



FOR LEASE
795 MAIN STREET
MONCTON, NB

DOWNTOWN OFFICE SPACE



WELCOME TO 795 MAIN ST

A prominent professional office building located in the heart of downtown Moncton. Offering a blend of character and modern functionality, the property features bright interiors, flexible suite options, updated common areas, elevator access, and a highly accessible central location.

Surrounded by restaurants, cafés, and key downtown amenities, 795 Main Street provides an ideal environment for businesses looking to establish or expand their presence in Moncton's vibrant core.

PROPERTY HIGHLIGHTS

± 30,000 SF
SIZE BUILDING

±787-7,803 SF
UNITS SIZE

4 UNITS
AVAILABLES

\$15.00 PSF NET
STARTING LEASE RATE
(UTILITIES INCLUDED)

\$15.50 PSF
ADDITIONAL RENT

CBD
CENTRAL BUSINESS
DISTRICT ZONE

EMBRACING HISTORY, BUILDING THE FUTURE

Rich in character and architectural significance, 795 Main Street stands as a testament to the historic charm of downtown Moncton.

Nestled alongside the historic Ruelle Oak Lane, the building reflects the city's evolving commercial heritage while preserving the timeless appeal of a classic downtown office property. Its heritage presence, large windows, and distinctive design create a unique atmosphere that connects businesses to the history and character of the downtown community.

**AI-Enhanced Visualization*



HIGHLIGHTS

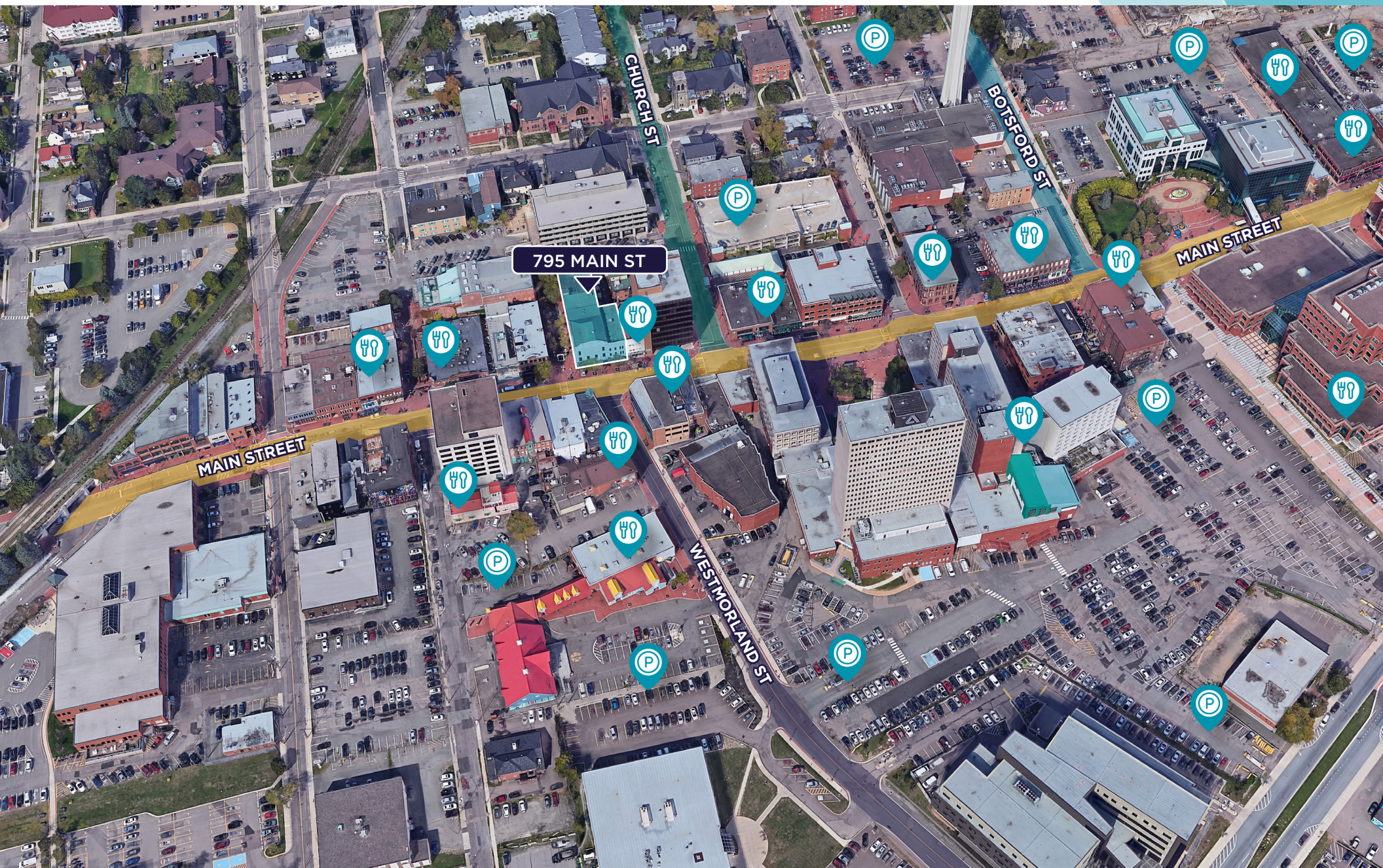
- The property offers nearby parking.
- All units are turnkey.
- The building features a high ceiling and receives impressive natural light.
- Has a bright, beautiful, and modern lobby.
- The building is equipped with sprinklers and offers remarkable views of downtown Moncton.
- It includes wheelchair accessibility with an elevator.

