

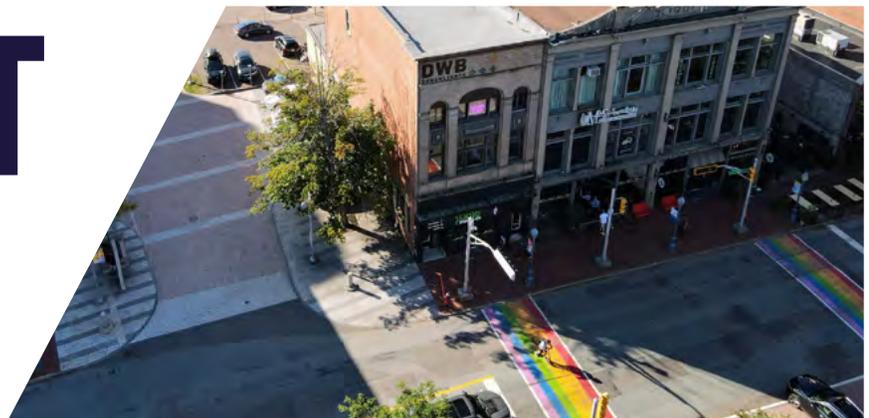
CUSHMAN & WAKEFIELD  
Atlantic

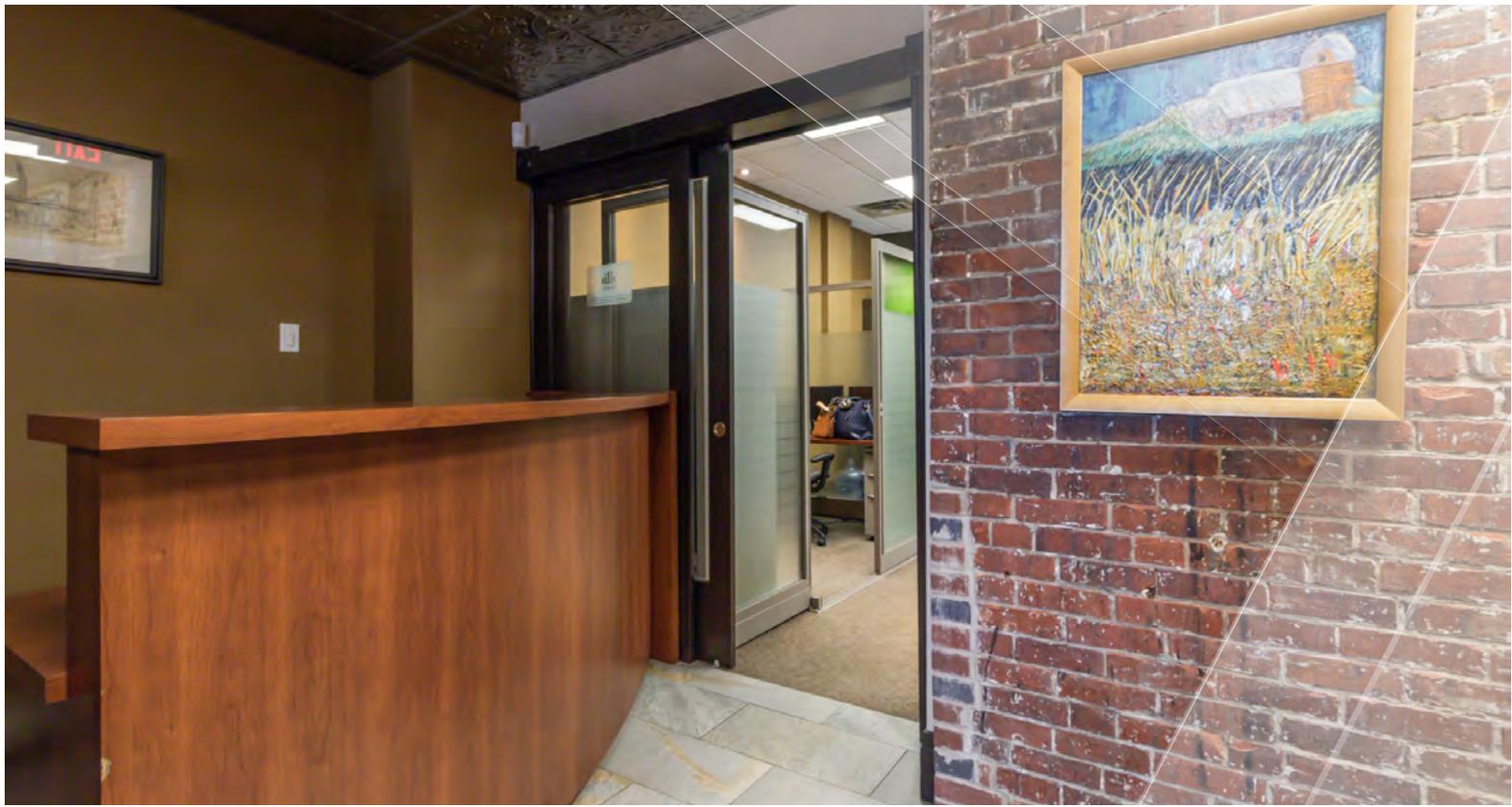


+/- 3,000 SF FOR SUBLEASE

# 696 MAIN STREET

Moncton, NB





# ABOUT THE BUILDING

Seize the chance to elevate your brand at 696 Main Street, a one-of-a-kind leasing opportunity at the heart of Moncton's most vibrant intersection. This ground-floor commercial gem, offering an impressive 3,000 square feet of versatile space, is perfectly positioned for maximum exposure in the city's bustling downtown.

With its coveted corner location, the property captures constant foot and vehicle traffic, while expansive windows flood the space with natural light, creating a welcoming and stylish atmosphere. Soaring ceilings add grandeur, plus a fully usable lower level section gives you bonus space for staff area, storage or room to grow.

This is more than just a location—it's the perfect venue to make your mark in one of the city's hottest spots.





## DOWNTOWN COMMERCIAL

With its prime, picturesque location, this space is perfect for a variety of businesses. Whether you're envisioning a professional office, a trendy retail boutique, a serene spa, a cozy café, or an established restaurant, this spot offers the ideal setting to elevate your brand. Let this vibrant location take your business to the next level, capitalizing on foot traffic, vehicle traffic, and high visibility in one of the city's most sought-after areas.



