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735 MAIN STREET  
MONCTON, NB



# 735 MAIN STREET

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DOWNTOWN OFFICE SPACE  
1,276 TO 3,202 SF



## DOWNTOWN

Four- Storey Office Building



**VARIOUS**  
Suites Available

\$15.00 - \$17.00 PSF NET

# Property Highlights

Head to 735 Main Street and you'll find a highly visible well maintained professional office building that offers potential tenants endless possibilities and exceptional amenity selections.

- Located in the heart of downtown Moncton with access to an abundance of amenities including restaurants, retail, cafes, banking, and much more!
- Ample nearby parking for employees and customers
- On-site maintained w/Online support request
- Great signage opportunities
- Additional Rent: \$15.44 psf includes heat and lights

#### AVAILABILITIES:

##### Suite 200 | 3,202 sf

- Turnkey built out office space
- Mix between several private window offices, meeting rooms and a kitchenette

##### Suite 203 | 1,460 sf - 3,172 sf

- Open concept suite with several private offices overlooking Main Street

##### Suite 104 | 1,276 sf

- Turnkey open-concept working area on the Ground Floor; ideal for collaboration and flexibility



1,276 SQUARE FEET

# SUITE 104

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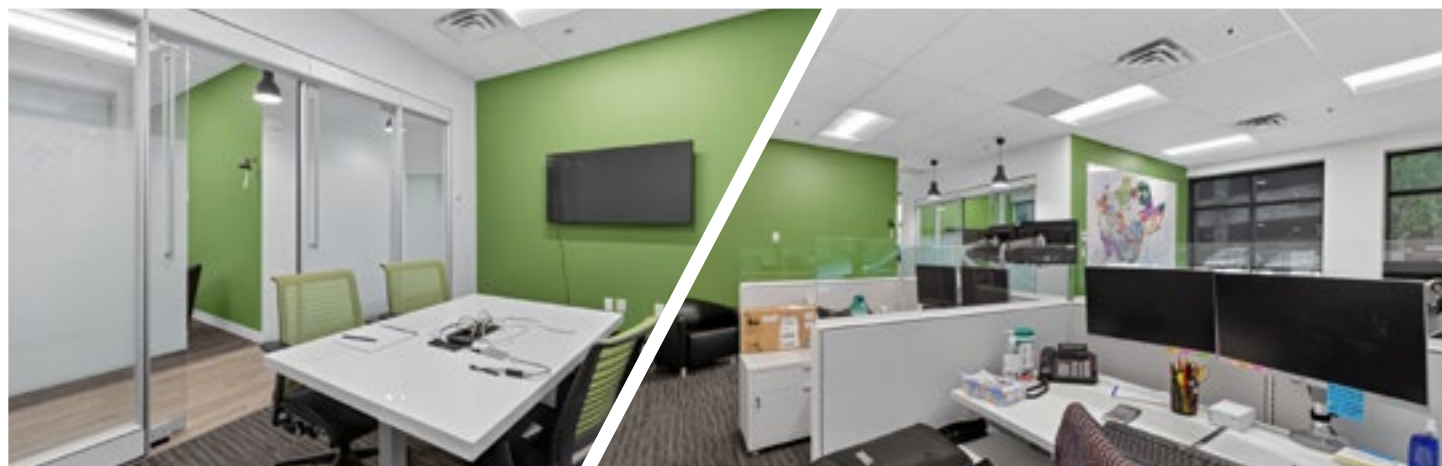
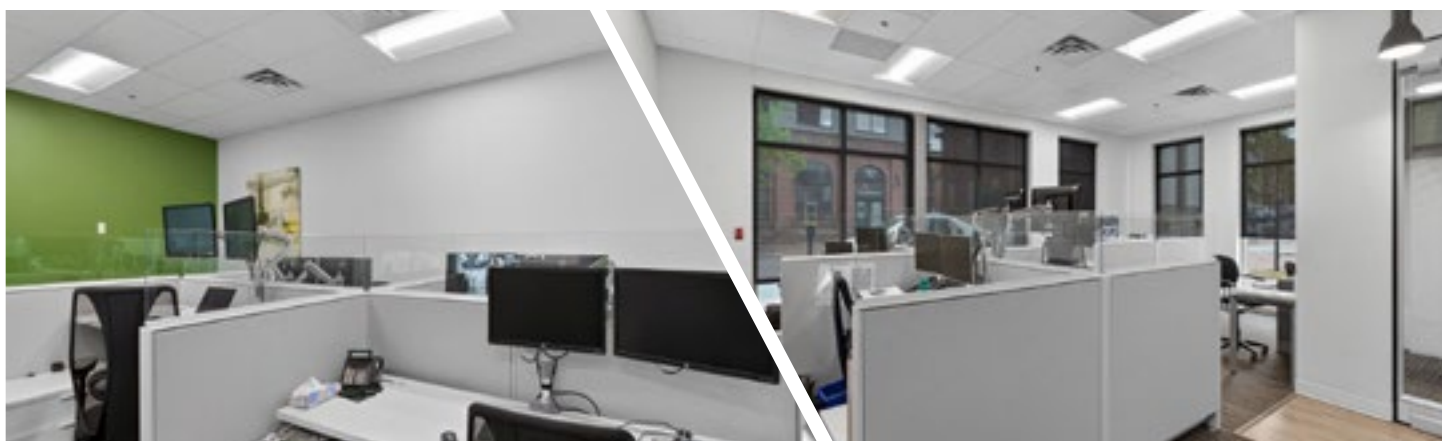
VIRTUAL TOUR

