

FOR LEASE



860 Main Street

DOWNTOWN MONCTON, NEW BRUNSWICK





Property Overview

Situated on Main Street in the vibrant heart of downtown Moncton and within the Central Business District, 860 Main is a distinguished eight-storey office building with TD Bank as its anchor tenant. This prime location attracts a diverse range of tenants who benefit from easy access to a variety of amenities.

860 Main offers an inviting environment where tenants can easily explore nearby restaurants, shops, and services, as well as enjoy a short walk to local hotels. The available spaces feature multiple subdivision options ready for customization (subject to Landlord's approval) and provide stunning city views, abundant natural light, and excellent visibility.

\$15.00

NET RENT (PSF)

\$11.42

ADDITIONAL RENT (PSF)**

AVAILABILITIES*:

3rd Floor

Entire floor - ±8,020 SF
 Scenario 1 - ±1,500 SF
 Scenario 2 - ±2,500 SF
 Scenario 3 - ±4,000 SF

5th Floor

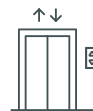
±949 SF

8th Floor

±1,585 SF



SURFACE AND UNDERGROUND PARKING



ELEVATOR SERVICE AVAILABLE



PROPERTY SECURITY SERVICE



FLEXIBLE DEMISING OPTIONS



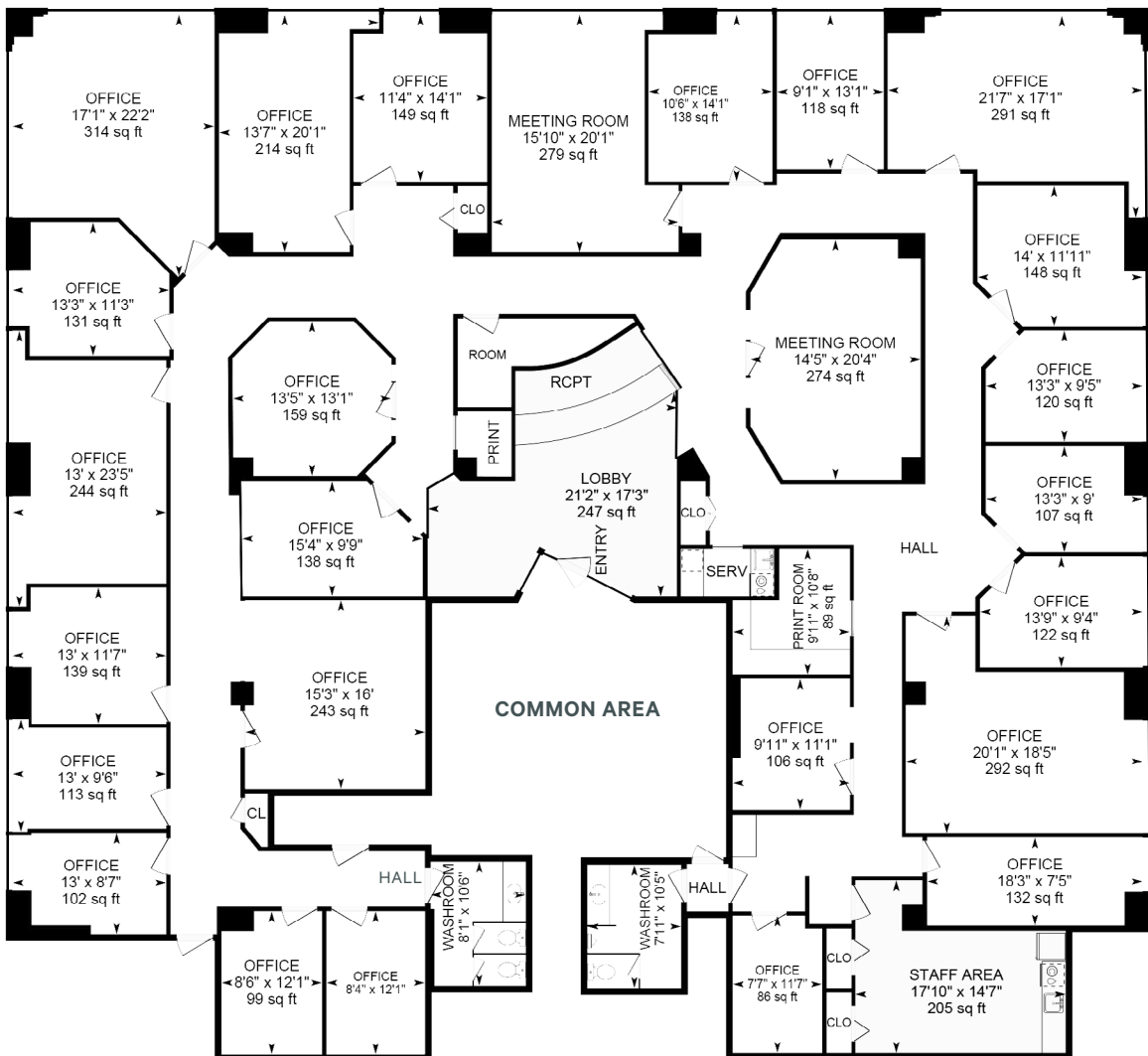
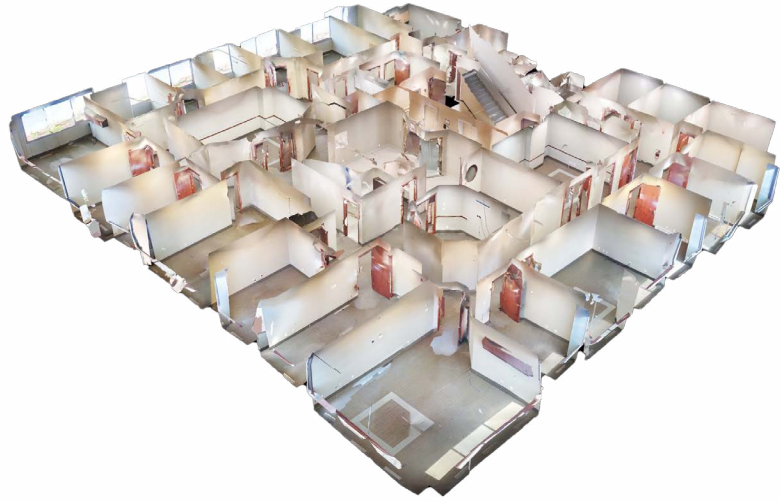
LARGE WINDOWS ALLOW AMPLE NATURAL LIGHT & CITY VIEW

