



599 MAIN STREET

MONCTON, NB

2ND FLOOR SUITES +/- 812 - 2,438 SF

MAKE YOUR MARK HERE

2ND FLOOR COMMERCIAL SUITES

Situated in a prime location in the heart of Downtown Moncton, 599 Main Street has 812-2,438 square feet of second-floor commercial space available for lease. These highly versatile spaces are located adjacent to each other and can be combined, making them perfect for a variety of businesses including office, personal care service, small professional start up companies, and more.

The corner suites each include a welcoming reception area, two private offices, and a boardroom that can be used as a third office. Either space can be expanded by an additional 276 square feet, providing two extra rooms. Alternatively, the three suites can be combined for a total of 2,438 square feet. The suites have windows throughout, offering plenty of natural light. In addition, all 2nd floor occupants can benefit from a shared kitchenette and washrooms.





HIGHLIGHTS

- **Prime Location:** Nestled on Main Street, these suites benefit from the best amenities Moncton has to offer.
- **High Visibility:** The building is well situated for high walking/vehicle traffic leading to excellent visibility.
- **Transit:** Near bus route. In close proximity to the new Moncton Event Centre.
- **Well-Preserved Ambiance:** Attractive exterior and interior design with ample windows providing natural light and amazing views.
- **Lease Rate:** \$22.50 psf Gross
- **Suite Sizes:** +/- 812, +/- 276 & +/- 1,350 sf
- **Total Size:** +/- 2,438 sf (contiguous space combined)
- **Available:** Immediately
- **Signage:** Negotiable
- **Parking:** Ample public and private parking available.

