



**FOR LEASE**

**35 HIGHFIELD ST**  
MONCTON, NB | +/-7,257 SF

Alfred E. Peters House

# PROPERTY HIGHLIGHTS

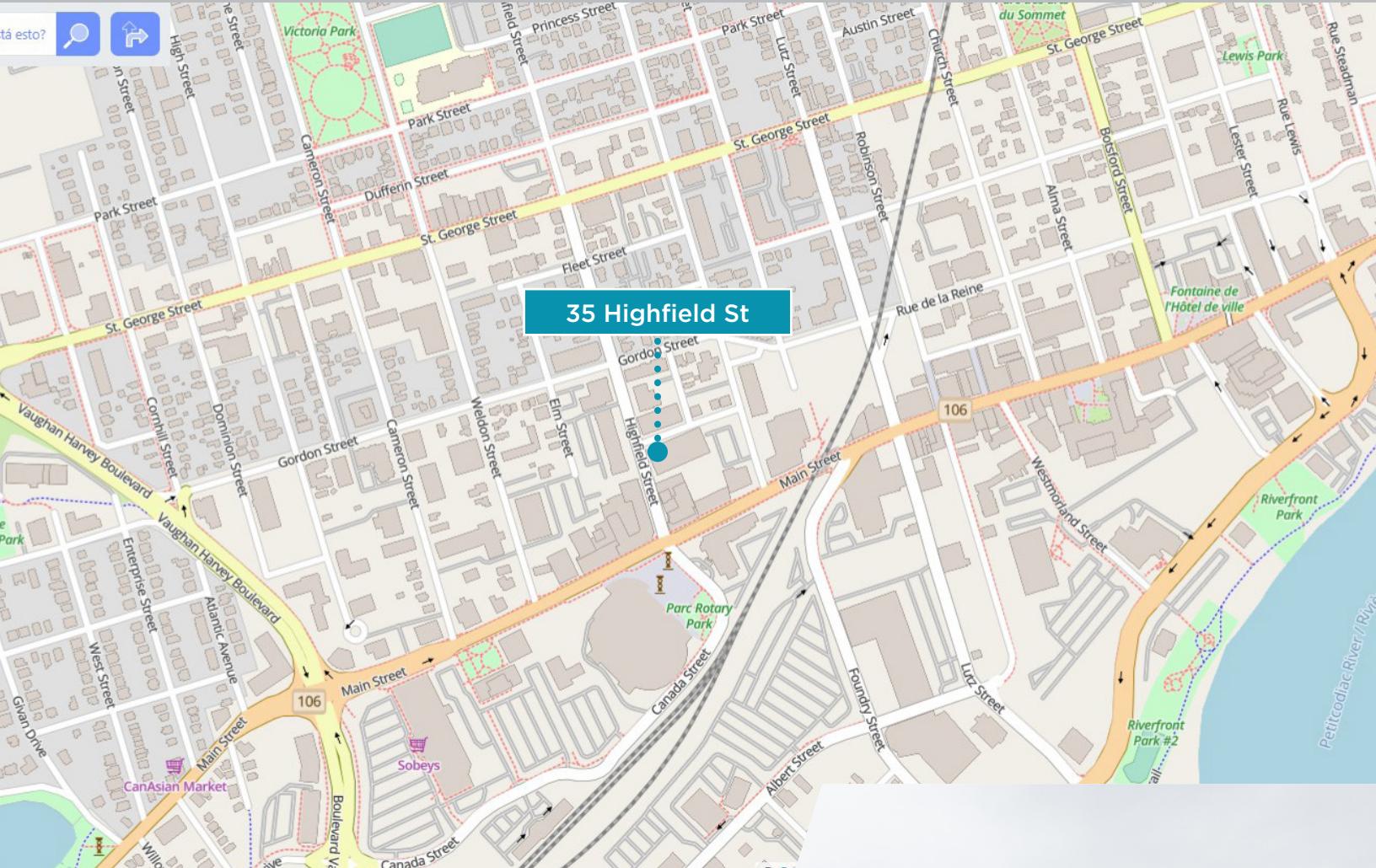
The Peters House consists of a three-storey red brick sandstone Romanesque Revival-styled dwelling. Originally a residence for Alfred E. Peters and his family. The building later served as the YWCA of Moncton from 1920 to 2011.