(* All subdivision scenarios are subjected to Landlord's approval

(**) Utilities & cleaning included

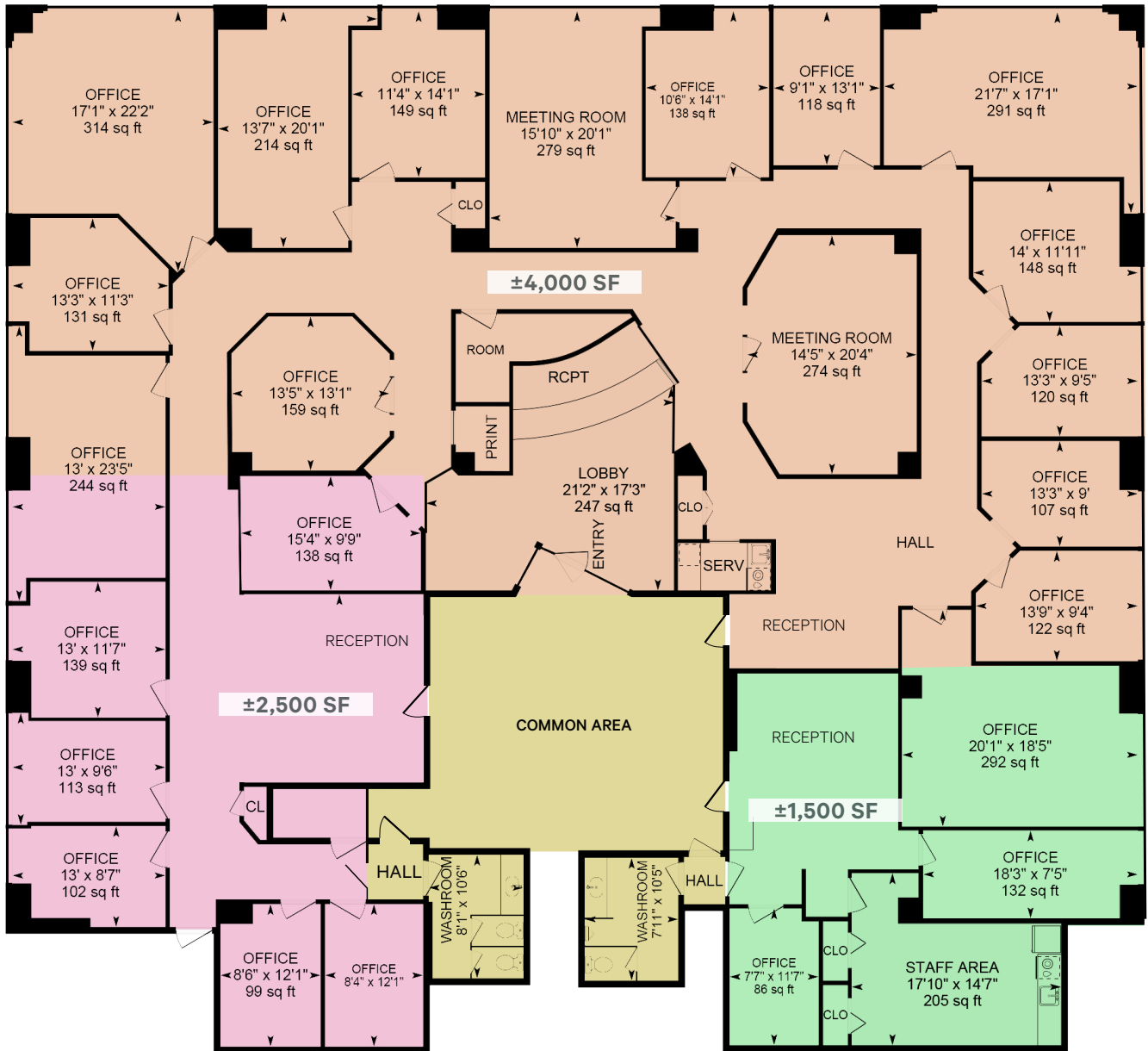
Floorplan

