



**CUSHMAN &  
WAKEFIELD**  
Atlantic

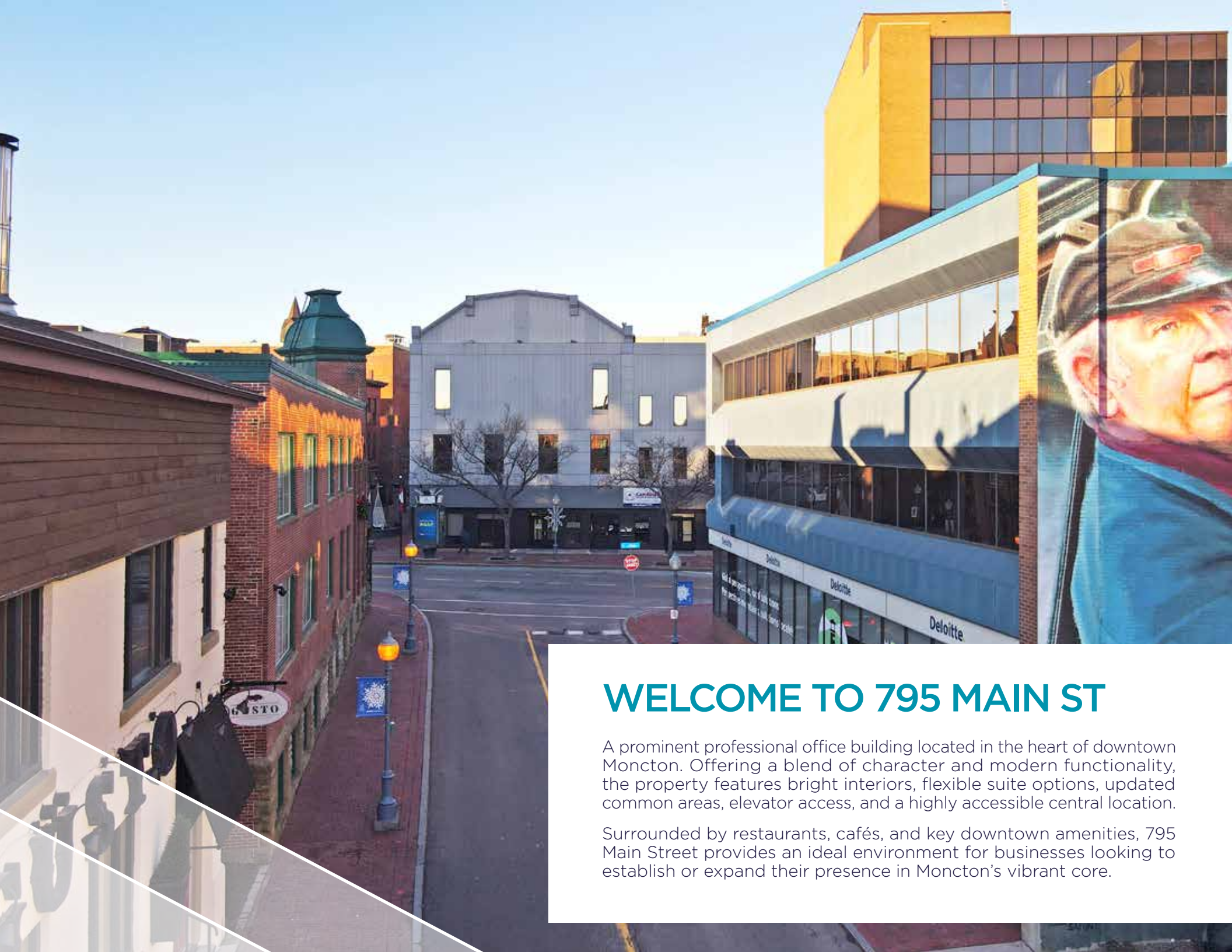


**FOR LEASE**

**795 MAIN STREET**

**MONCTON, NB**

**DOWNTOWN OFFICE SPACE**



## WELCOME TO 795 MAIN ST

A prominent professional office building located in the heart of downtown Moncton. Offering a blend of character and modern functionality, the property features bright interiors, flexible suite options, updated common areas, elevator access, and a highly accessible central location.

Surrounded by restaurants, cafés, and key downtown amenities, 795 Main Street provides an ideal environment for businesses looking to establish or expand their presence in Moncton's vibrant core.

# PROPERTY HIGHLIGHTS

**± 30,000 SF**  
SIZE BUILDING

**±787 - 7,974 SF**  
UNITS SIZE

**4 UNITS**  
AVAILABLES

**\$15.00 PSF NET**  
STARTING LEASE RATE  
(UTILITIES INCLUDED)

**\$15.50 PSF**  
ADDITIONAL RENT

**CBD**  
CENTRAL BUSINESS  
DISTRICT ZONE

## EMBRACING HISTORY, BUILDING THE FUTURE

Rich in character and architectural significance, 795 Main Street stands as a testament to the historic charm of downtown Moncton.

