

# 541 ROTHESAY AVENUE

## UNIT 203, SAINT JOHN, NB

2,306 SF OFFICE SPACE AVAILABLE | FOR LEASE | \$22.50 SEMI GROSS + UTILITIES



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### OVERVIEW

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### THE PROPERTY

541 Rothesay Avenue delivers a professional, flexible environment designed for businesses that want viability and convenience in East Saint John.

### HIGHLIGHTS



- Professional Space: 2,306 SF of newly renovated second-floor office space, designed for professional users.



- Flexible Layout: Seven private offices, including one large executive office, plus a welcoming reception area.



- Collaboration Ready: A large boardroom offers space for meetings and team sessions.



- Convenient Amenities: Features a kitchenette with fridge and microwave, along with a private washroom.



- Tech-Ready: A secure server room adds convenience for IT and operations.





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### NEIGHBORHOOD MAP

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Situated along Rothesay Avenue in East Saint John, this property offers high visibility and exceptional access. The location connects directly to Highway 1, providing quick routes to Uptown Saint John, Rothesay, and Quispamsis. Tenants benefit from nearby retail and service amenities, convenient on-site parking, and the ability to reach both business and residential districts within minutes — making it an ideal address for professional and client-facing operations.



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