



**CUSHMAN &
WAKEFIELD**
Atlantic

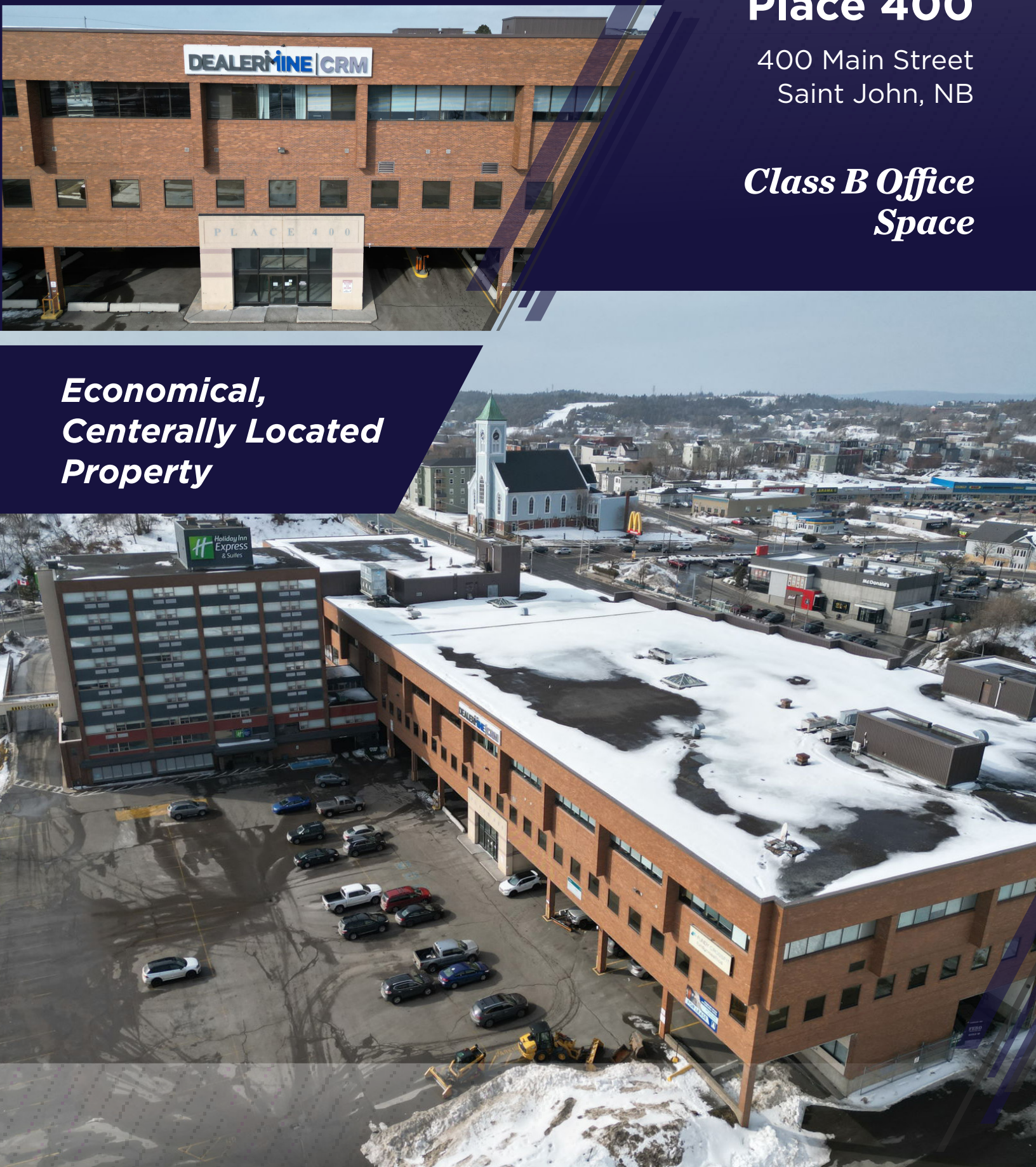
Office Suite Available
For Sublease

Place 400

400 Main Street
Saint John, NB

***Class B Office
Space***

***Economical,
Centrally Located
Property***



ABOUT THE SPACE

Discover an office space offering exceptional value in an amenity-rich area. Delivered in raw condition, this suite is ready for your customization, with the flexibility to create a layout tailored to your business needs

HIGHLIGHTS

Available Space:

- **Suite 2050:** 12,081 sf (Raw Space)

Availability: Immediately

Rental Rates:

- **Suite 2050:** Starting at \$15.00 psf Gross “as is”

Lease Expiry:

- **Suite 2050:** December 31st, 2026

KEY PROPERTY FEATURES

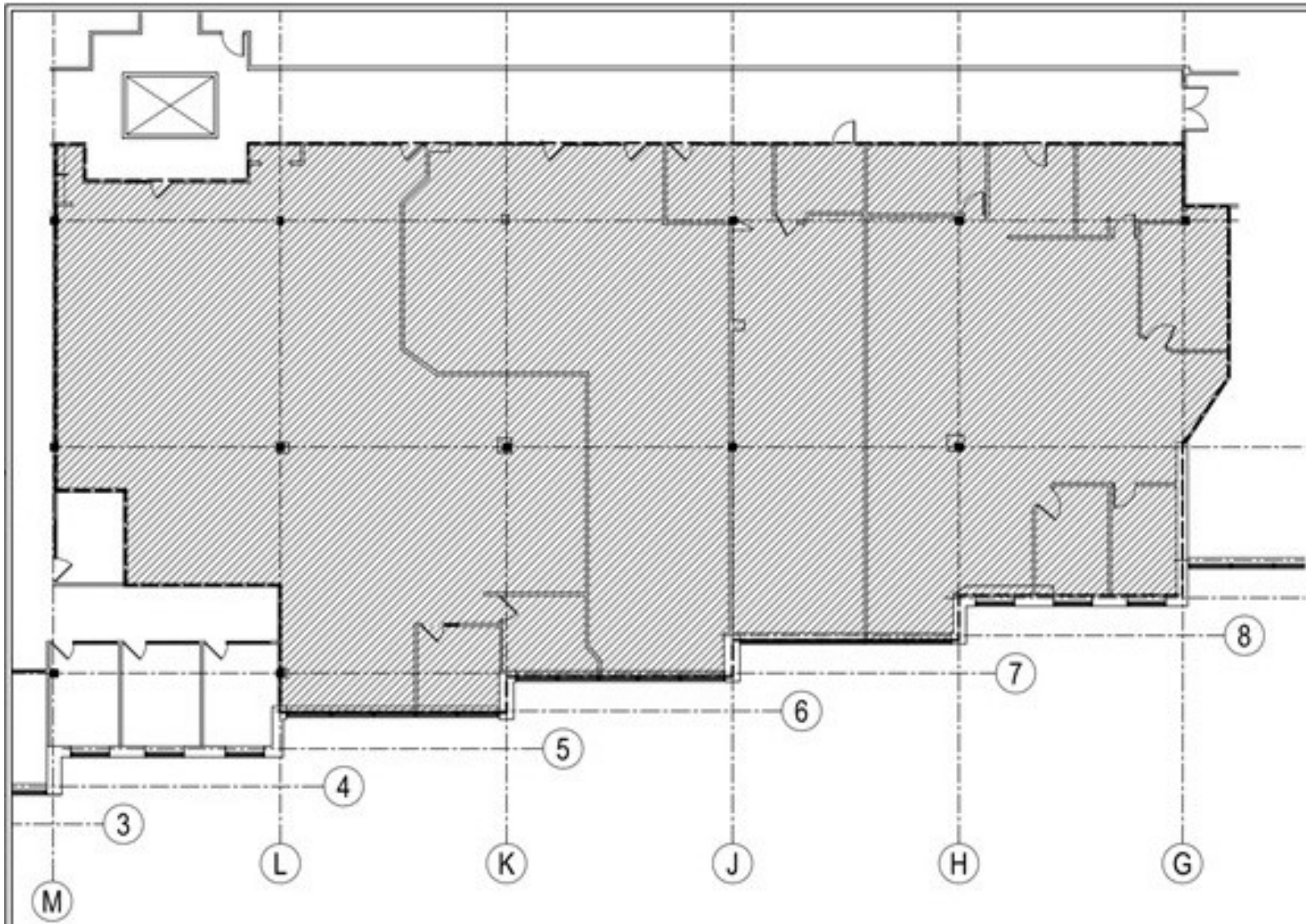
- Two traction-cable passenger elevators. One each at the east and west of the building. One hydraulic passenger elevator located in the central portion of the building
- 227 spaces (including 7 handicapped).
- Free surface parking for employees and guests
- The property offers barrier free access
- Pub inside the building

