



±812 - 2,438 SF AVAILABLE

599 MAIN STREET

SECOND FLOOR SUITES, MONCTON, NB



**CUSHMAN &
WAKEFIELD**
Atlantic

MAKE YOUR MARK HERE

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.



PROPERTY HIGHLIGHT

- **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.



\$22.50 PSF GROSS
LEASE RATE
(UTILITIES INCLUDED)



±812 - ±276 - ±1,350 SF
SUITE SIZES



±2,438 SF
TOTAL SIZE



IMMEDIATELY
AVAILABLE

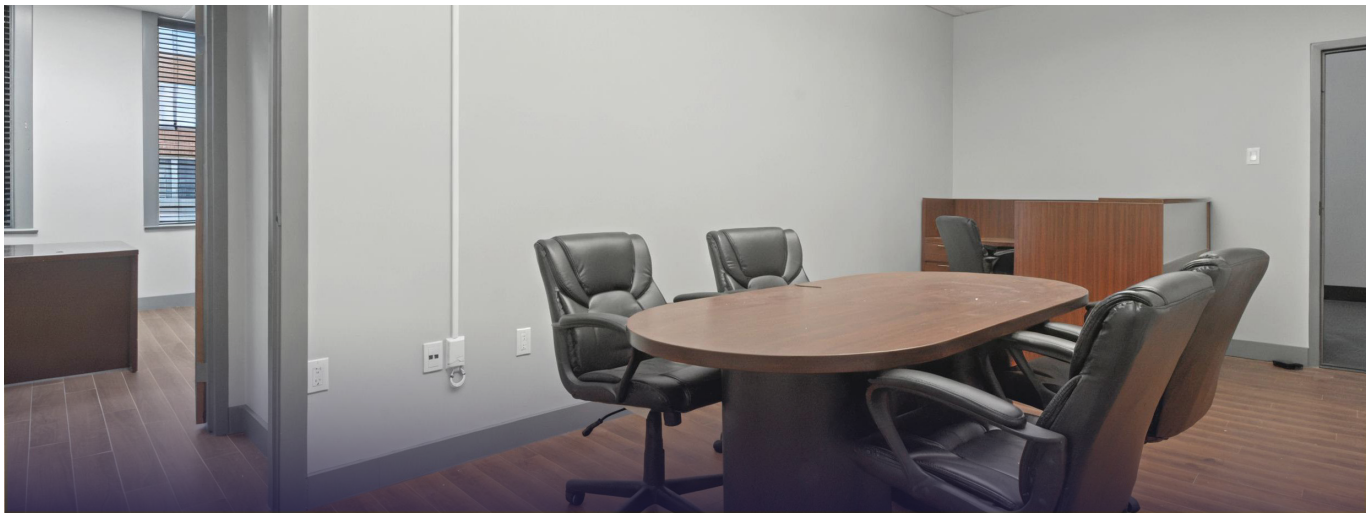


NEGOTIABLE
SIGNAGE



PUBLIC AND PRIVATE
PARKING AVAILABLE



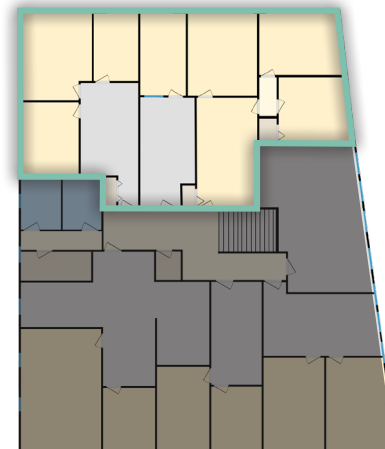
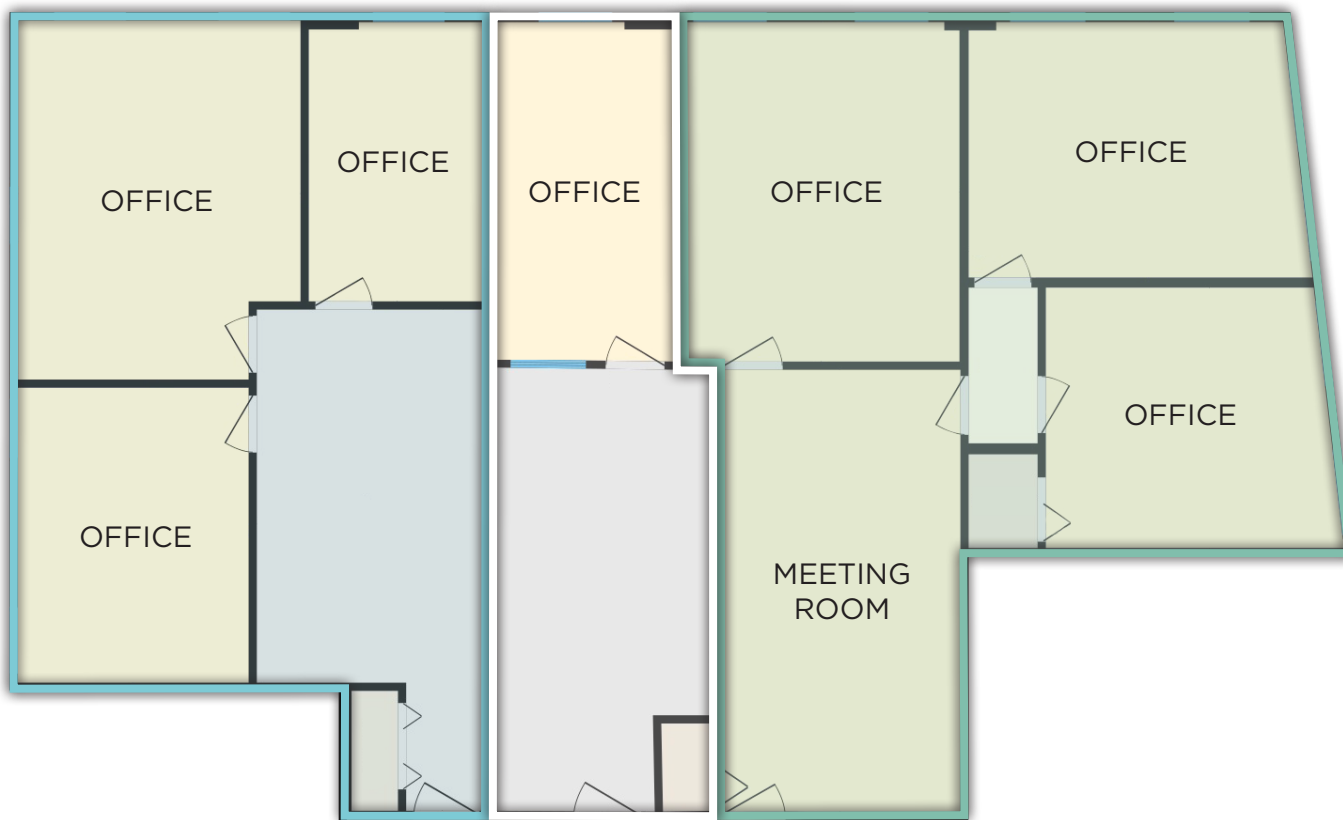


FLOOR PLAN

±812 SF

±276 SF

±1,350 SF





LOCATION OVERVIEW



HIGH VISIBILITY

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



CONVENIENT LOCATION

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



WELL LOCATED

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



FOR MORE INFORMATION, CONTACT:

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