



±812 - 2,438 SF AVAILABLE

# 599 MAIN STREET

SECOND FLOOR SUITES, MONCTON, NB



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# MAKE YOUR MARK HERE

Situated in a prime location in the heart of Downtown Moncton, 599 Main Street has 812-2,438 square feet of **second-floor commercial space** available for lease.

These highly versatile spaces are located adjacent to each other and can be combined, making them perfect for a variety of businesses including office, personal care service, small professional start up companies, and more.

The corner suites each include a **welcoming reception area, two private offices, and a boardroom that can be used as a third office.** Either space can be expanded by an additional 276 square feet, providing two extra rooms. Alternatively, the three suites can be combined for a total of 2,438 square feet.

The suites have windows throughout, offering plenty of natural light. In addition, all 2nd floor occupants can benefit from a shared kitchenette and washrooms.



# PROPERTY HIGHLIGHT

- **Prime Location:** Nestled on Main Street, these suites benefit from the best amenities Moncton has to offer.
- **High Visibility:** The building is well situated for high walking/vehicle traffic leading to excellent visibility.
- **Transit:** Near bus route. In close proximity to the new Moncton Event Centre.
- **Well-Preserved Ambiance:** Attractive exterior and interior design with ample windows providing natural light and amazing views.



**\$22.50 PSF GROSS**  
LEASE RATE



**±812 - ±276 - ±1,350 SF**  
SUITE SIZES



**±2,438 SF**  
TOTAL SIZE



**IMMEDIATELY**  
AVAILABLE

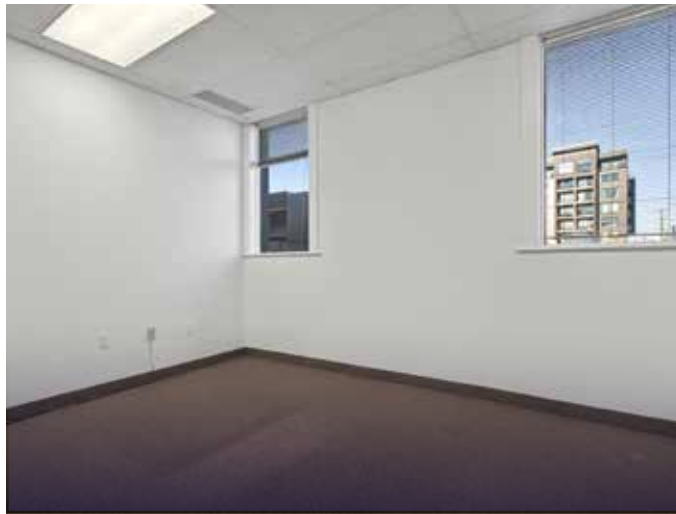
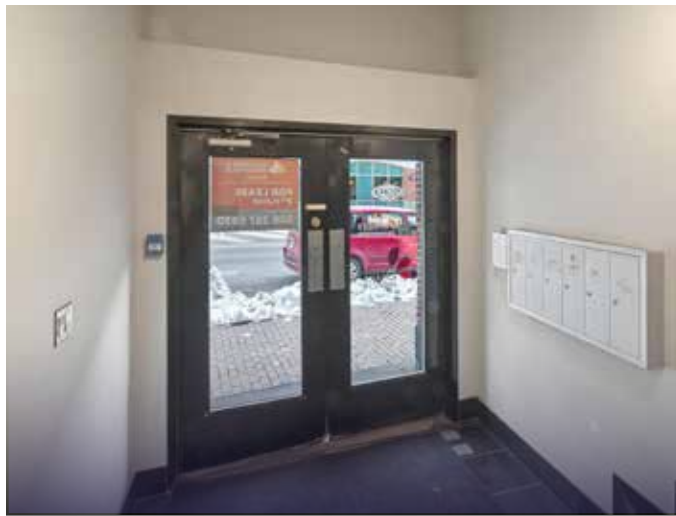