*Seamlessly Designed for Productivity,
and Versatility*





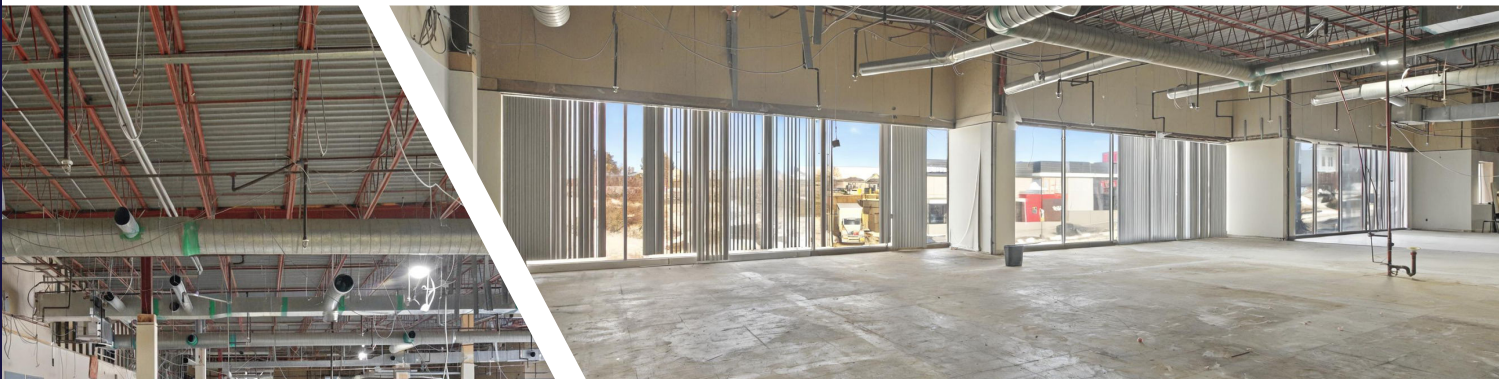
FLOOR PLAN



Suite 2050 - 12,081 sf

This space has been fully gutted, with flooring, drop ceiling, and interior walls removed. Delivered in base building condition, it's ready for tenant fit-up. Ideal for businesses seeking to design and customize a workspace that aligns seamlessly with their operations.

SUITE 2050



Strategically Positioned



HOLIDAY INN EXPRESS

Direct indoor access



CONVENIENT LOCATION

Easy access to highway and all areas of the city



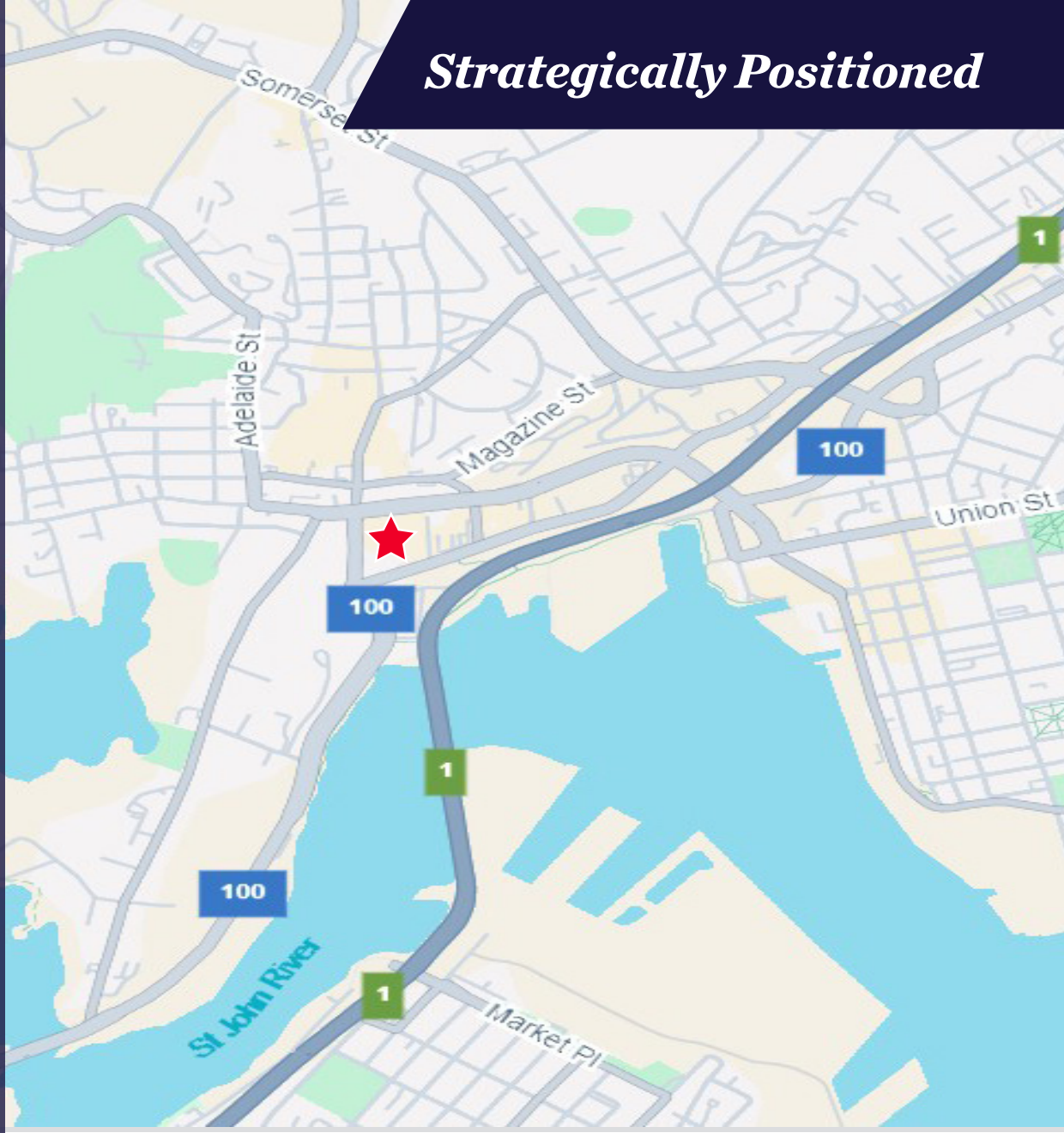
AMENITIES

Great selection of restaurants and retail



UPTOWN ACCESS

Convenient travel to Uptown Saint John



For more information, please contact:

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