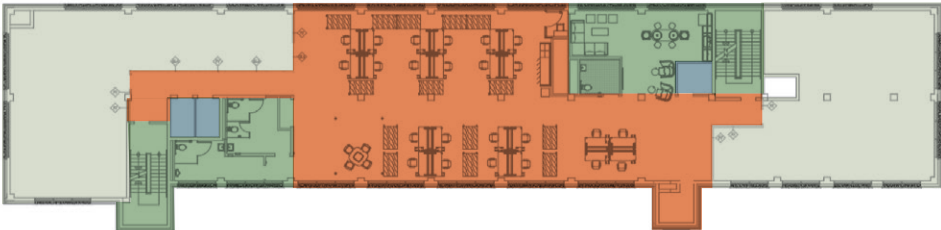


# NORTH BUILDING

FIRST FLOOR



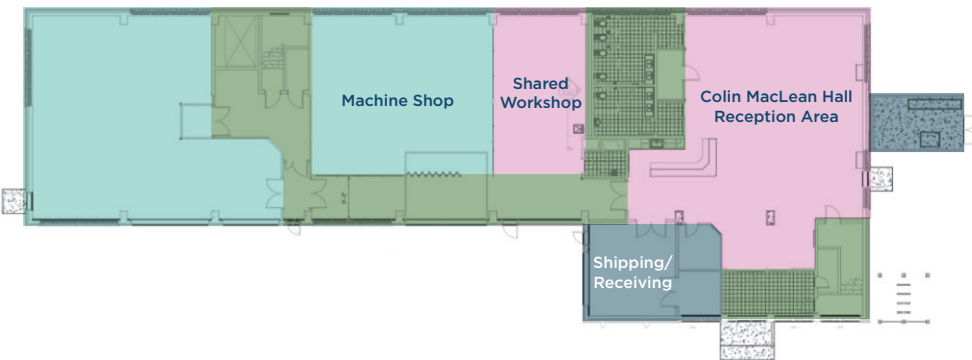
SECOND, THIRD & FOURTH FLOOR



- |                |                  |
|----------------|------------------|
| COMMON AREA    | PHYSICAL PLANT   |
| DEMISED OFFICE | TENANT WORKSHOPS |
| OPEN OFFICE    | SHARED           |
| NSCC SPACE     | STARTUP YARD     |

# SOUTH BUILDING

FIRST FLOOR



SECOND FLOOR





# WHARF RENTAL

## RATE

Wharf rental rate of \$2 per meter, per day

- \* 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)

## 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
- Crane and boom truck access up to 200 ton, depending on location
- Internet, electrical, and water servicing available
- Designated area for projects, testing and other direct ocean access



TO LEARN MORE ABOUT THE SITE, OR IF YOU ARE INTERESTED IN LEASING OFFICE,  
WORKSHOP, OR WATERFRONT SPACE, EMAIL [TENANCY@COVEOCEAN.COM](mailto:tenancy@coveocean.com)

27 Parker St, Dartmouth, Nova Scotia B2Y 4T5, Canada

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

Spring 2019

## COVE PARTNERS



## PRIVATE SECTOR SUPPORTERS



Irving Shipbuilding Inc.

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.

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