

1333 MAIN STREET

MONCTON, NB



**CUSHMAN &
WAKEFIELD**
Atlantic

WEST GATE: EPITOME OF LUXURY AND CONVENIENCE

Welcome to West Gate, the epitome of luxury and convenience, centrally located in the vibrant heart of Moncton. This dynamic new development offers 5,200 sf of prime commercial space, ideal for retail, dining, or professional services. Strategically located just steps from vibrant shopping centers, picturesque Jones Lake, and the charming downtown area, West Gate is poised to become the city's next go-to destination.

With 194 feet of frontage on Main Street and 85 feet on Vaughan Harvey, these spaces are designed to maximize visibility and foot traffic. The modern design and flexible layout offer the perfect canvas to create a welcoming environment for your customers.

Positioned to extend Main Street further west, West Gate is surrounded by growing residential communities, offering your business high exposure in a thriving commercial hub. West Gate ensures easy access, ample parking, and a seamless connection to Moncton's bustling core, making it the ideal location for your business to grow and thrive.



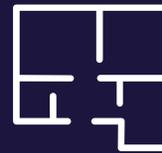
ELEVATE YOUR BUSINESS

This prestigious development offers an expansive 5,200 sf of customizable commercial space, designed to meet your specific needs. With a focus on superior design and craftsmanship, this space is thoughtfully crafted to deliver both functionality and aesthetic appeal. Featuring large windows

that provide excellent visibility along both Main Street and Vaughan Harvey Boulevard, it offers a bright, welcoming environment ideal for showcasing your business in style.



\$23 PSF NET
Lease Rate

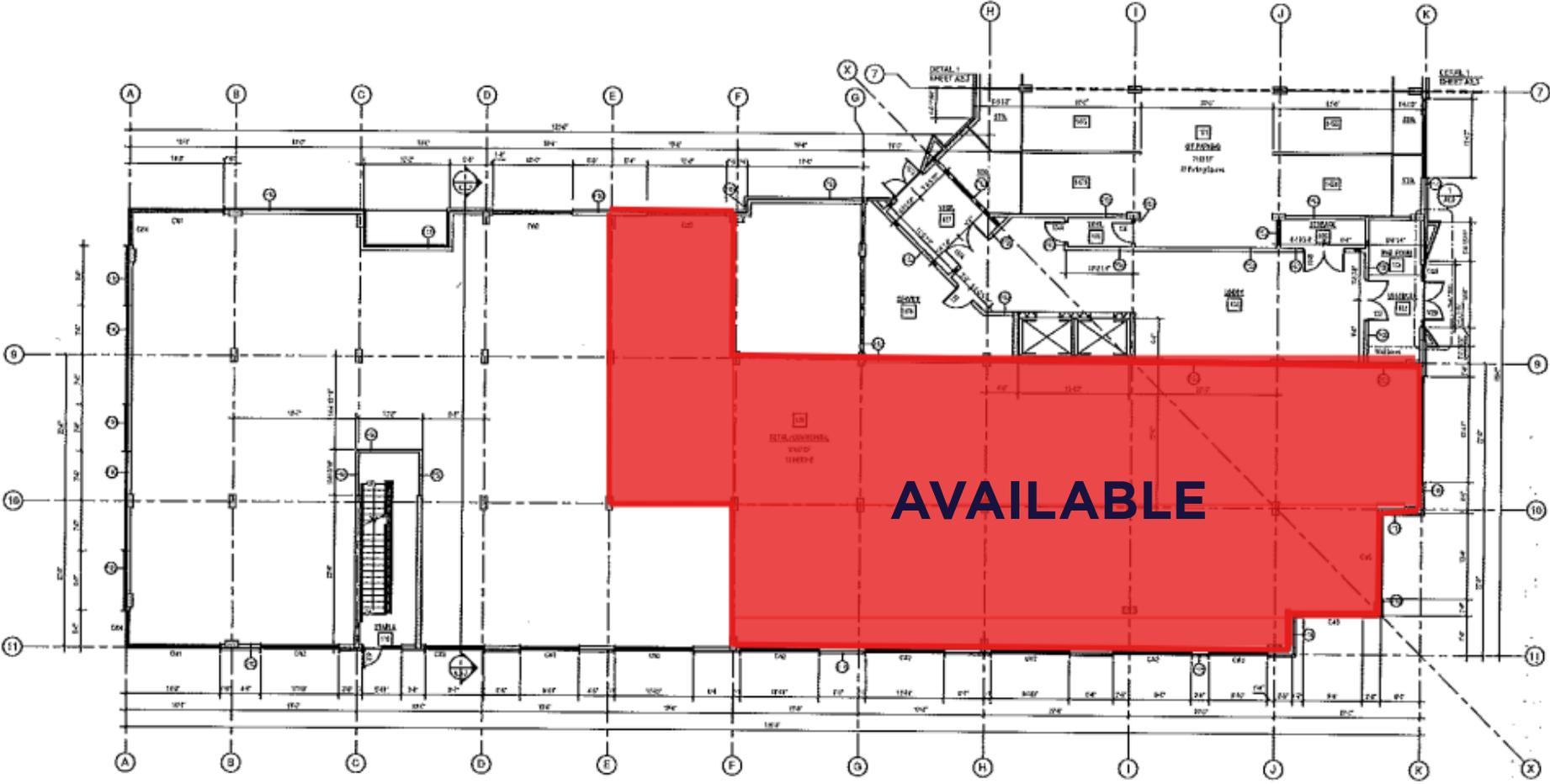


5,200 SF
CONTIGUOUS



Q3, 2025
EXPECTED COMPLETION

FLOOR PLAN



1 LEVEL 1 - CONSTRUCTION - ZONE 1
1/8" = 1'-0"

LOCATION MAP



ASSUMPTION PLACE



CROWNE PLAZA



CENTRE
AVENIR
CENTRE



New Brunswick Courts



three sisters



VIA Rail Canada



Canada's
Family
Grocery
Store

1234 MAIN STREET

Tannery
PLACE

Junction Urban Village Urbain

1333 MAIN STREET



5

+/- 28,531 VEHICLES PER DAY



DRONE TOUR





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