

661

DEVER ROAD

SAINT JOHN, NB



FOR LEASE
1,000 - 3,500 SF



**CUSHMAN &
WAKEFIELD**
Atlantic

Greendale Professional Centre



// PROPERTY FEATURES

This suite is located in the **Greendale Professional Centre**, a prime commercial building on the west side of Saint John. The property has recently seen **substantial investment**, including the completion of modern townhouse-style apartment units on site, which has enhanced its overall appeal.

This is a **flexible leasing option**, ideal for medical clinics, professional offices, or a wide range of service-based users seeking a modern, customized environment. Take as much space as you need, **from 1,000 to 3,500 sf**. The landlord has the construction crew ready to begin the commercial interior fit-up immediately.

The **rent starts at \$13.00 psf Net**, plus applicable operating costs, based on a vanilla shell delivery. The Landlord is prepared to **build to suit**, tailoring the premises to meet your specific operational needs. Final rental rates will be adjusted to the scope of improvements and lease term.

55242168

PID

\$13.00 PSF NET

STARTING LEASE RATE

1,000 - 3,500 SF

SPACE AVAILIBLE

CG - GENERAL COMMERCIAL

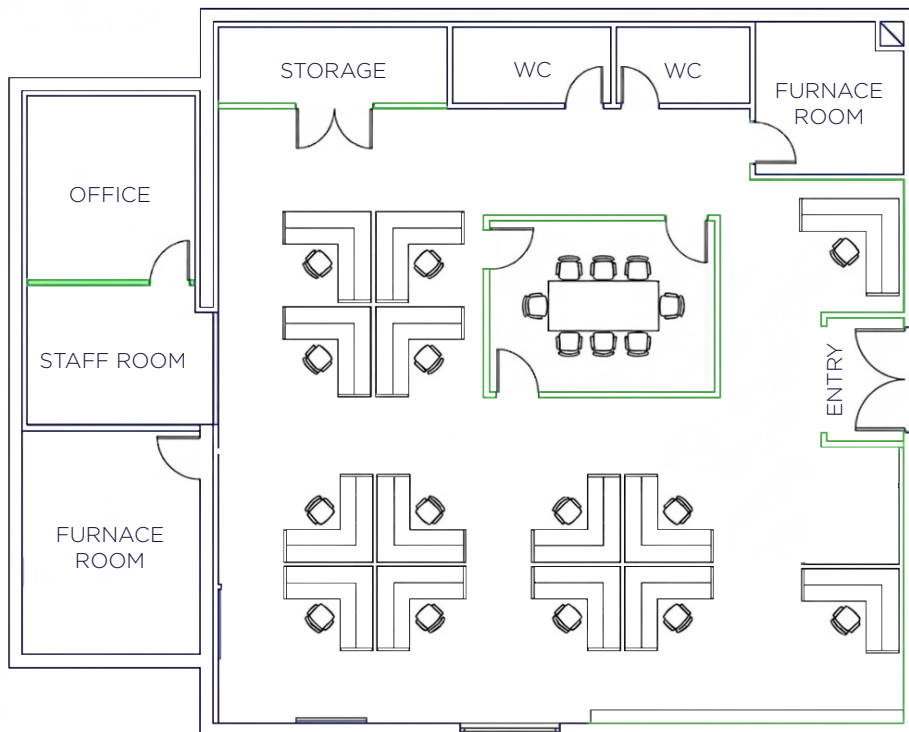
ZONING



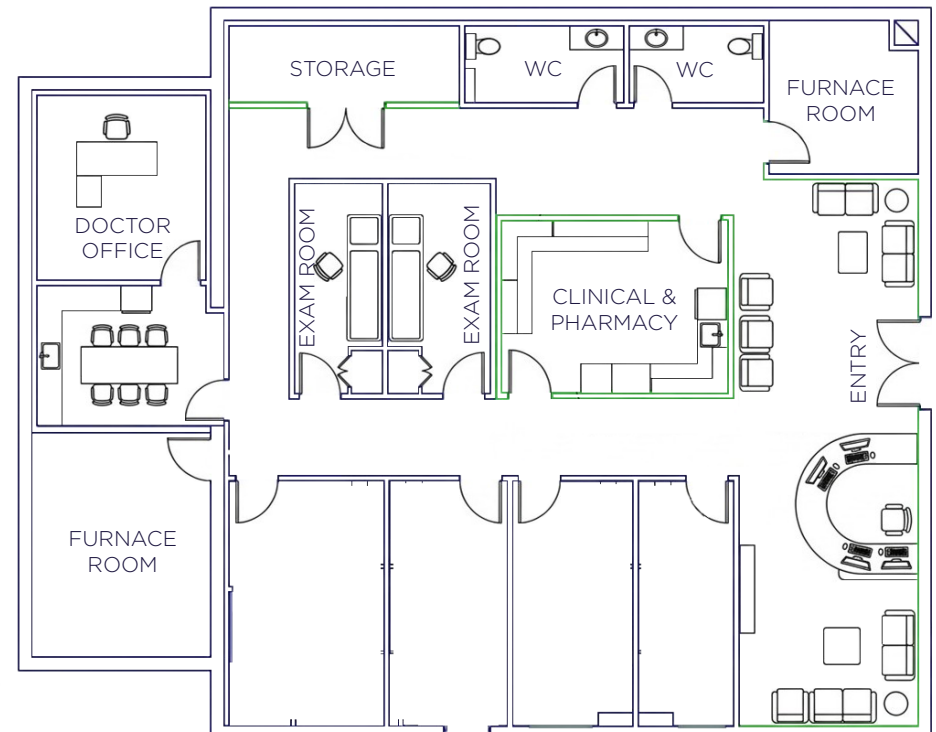
// CONCEPTUAL FLOOR PLANS

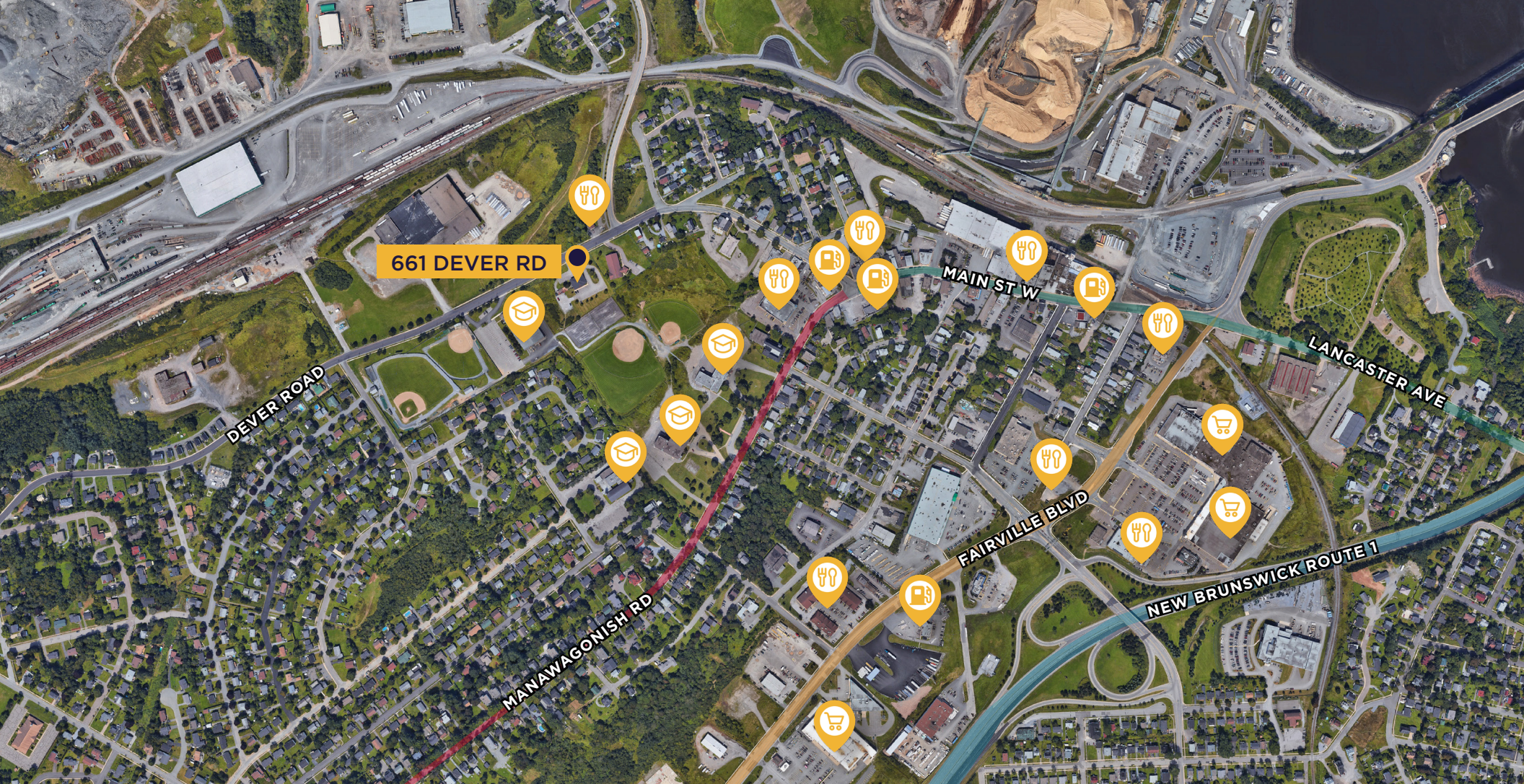
Conceptual floorplans have been created to illustrate possible layouts; however, the Landlord will collaborate closely with each tenant to design a space that is both efficient and tailored to their specific needs and vision.

GENERAL OFFICE USE



MEDICAL CLINIC USE





// LOCATION MAP

Strategically situated on Dever Road, just minutes from Manawagonish Road, this site offers convenient access to major routes like Lancaster Avenue and the New Brunswick Route 1.

The location provides excellent accessibility and connectivity to surrounding residential neighbourhoods and commercial amenities, making it an ideal setting for businesses looking to establish or expand their presence in Saint John's west side.





CONTACT

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