THIRD FLOOR | ±8,020 SQ. FT.



Floorplan

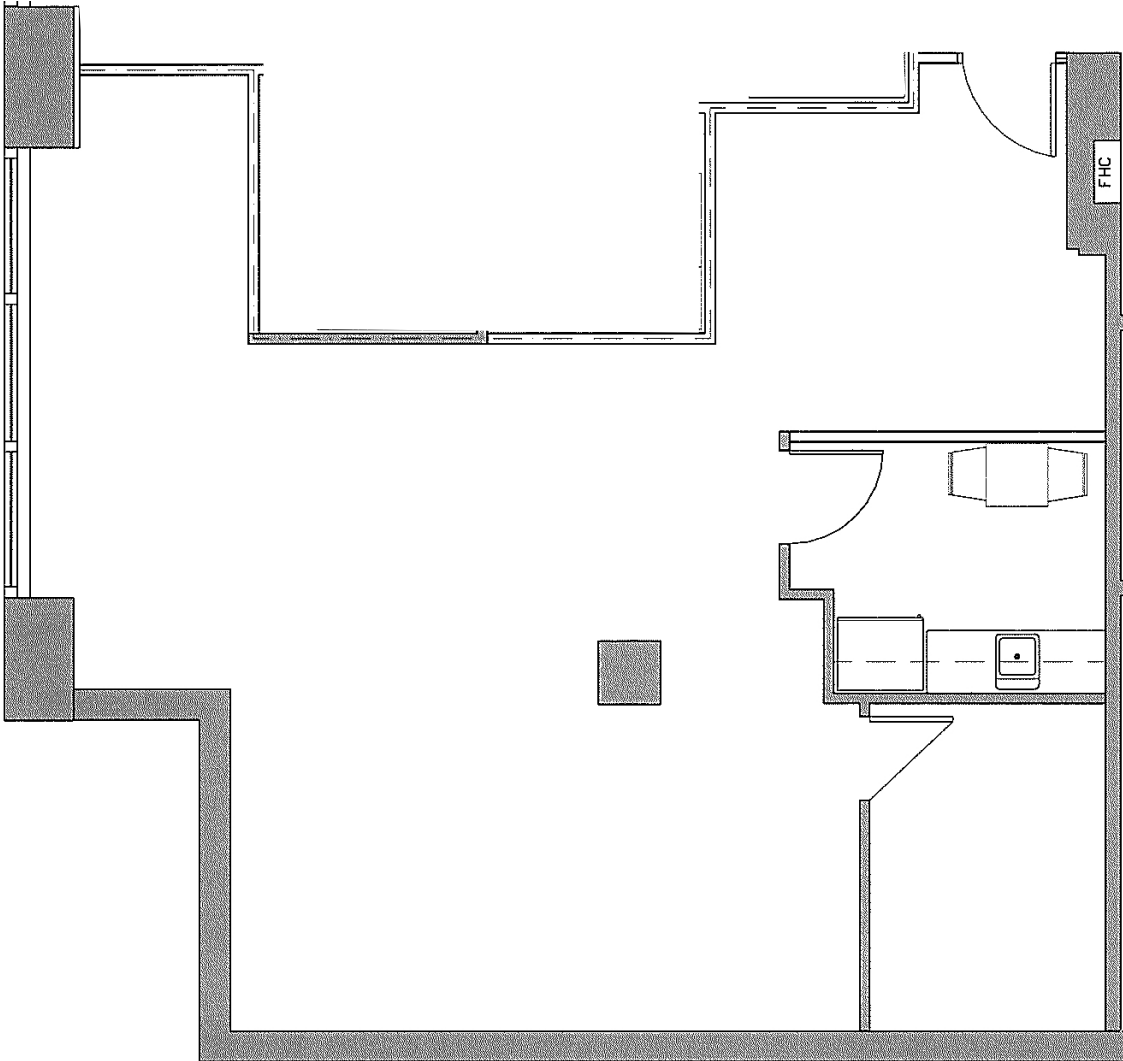
THIRD FLOOR SUBDIVISION SCENARIOS | ±1,500 - ±8,020 SQ. FT.*



