

BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**Ideal Office and Clinic Location with
Options to Suit**

FOR LEASE

JONES LAKE PLACE 1600 MAIN STREET

Moncton | NB

Steve Morrison



1600 Main Street | Moncton, NB
Steve Morrison



Property Highlights

BASE RENT
\$13.00 psf

ADDITIONAL RENT
\$14.20 psf

Jones Lake Place is a two-storey, Class-B office building located on Moncton's busy Main Street, situated across from scenic Jones Lake, offering newly renovated lobbies and common areas.

Less than 5 minutes from downtown by car, this property offers business convenience. The location is only 300 meters away from a major intersection (Vaughan Harvery Blvd. and the new bridge access to Riverview).

First level offices are street accessible, while second level office suites are accessible by elevator and interior stairs.



**DOWNTOWN
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**ON-SITE
PARKING**



**PROFESSIONALLY
MANAGED**

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Steve Morrison
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420-633 Main Street
Moncton, NB
E1C 9X9

1600 Main Street | Moncton, NB
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Property Details

AVAILABLE
IMMEDIATELY

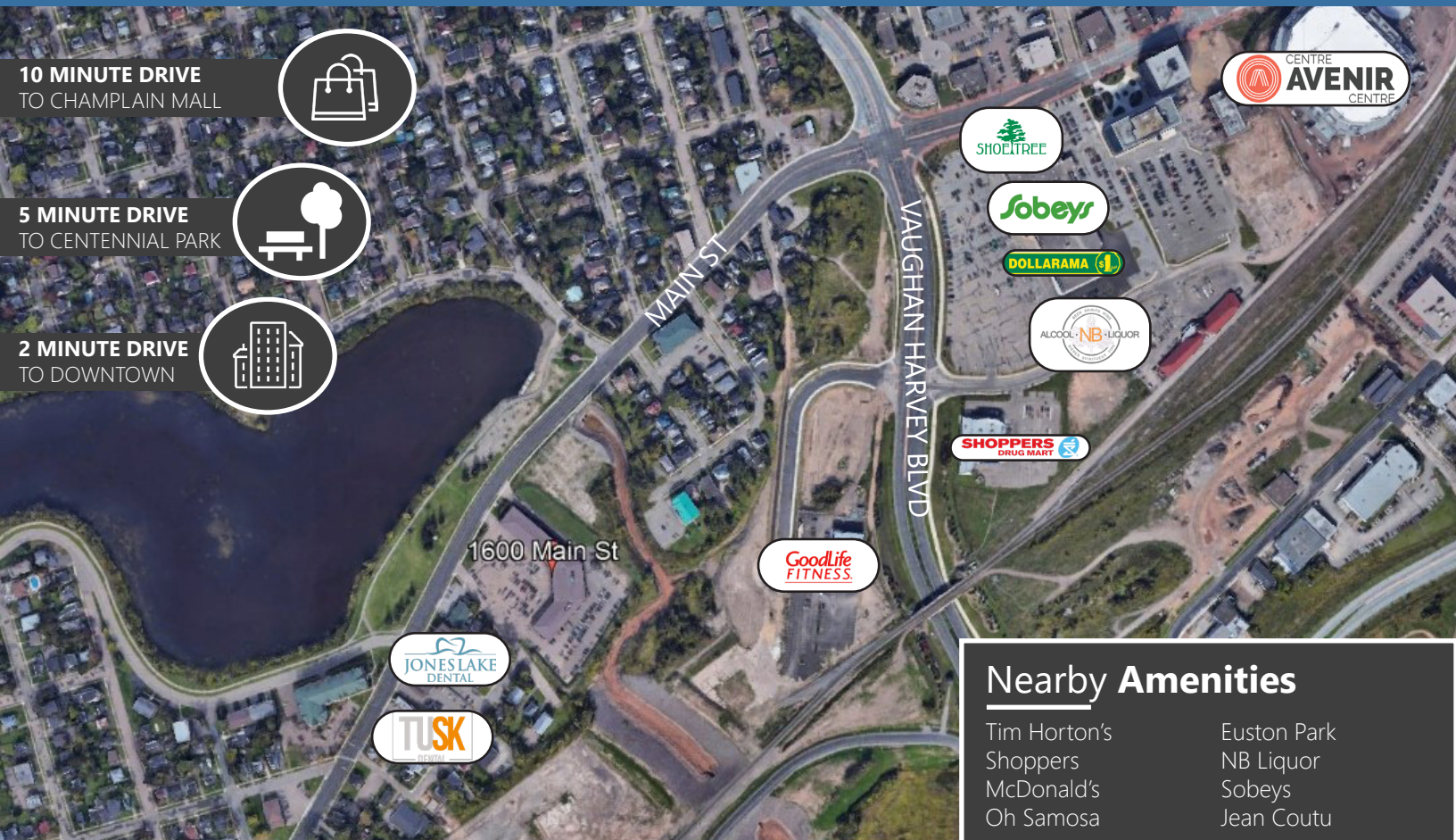
LISTING ID	15006
PROPERTY TYPE	Office, Retail
BOMA LEVEL	BEST® Certified Silver
SIZE AVAILABLE	Suite 200: 9,436 sf Suite 265: 984 sf Suite 270: 1,389 sf
NUMBER OF FLOORS	Two
FLOOR LOCATION	Second
FULL FLOOR	No
ENTIRE BUILDING	No
MAX CONTIGUOUS SPACE	9,436 sf
MIN DIVISIBLE SPACE	984 sf
PARKING	260 on-site surface parking spaces
EXISTING CONDITION	Vacant

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Nearby Amenities

- Tim Horton's
- Shoppers
- McDonald's
- Oh Samosa
- Euston Park
- NB Liquor
- Sobeys
- Jean Coutu

Moncton

2019 POPULATION	78,142 persons
ESTIMATED % POPULATION CHANGE (2019 - 2024)	7.0%
MEDIAN AGE	40.4 years old
AVERAGE HOUSEHOLD INCOME	\$78,783

Floor Plan

1600 Main Street | Moncton, NB
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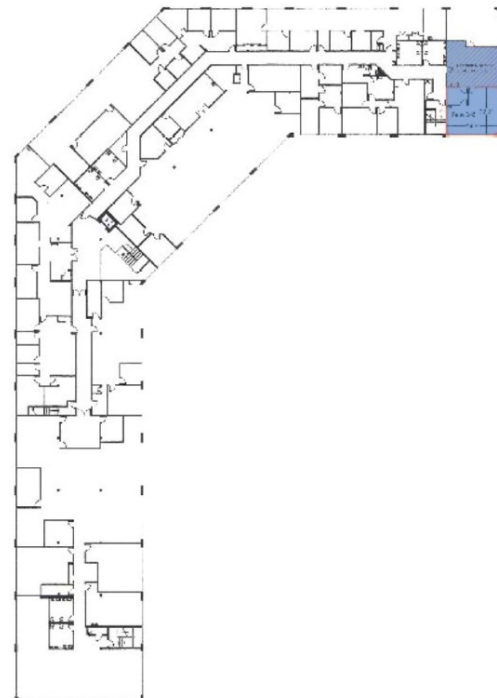
SUITE 200

- 9,436 sf
- Second floor with elevator access
- Available immediately



SUITE 265

- 984 sf
- Second floor
- Ideal physician's office
- Opportunity for shared patient waiting area
- Available immediately



Floor Plan

1600 Main Street | Moncton, NB
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SUITE 270

- 1,389 sf
- Second floor
- Leaseholds in place
- Former physician's office with kitchenette
- Available immediately





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