## 1,276 SF OF MODERN OFFICE SPACE FEATURING:

- Welcoming reception area; creating a strong first impression
- Open-concept working area; ideal for collaboration and flexibility
- Spacious boardroom; perfect for meetings and presentations
- Kitchenette for staff convenience
- Dedicated storage room for added functionality
- Ground floor suite with easy accessibility
- Turn-key condition – move-in ready
- Bright, well-maintained space with a clean and professional appearance

1,276 SQUARE FEET

# SUITE 104



3,202 SQUARE FEET

# SUITE 200

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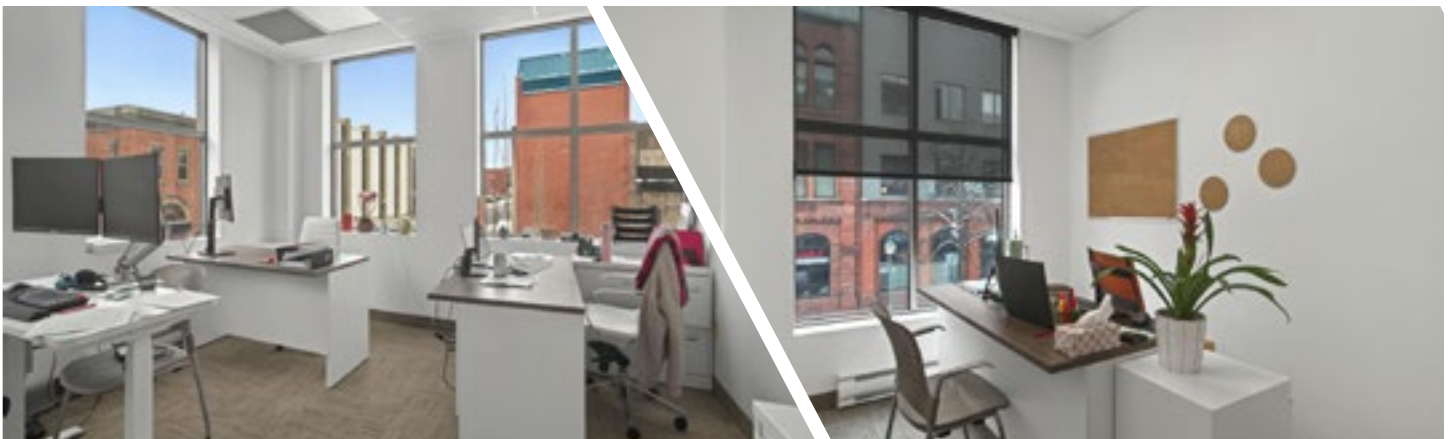
VIRTUAL TOUR

3,202 SF OF MODERN OFFICE SPACE FEATURING:

- Spacious welcoming reception area
- Multiple bright versatile offices of varying sizes, with options for conversion into additional meeting spaces
- Easy access to shared, well-maintained washrooms
- Staff lounge equipped with a kitchenette

