



CUSHMAN &
WAKEFIELD
Atlantic



+/- 14,650 SF OFFICE FOR SUBLEASE
IN DOWNTOWN MONCTON

44
&
6

MAIN
STREET





ABOUT THE SPACE

Position your business for success in this premium, fully finished Class A office space spanning the entire 3rd floor of the prestigious South Tower at 644 Main Street. Designed to impress, this modern, light-filled space offers sweeping views of the river and city skyline, a flexible floor plan, and a mix of open-concept work areas, private offices, training rooms, and a spacious kitchen/breakout zone, ideal for collaboration, productivity, and team engagement.

A curated selection of premium amenities sets this building in a class of its own, including heated underground and surface parking, 24/7 on-site security, video surveillance, secure card access, a full service café, banking services, and a striking, state of the art atrium, along with direct pedway access to City Hall. Benefit from the proximity to Moncton's waterfront, scenic walking trails, top-tier hotels, restaurants, cafés, and retail services, just steps away.

Situated in the heart of Downtown Moncton, this landmark complex is home to marquee businesses like Medavie Blue Cross, RBC, the Moncton Public Library, as well as industry leading law firms and prominent businesses, placing you in exceptional company. Whether you're looking to host clients in style or inspire your team in a high-performance environment, this office space and location offer prestige, convenience, and security, all within one of Moncton's most vibrant downtown destinations.





Suite



Third Floor Lobby

PROFESSIONAL OFFICE

This expansive 14,650 sq. ft. third-floor office space in the Blue Cross Centre offers an exceptional opportunity for large professional firms or corporate headquarters. Ideal for law firms, consulting groups, or established technology and marketing companies, this space is tailored to meet the demands of a dynamic, high-performing organization.

With a thoughtfully designed layout that includes dedicated boardrooms, open-concept work areas, a private kitchenette, and an exclusive lobby and washrooms located directly off the elevators, it provides the infrastructure needed to support a substantial workforce—balancing collaboration, privacy, and efficiency in one of Downtown Moncton's most prestigious business addresses.



Kitchenette

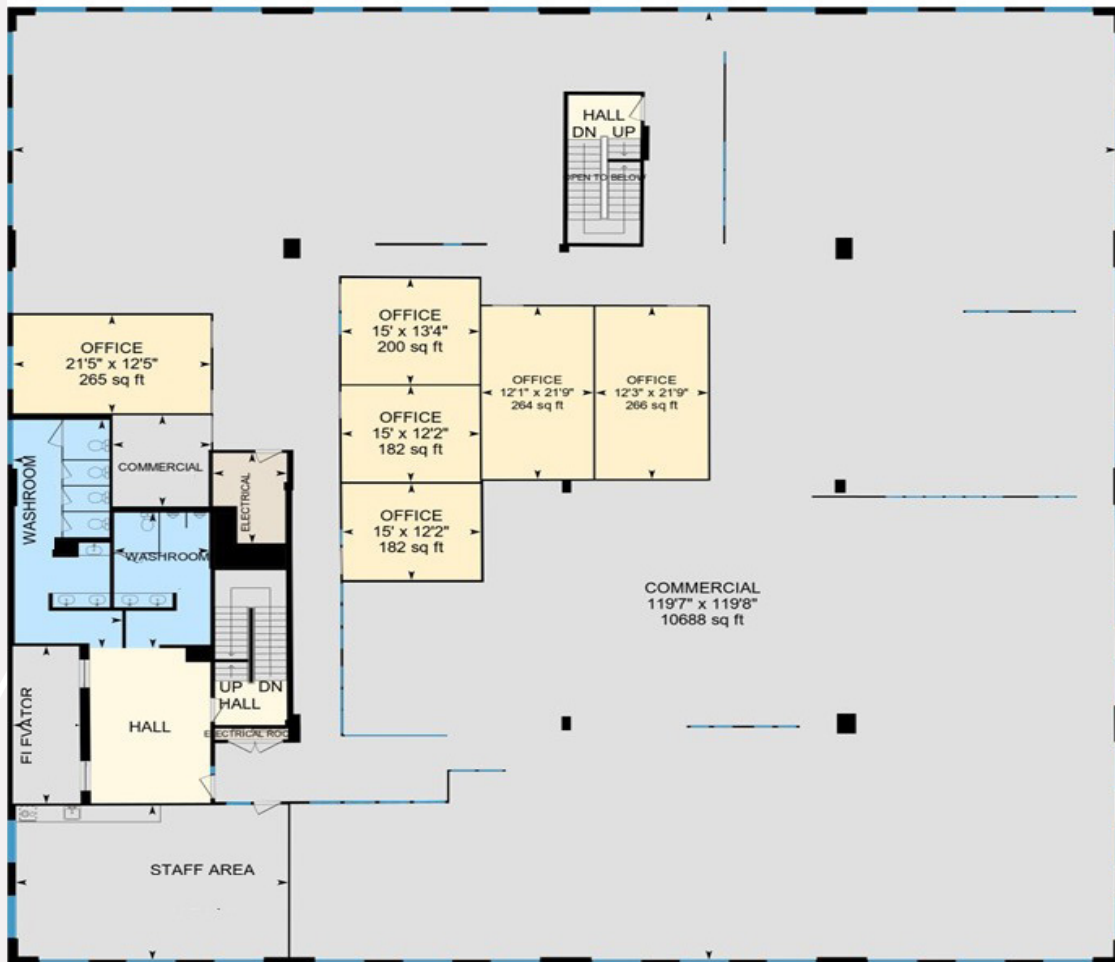


**CONTACT
ADVISOR FOR
RENT DETAILS**

FLOOR PLAN

+/- 14,650 SF | THIRD FLOOR

VIRTUAL TOUR



THE LOCATION



Parking Available
Onsite and nearby public



Professional Office Space
in sought after complex



Highly Visible
Downtown Moncton Location



Amenity Rich Area
with high traffic

Better never settles

Office | Suite



Common Area



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