- Historic leasing opportunity in one of Moncton's most iconic properties.
- Large, well-lit foyer leads through to an open lobby, library, and meeting room with main floor kitchen facilities.
- 12 large offices on the 2nd and 3rd floors are well suited for many uses varying from office, to studio, to shared work area.
- Adjacent to the busy Crowne Plaza hotel offering many amenities in the Downtown Moncton.
- Operating Costs: +/- \$8.03 psf + heat & lights.

PID	00695882
MLS	NB111211
Lease Rate	\$11.00 sf Net
Total Size	+/-7,257 sf

## PHOTOGRAPHY





## LOCATION

Located in the heart of Moncton, this property provides easy access to key commercial, retail, and residential areas, just minutes from Downtown Moncton.

The surrounding area offers essential amenities, including restaurants, shops, professional services, and public transit, making it a convenient destination for employees, clients, and visitors alike.



Parking available nearby



Access to public transport

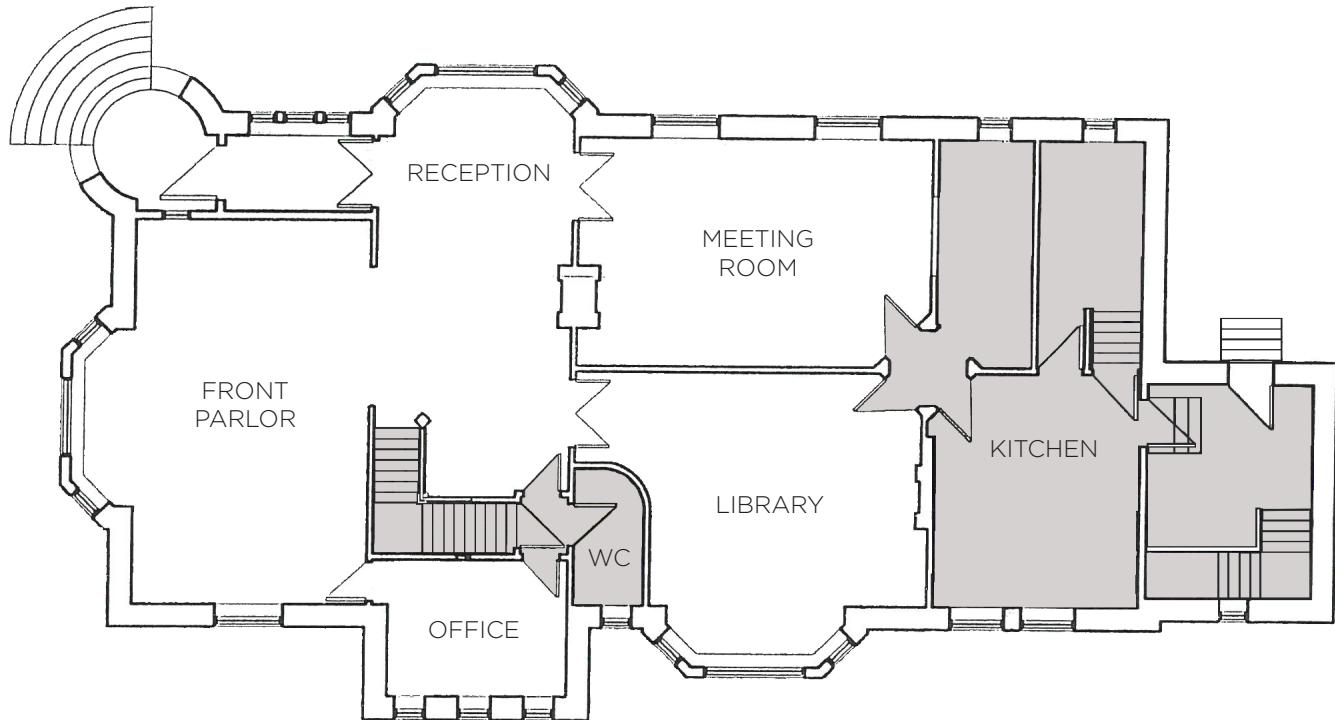


Local bicycle paths

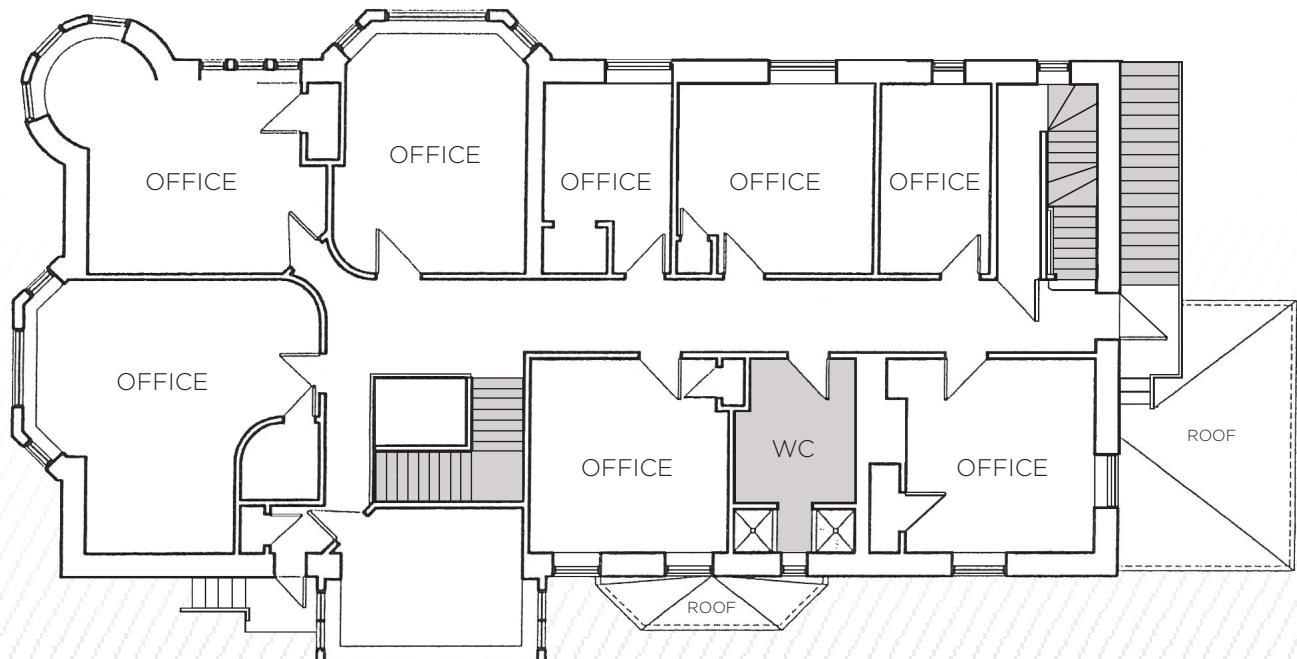


# FLOOR PLAN

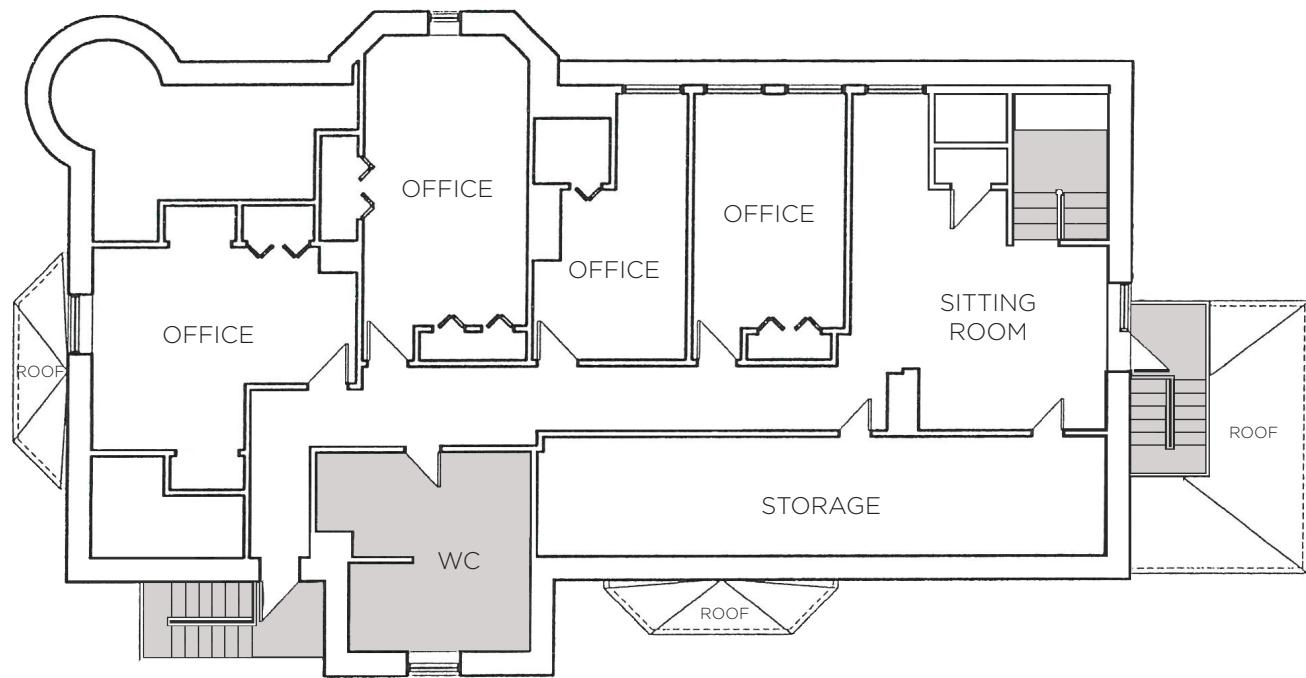
## MAIN FLOOR



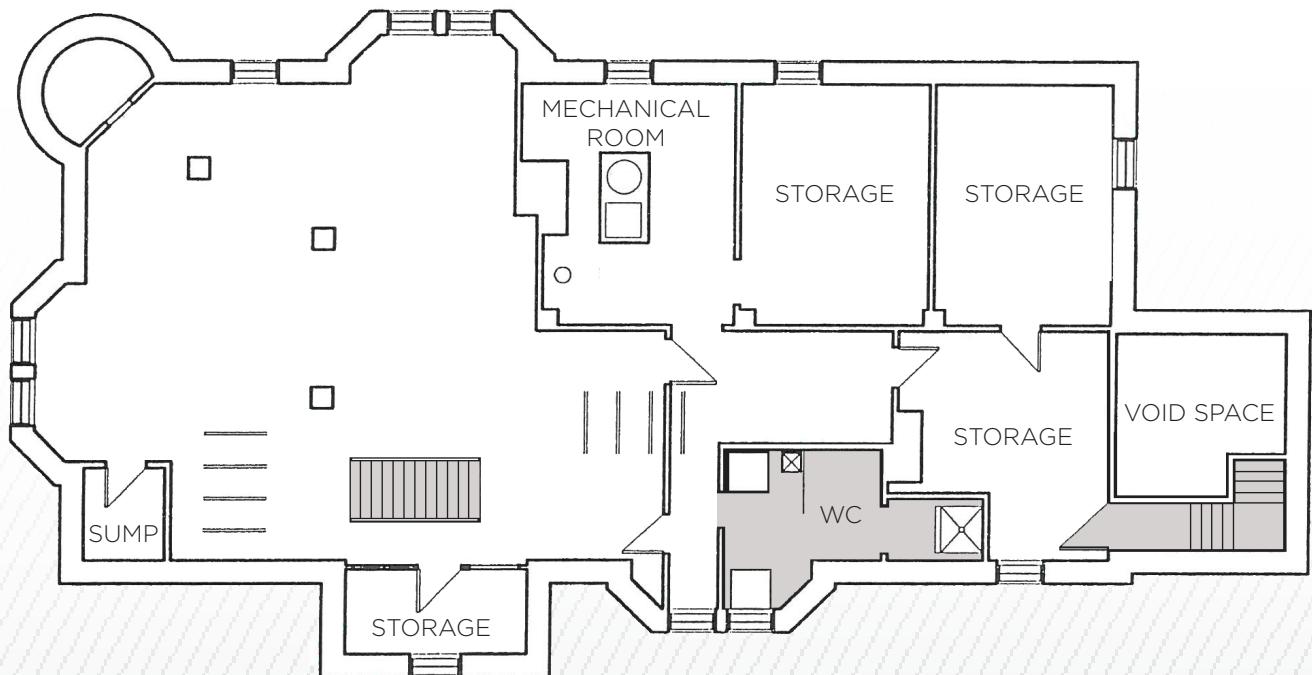
## SECOND FLOOR



## THIRD FLOOR



## BASEMENT





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