3,202 SQUARE FEET

# SUITE 200

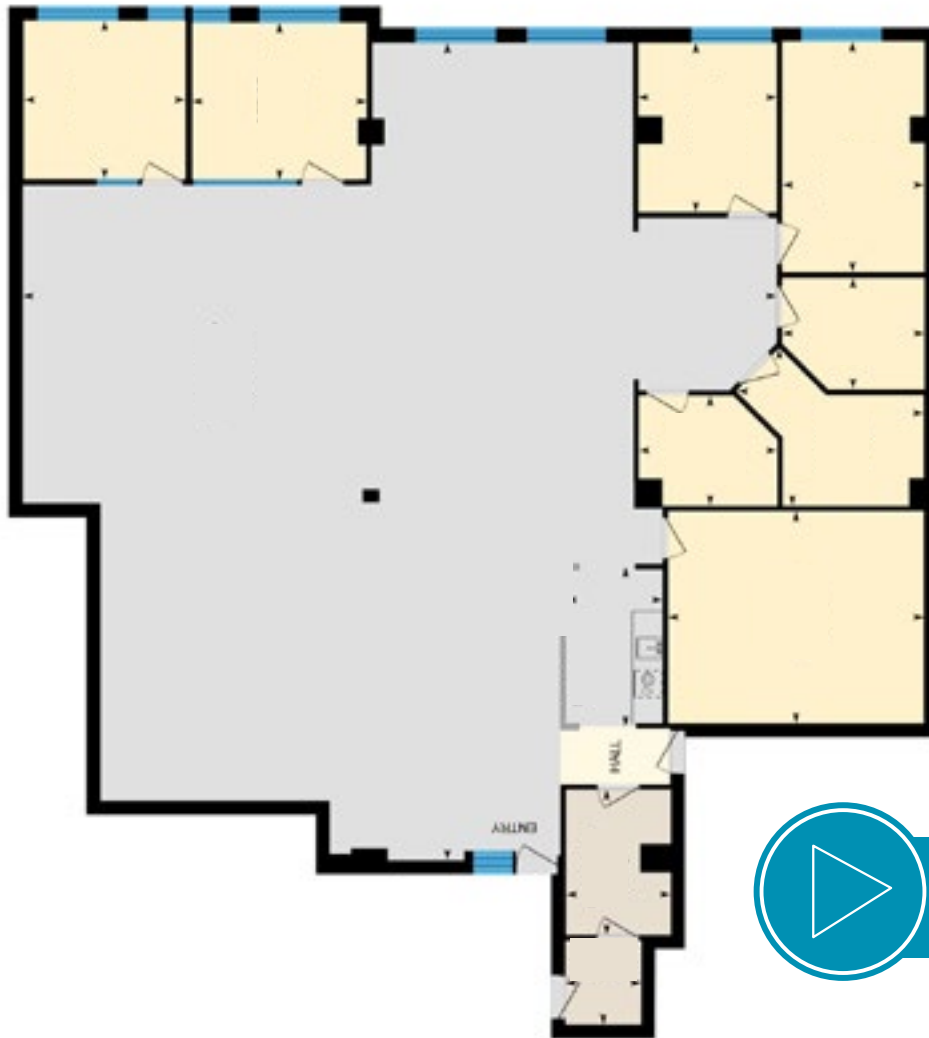




1,460 - 3,172 SQUARE FEET

# Suite 203

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VIRTUAL TOUR

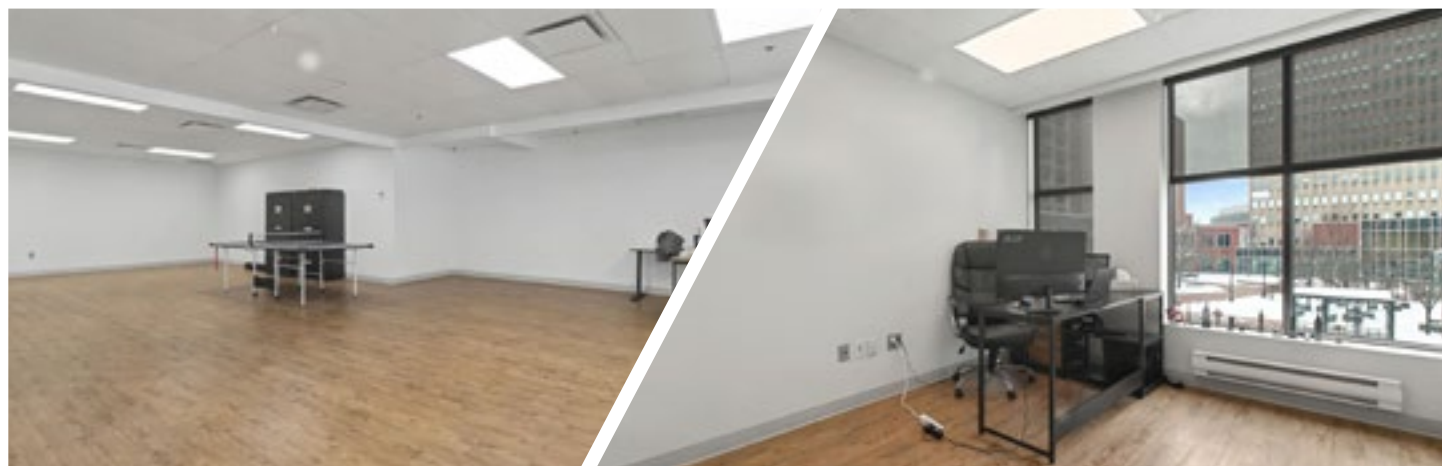
