



**CUSHMAN &
WAKEFIELD**
Atlantic



FOR LEASE

HIGGINS BLOCK
679 - 687 MAIN STREET
MONCTON, NB | +/- 1,482 SF



Property Highlights

679-687 Main Street Moncton, commonly known as the Higgins Block, consists of a 3-storey Italianate commercial building in pink sandstone, located on the northwest corner of Botsford Street and Main Street in Moncton.

- Tenant Incentive Allowance available
- Units is vacant and ready for tenant's design
- Plenty of natural light through large floor-to-ceiling windows
- Access to the city transit route and stops
- Elevator access available

MLS	NB129112
PID	0687772
Space available	2nd floor
Suite	204
Size	+/- 1,482 sf
Lease Rate	\$17.00 psf Net
Additional Rent	\$10.00 psf



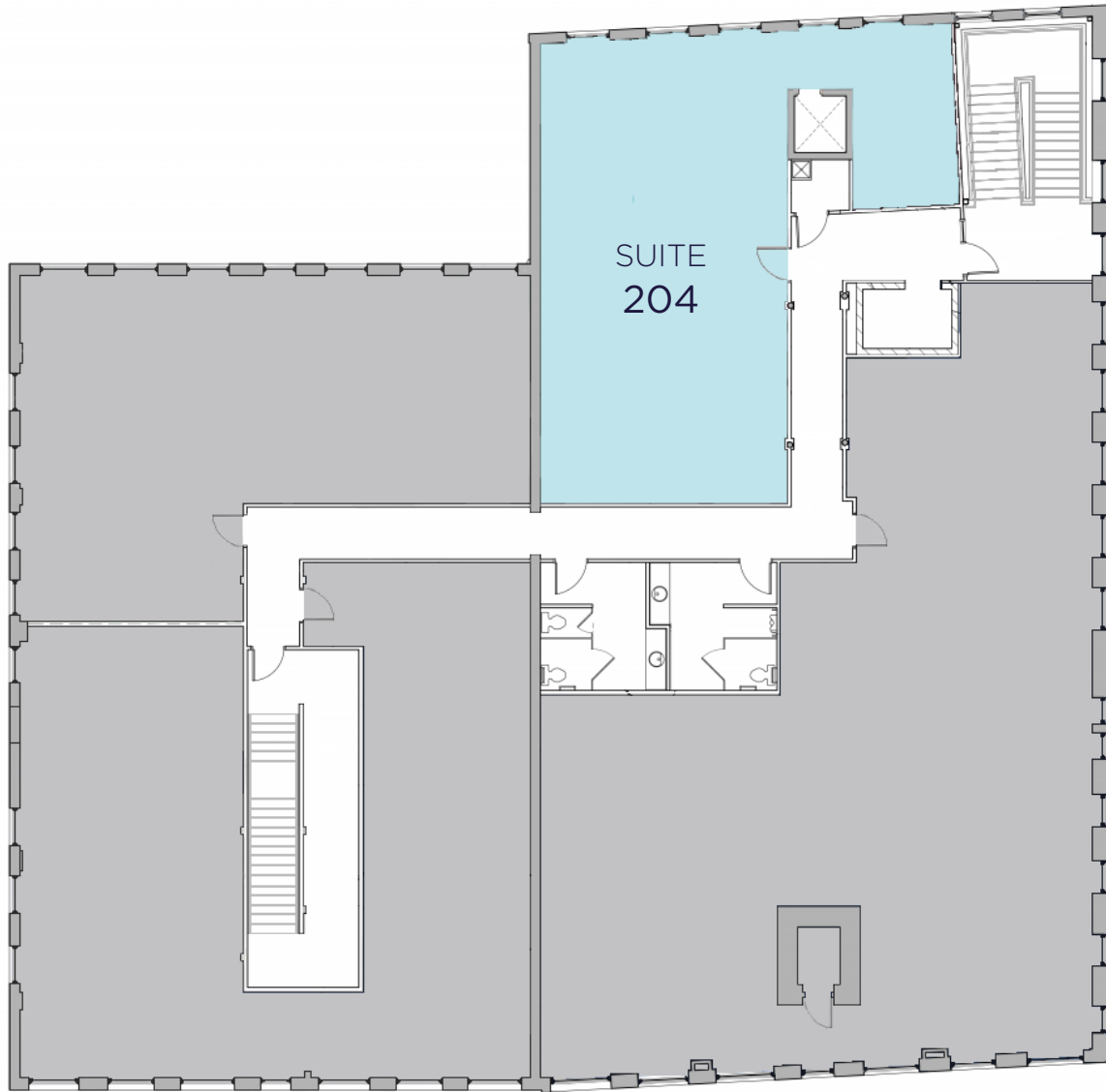
Location

The Higgins Block is located in the heart of Downtown Moncton, providing excellent visibility and convenience within one of the city's most lively commercial areas. This prime location enjoys high pedestrian foot traffic, significant vehicle traffic, and immediate access to a variety of amenities.

- Walking distance from hotels, Assumption Place, banks, city hall, restaurants, coffee shops, and the Avenir Centre.
- 20,000+ downtown business population
- Public and private parking easily accessible
- 3,000+ bar & restaurant seats in the downtown core
- Minutes from Wheeler Boulevard



Floor Plans



Additional Information

The building is a 3-storey commercial heritage building with a 9,693 ft² basement and 29,079 ft² above grade, with 16 dedicated parking spaces in the back of the building. The building is a heritage building built in 1901, with an addition in 1908. The walls of the building are brick and sandstone.



CONTACT INFORMATION

ADAM MAGEE

Managing Director NB/NL
+1 506 387 6928
amagee@cwatlantic.com

JAMIE SMITH

Senior Associate
+1 506 269 9914
jsmith@cwatlantic.com

SUZIE TAYLOR

Commercial Real Estate Advisor
+1 506 380 1777
staylor@cwatlantic.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.