**NEGOTIABLE**  
SIGNAGE



**PUBLIC AND PRIVATE**  
PARKING AVAILABLE



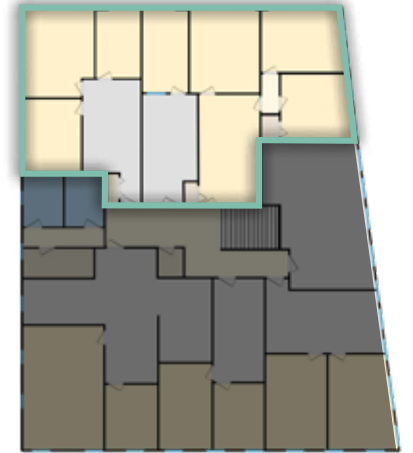
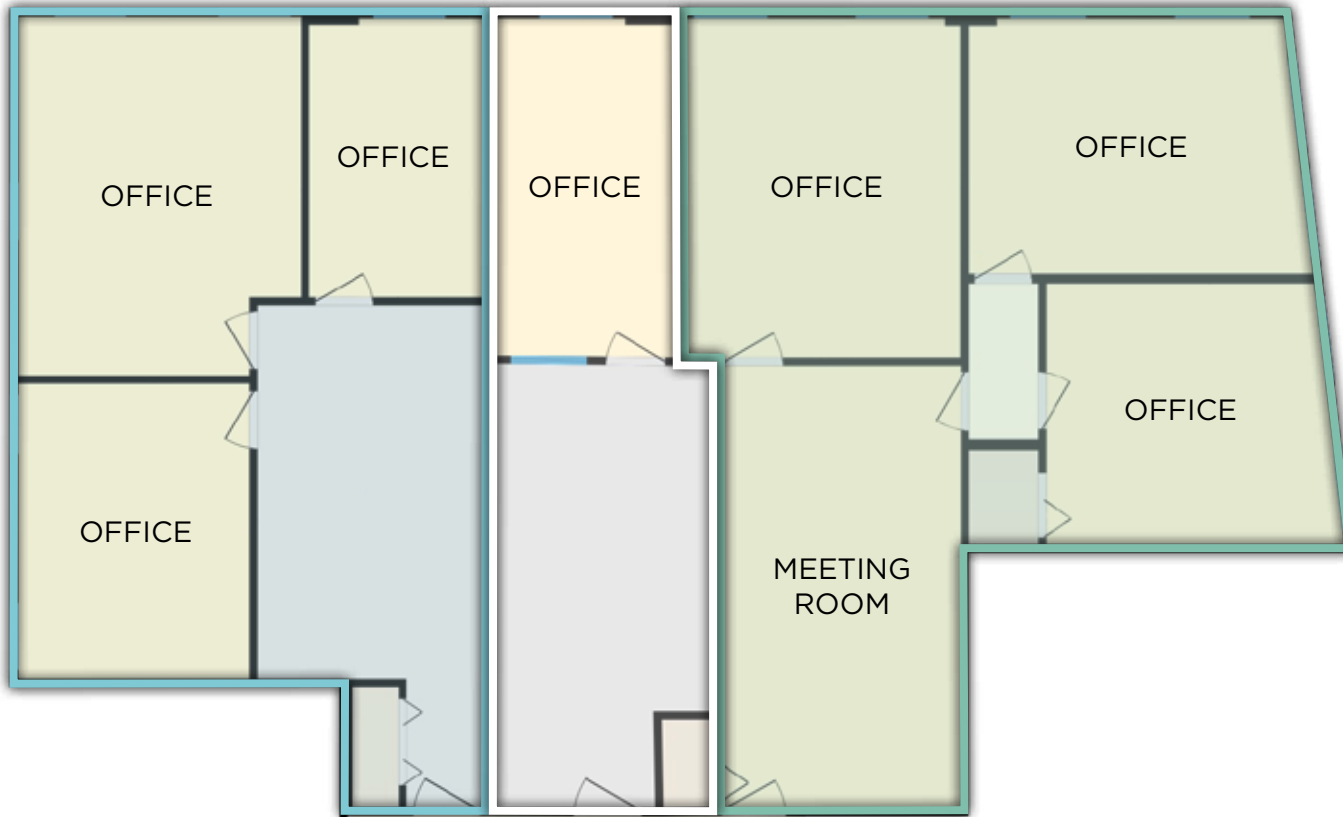


# FLOOR PLAN

±812 SF

±276 SF

±1,350 SF





# LOCATION OVERVIEW



## HIGH VISIBILITY

Discover the vibrant possibilities this downtown Moncton location can offer your business.



## CONVENIENT LOCATION

Easy access to major arterial roadways such as Mountain Road, Wheeler Boulevard and Vaughan Harvey Boulevard.



## WELL LOCATED

High exposure intersection, with great visibility from Main Street and Orange Lane.



**FOR MORE INFORMATION, CONTACT:**

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