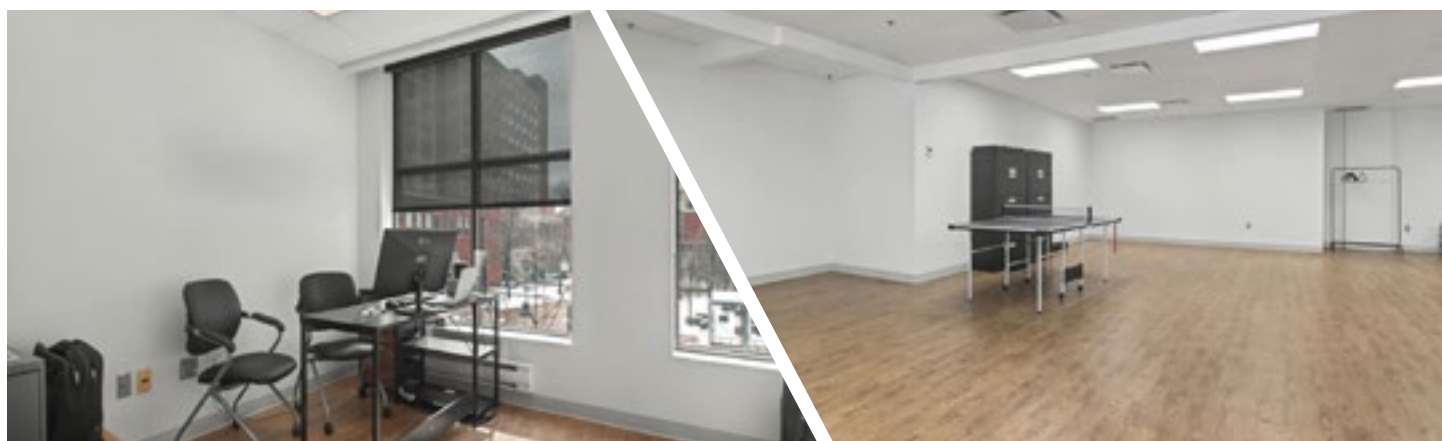
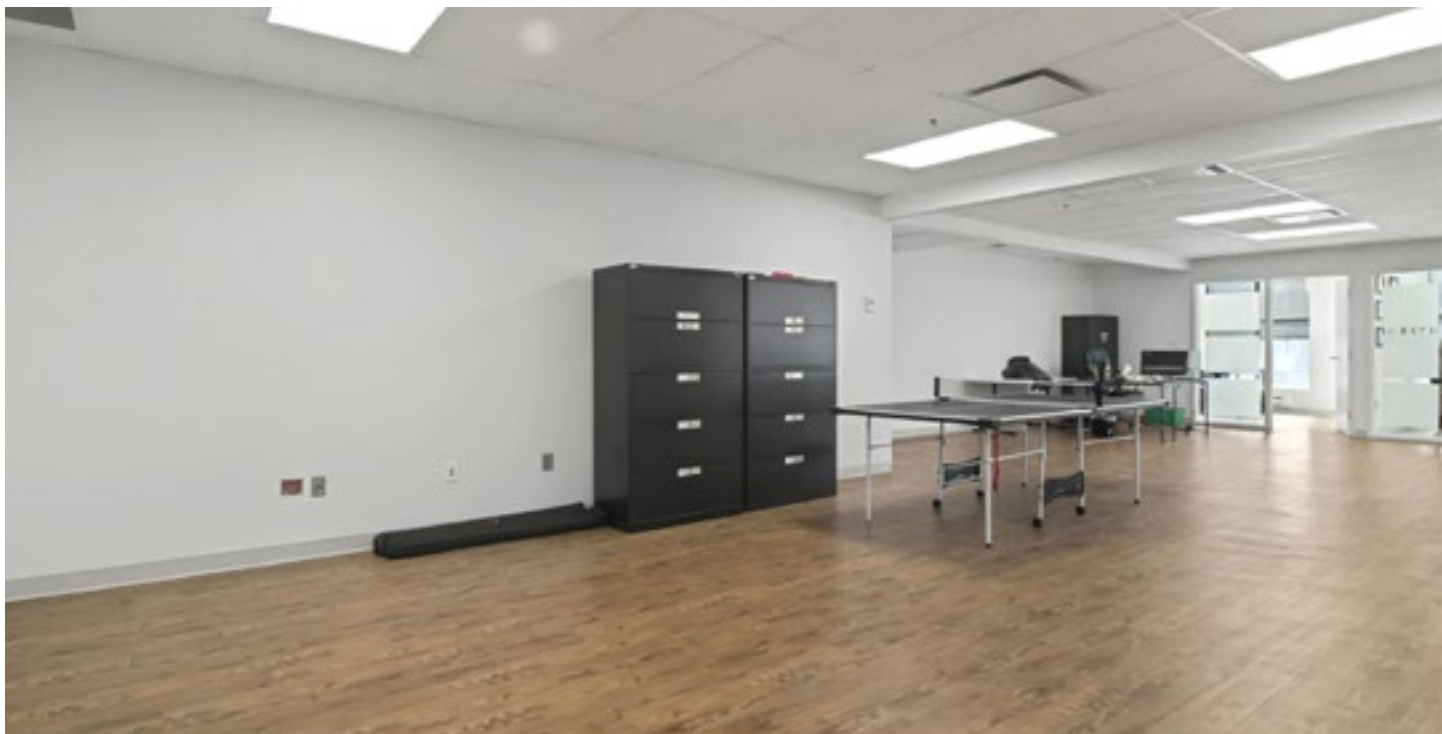
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## UP TO 3,172 SF OF MODERN OFFICE SPACE FEATURING:

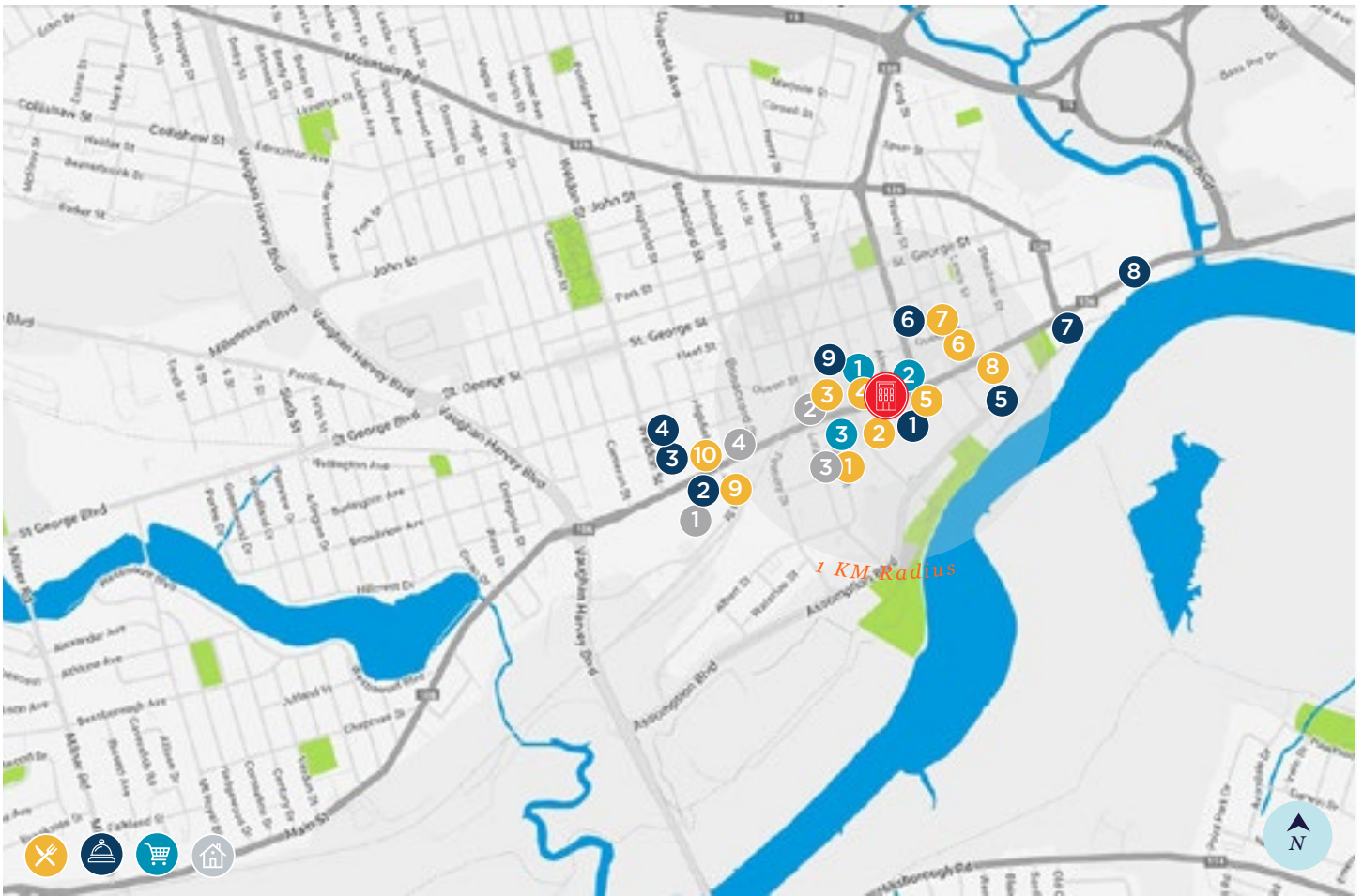
- Spacious entry, with open-concept layout ideal for reception or collaborative workspaces.
- Several private perimeter offices with a view, featuring large windows overlooking Main Street for natural light and a vibrant cityscape.
- Easy access to shared, well-maintained washrooms.
- Corner suite.