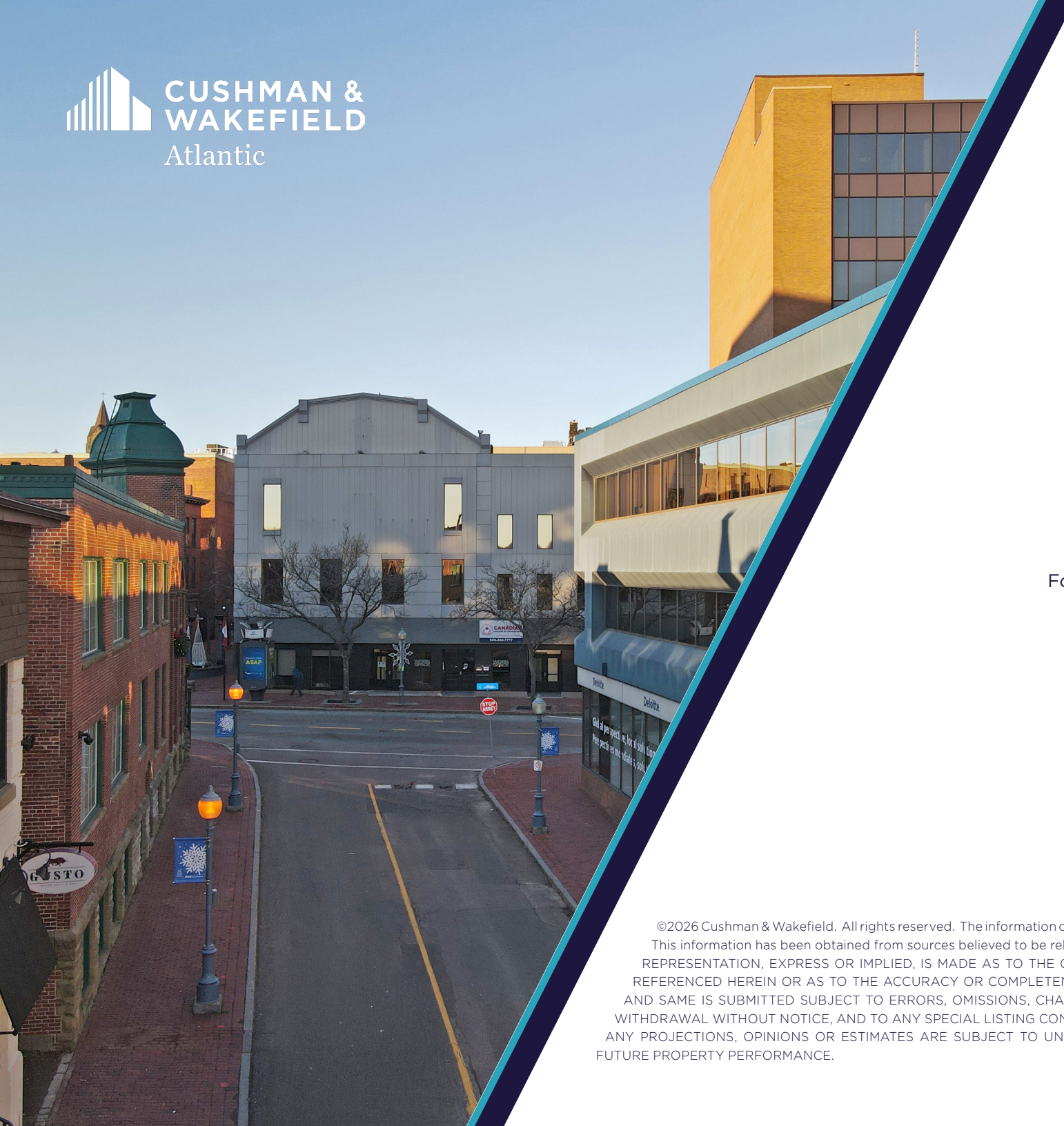
**This image was created using Artificial Intelligence. It is for visionary purposes only, and they may not reflect the property's current condition.*

GALLERY



LOCATION MAP





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