**\$34.00 psf** Gross

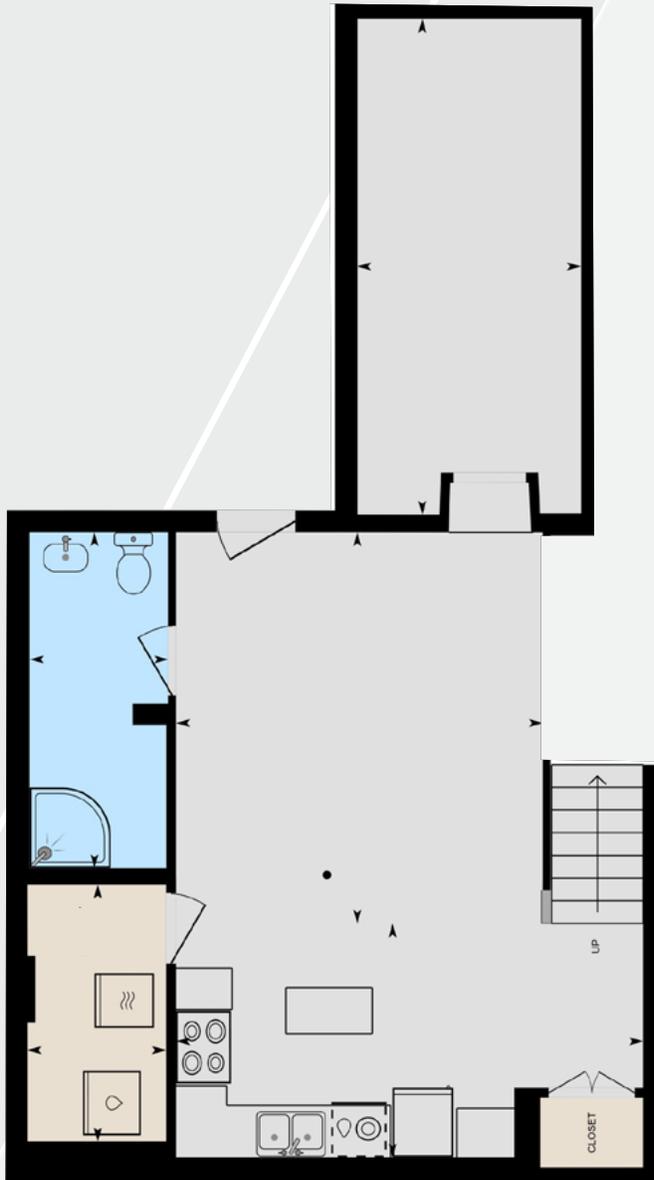


**Lease ending:**  
April 30, 2028

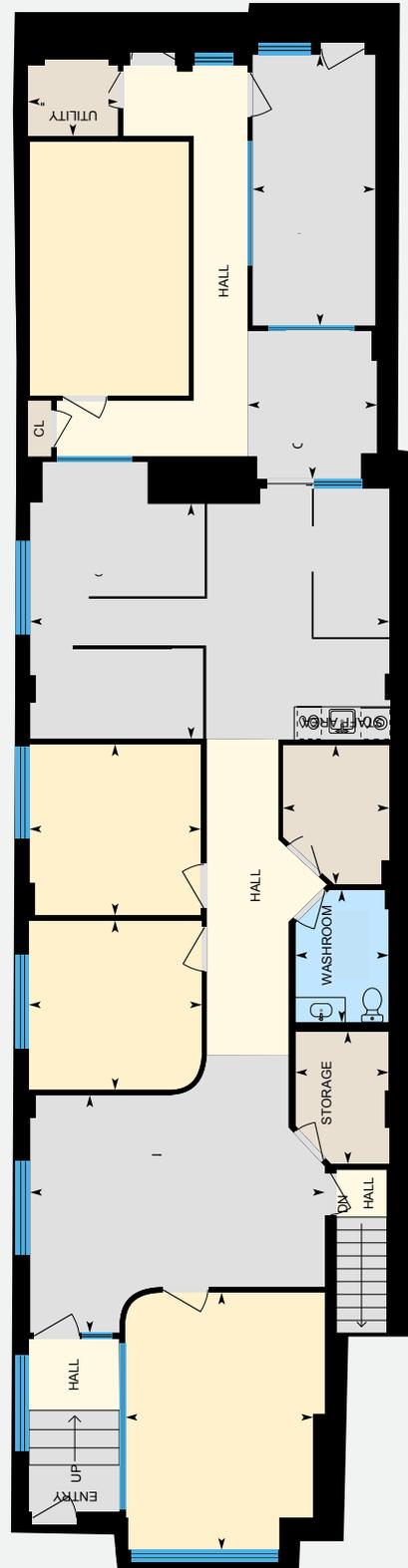
# FLOORPLANS

+/- 3,000 SF + Lower level

VIRTUAL TOUR



Lower Level



Main Floor

# THE LOCATION



## DEMOGRAPHICS

**79,470**

Population

**\$82,900**

Median Household Income

**42**

Median Age



**Parking Available**  
Onsite and nearby public



**CBD Zoning** allows for  
flexible business uses



**Highly Visible** Downtown  
Moncton Location



**Amenity Rich Area** with  
high traffic



Donna Green  
Vice President  
506 387 6930  
dgreen@cwatlantic.com