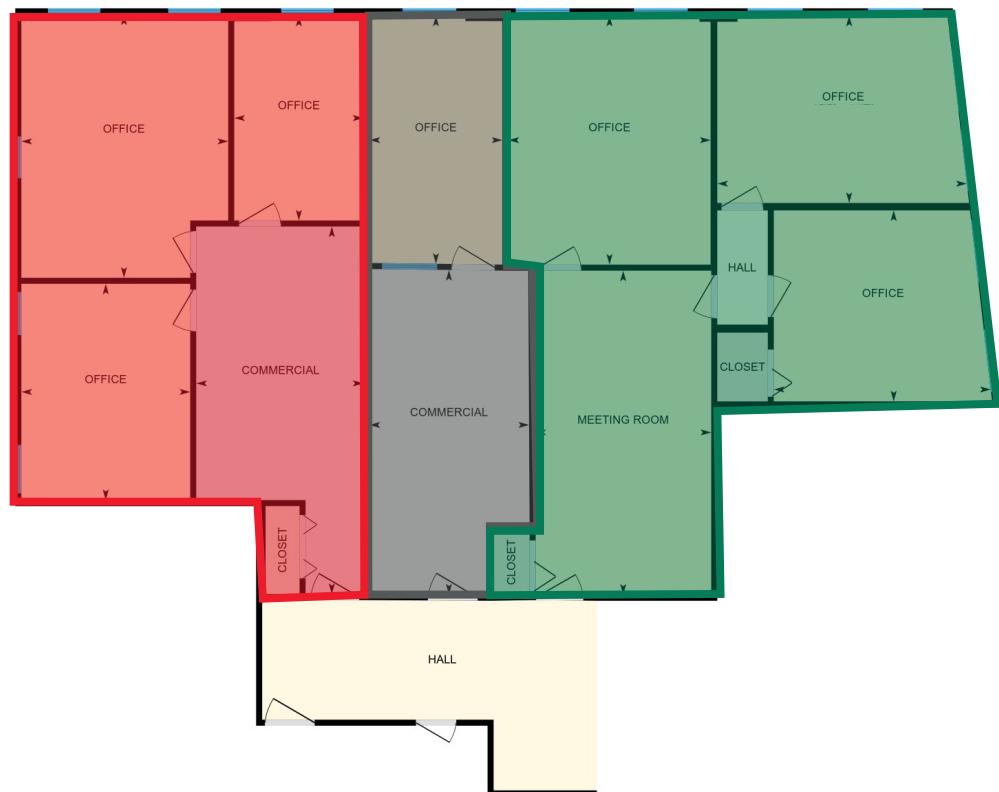


FLOORPLAN

812 SF

276 SF

1,350SF



2,438 SF

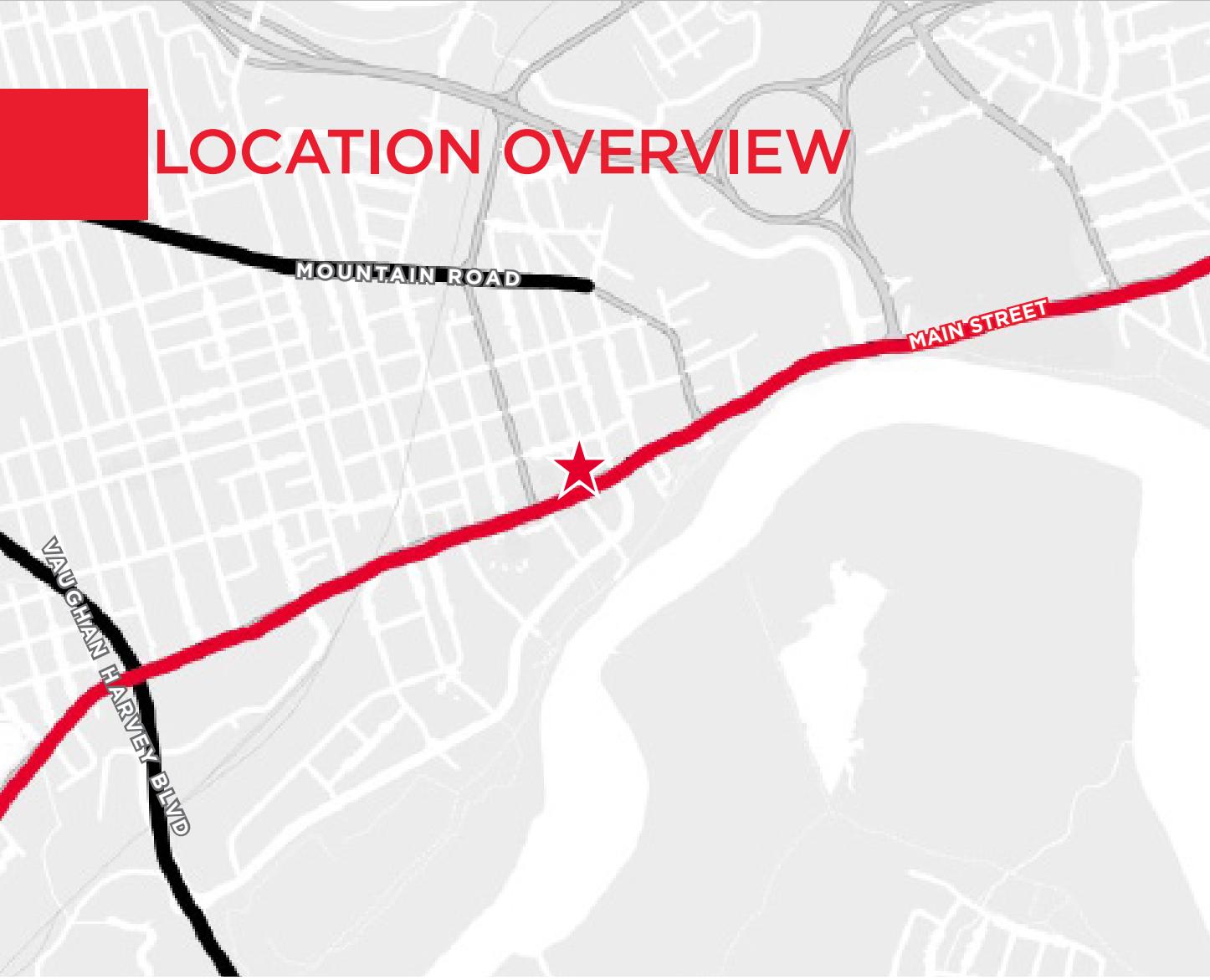


CONTIGIOUS SPACE

VIRTUAL TOUR

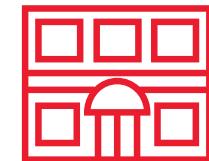


LOCATION OVERVIEW



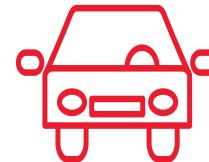
HIGH VISIBILITY

Discover the vibrant possibilities this downtown Moncton location can offer your business.



WELL LOCATED

High exposure intersection, with great visibility from Main Street and Orange Lane.



CONVENIENT LOCATION

Easy access to major arterial roadways such as Mountain Road, Wheeler Boulevard and Vaughan Harvey Boulevard.



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