(*) Suggested boundaries are for illustrative purposes only. Scenarios are subjected to Landlord's approval.

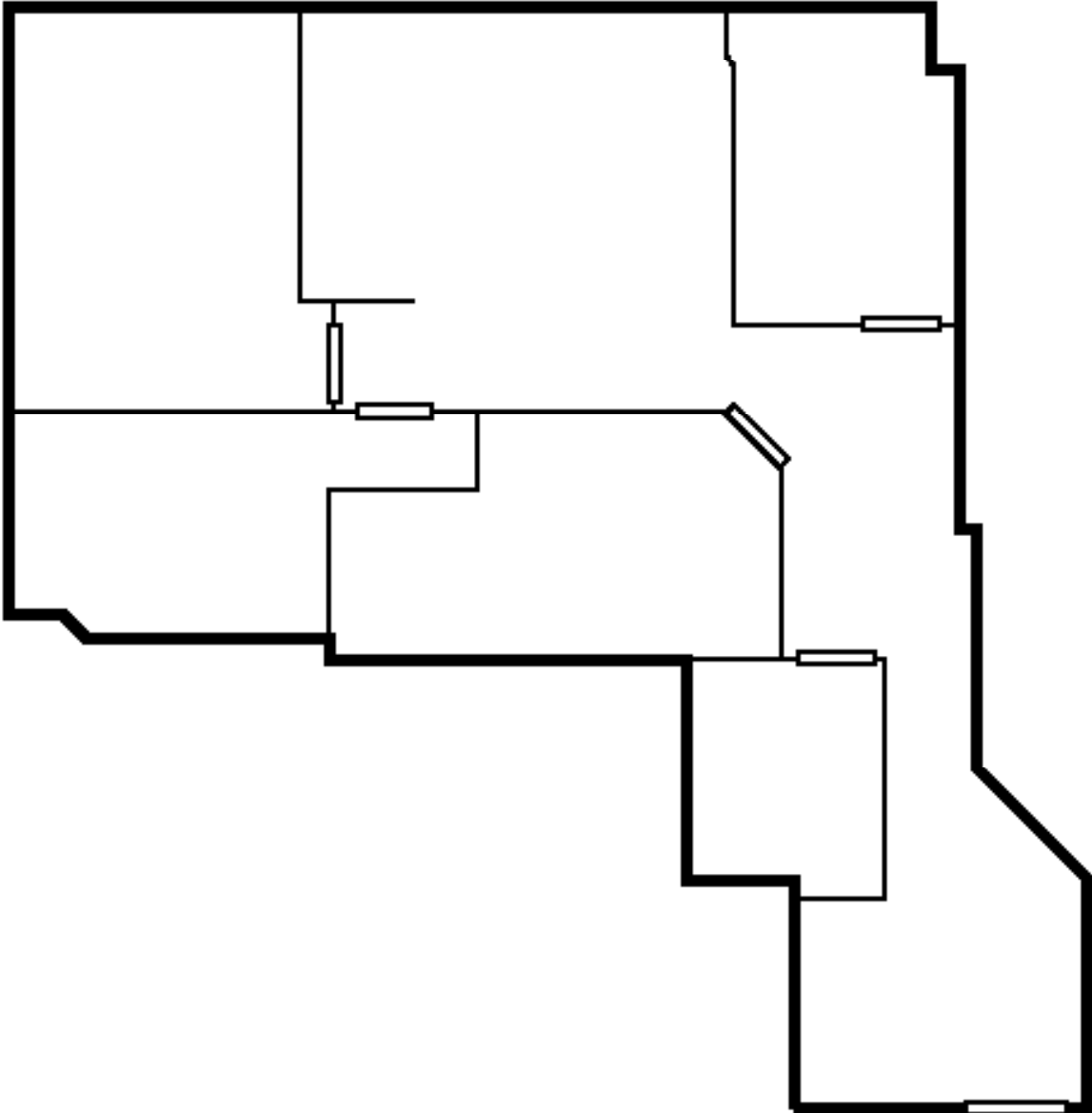
Floorplan

FIFTH FLOOR | ±949 SQ. FT.



Floorplan

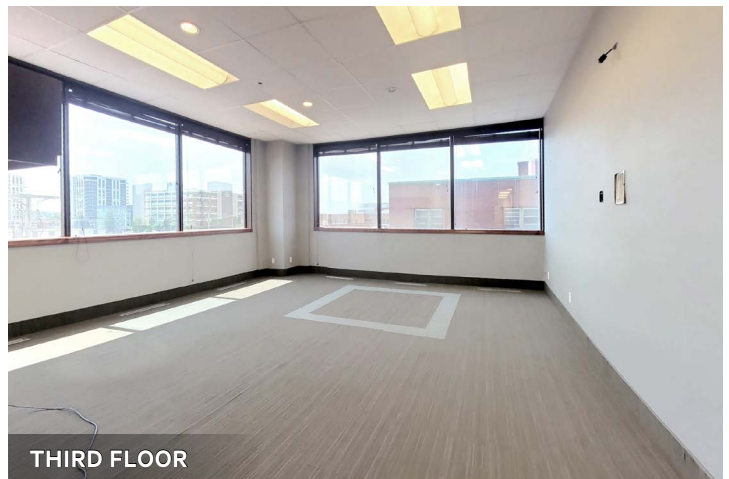
EIGHTH FLOOR | ±1,585 SQ. FT.



Photos



THIRD FLOOR



THIRD FLOOR



FIFTH FLOOR



EIGHTH FLOOR

Area Overview



PRIME DOWNTOWN
LOCATION



LOCATED ON PUBLIC
TRANSPORT ROUTE
(BUS 51)



EXCELLENT VISIBILITY
ON MAIN ST.



SURROUNDED BY
NUMEROUS AMENITIES

Downtown Parking

On-street parking
 City parking lot
 Private parking lot



860 MAIN PARKING LOTS

PRIVATE PARKING LOT

- | | |
|------------------------|--------------------------------|
| ① 100 Westmorland St. | ⑨ 50 Botsford St. |
| ② 55 Lutz St. | ⑩ 57-59 Wesley St. |
| ③ 770 Main St. | ⑪ 45 Queen St. |
| ④ 1234 Main St. | ⑫ 29 Victoria St. |
| ⑤ 40 Highfield St. | ⑬ 42 Queen St. |
| ⑥ 1005 Main St. | ⑭ 502 Main St. |
| ⑦ 201 Queen St. | ⑮ 467 Main St. |
| ⑧ 227-228 Robinson St. | ⑯ 34-36 Rabbi Lippa Medjuck St |





FOR LEASE

860 Main Street

MONCTON, NEW BRUNSWICK

FOR MORE INFORMATION, PLEASE CONTACT:

Sandra Paquet

Senior Sales Associate

506 386 3447

sandra.paquet@cbre.com



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.