

**FOR SUB-LEASE**

# **1252 MAIN STREET**

MONCTON, NB | ± 6,000 SF



# PROPERTY HIGHLIGHT

This property ensures an ideal position on Main Street, surrounded by a strong mix of established retailers, offering excellent **exposure and accessibility**.

The unit has an **open-concept layout** with large windows allowing for abundant natural light. The space features a spacious mezzanine, private offices, a staff room, and generous washroom facilities equipped with lockers, showers, and a sauna. The property offers a parking option provided by INDIGO and is equipped with an electric heating system.

This space offers a great opportunity for professional offices or service-based businesses seeking a **high-quality downtown presence**.

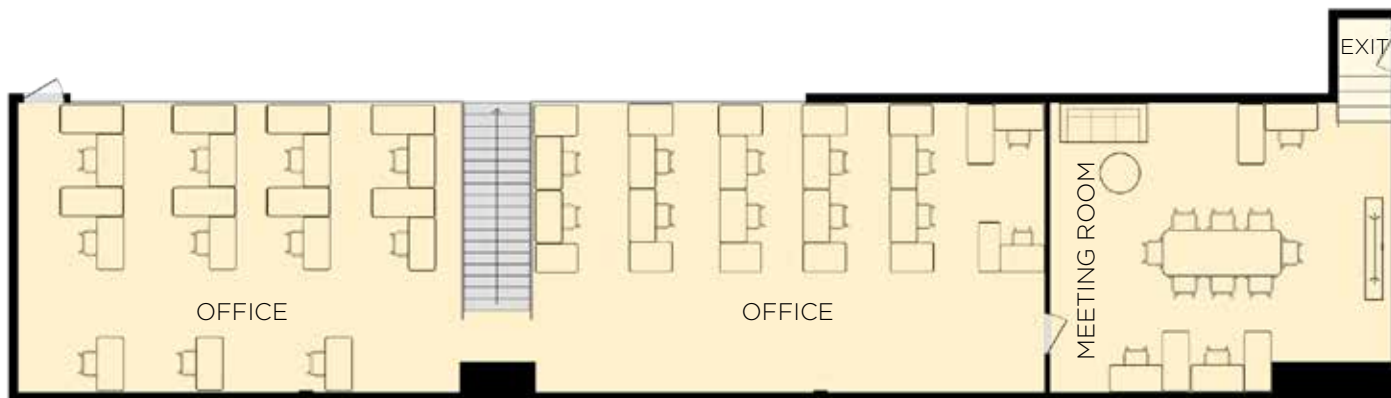
|                  |  |
|------------------|--|
| MLS              | NB135680                               |
| BUILDING SIZE    | ± 6,000 sf                             |
| SUB-LEASE RATE   | \$15.00 psf semi-gross, plus utilities |
| SUB-LEASE EXPIRY | June 30, 2027                          |
| ZONING           | CBD - Central Business District Zone   |





# FLOOR PLANS

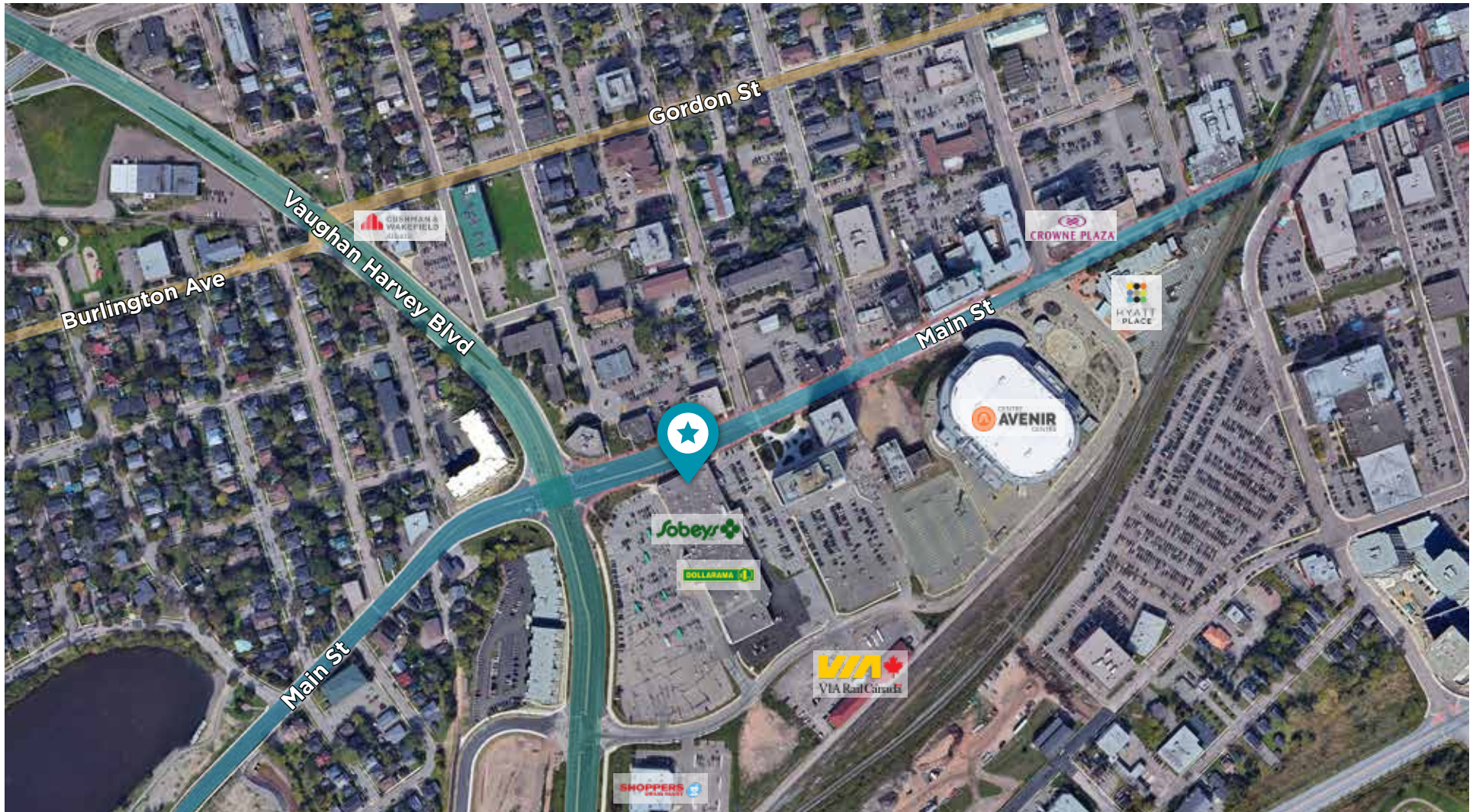
GROUND FLOOR



SECOND FLOOR



# THE LOCATION



The property is situated in a prominent Main Street location along Moncton's primary commercial artery. This space benefits from strong visibility, excellent accessibility, and close proximity to downtown amenities.

The space is located near major routes like Vaughan Harvey Blvd and public transport, providing easy access for both employees and customers.

**FOR MORE INFORMATION, PLEASE CONTACT:**

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