



TOWN of
Holyrood
Come Ashore



Office Features:

- Office spaces available between 120-140 sq.ft
- Access to two fully equipped boardrooms
- 24 hour access
- Security systems
- Parking for tenants & clients
- Kitchen facilities
- Furnished offices with internet
- Janitorial services
- Heat, light and snow clearing services
- Access to the Oceans Innovative Theatre
- Lease available by day, week, month or long term

Local Attractions and Amenities:

- Holyrood Beach Boardwalk
- Golf: The Willows & The Wilds
- Holyrood Festival Grounds
- Salmonier Nature Park
- Holy Cross Park
- Terra Nova Yacht Club
- George Cove Mountain Trail
- Murray's Peak Trail
- Royal Bank of Canada
- Nearby cafes and eateries
- Marine Institute's Centre for Applied Oceans Technology – Memorial University
- Ocean and mountain view sub-divisions
- Holy Cross Elementary School & Happy Days Day Care



Newly Renovated OCEAN SUITES for Lease

The Beachhead at the **Ocean Innovative Centre** Phase 1 is a 10,000 square-foot facility located on the Salmonier Line in the Town of Holyrood. The Holyrood Harbour is the portal of deep, cold arctic water exploration and home to Memorial University - Marine Institute's Centre for Applied Oceans Technology. Centrally located with only a 35 minutes' drive to the City of St. John's and Vale Newfoundland and Labrador, and a 50 minutes' drive to Bull Arm (Hebron Project).

Where else can you find...

- a distinctive combination of both public and private companies?
- a facility that is home to a concentration of marine and ocean related organizations on the Island?
- amenities that support its people to be healthy and happy in its workplace, while all being located in a harbor side location?

The Centre provides an excellent opportunity for marine, environmental, research and other technology focused tenants to occupy affordable efficient space with one of the most picturesque coastal locations on the Avalon Peninsula.

For more information, contact the Town of Holyrood, 34 Salmonier Line, Holyrood, Newfoundland & Labrador, A0A 2R0
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