1,460-3,172 SQUARE FEET

# SUITE 203







# Area Amenities

## RESTAURANTS

1. Cinta Ria Malaysian Restaurant
2. Gusto Italian Grill & Bar
3. St. James' Gate
4. Taverna Greek Resto Bar & Grill
5. Tide & Boar Gastropub
6. Pump House - Brewpub & Restaurant
7. Gahan House Hub City
8. The Keg Steakhouse + Bar
9. Carrabba's Italian Grill
10. Bâton Rouge Grillhouse & Bar

## HOTELS

1. Delta Hotels Beausejour
2. Hyatt Place
3. Crowne Plaza
4. Hilton Garden Inn
5. Residence Inn Moncton
6. Canvas Moncton
7. Rodd Moncton
8. Chateau Moncton Hotel & Suites
9. Château Queen by Bower Boutique Hotels

## ENTERTAINMENT

1. Avenir Centre
2. Théâtre Capitol Theatre
3. Marché Moncton Market
4. The Bunker

## RETAIL

1. Stile Fashion Accessories
2. Elle Mio
3. My Home Apparel Moncton

**10**  
HOTELS  
within 1 kilometer

**30**  
RESTAURANTS  
within 1 kilometer



# DOWNTOWN

Moncton Location



## CONTACT INFORMATION

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