Nestled alongside the historic Ruelle Oak Lane, the building reflects the city's evolving commercial heritage while preserving the timeless appeal of a classic downtown office property. Its heritage presence, large windows, and distinctive design create a unique atmosphere that connects businesses to the history and character of the downtown community.



*\*AI-Enhanced Visualization*

## HIGHLIGHTS

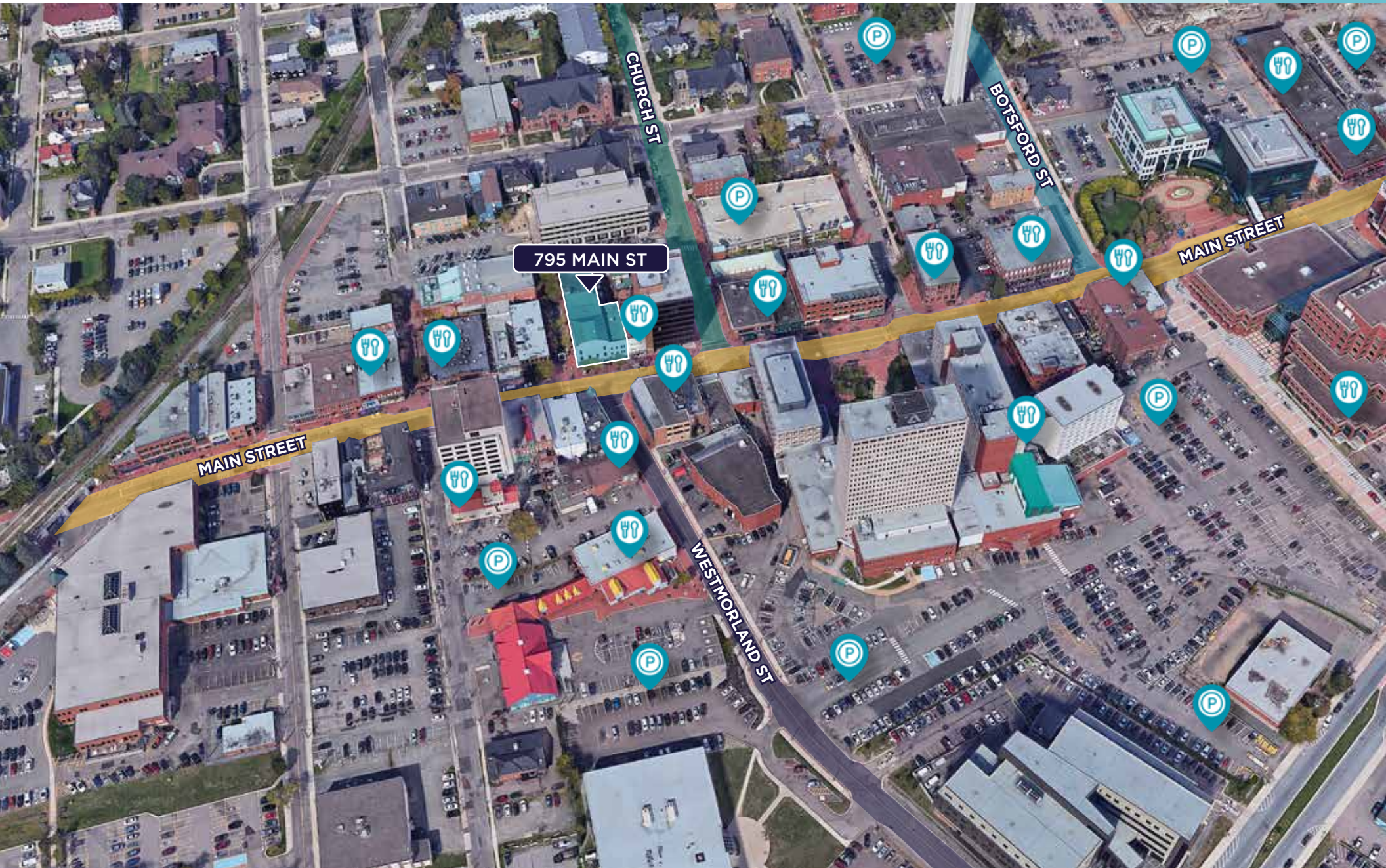
- The property offers nearby parking.
- All units are turnkey.
- The building features a high ceiling and receives impressive natural light.
- Has a bright, beautiful, and modern lobby.
- The building is equipped with sprinklers and offers remarkable views of downtown Moncton.
- It includes wheelchair accessibility with an elevator.

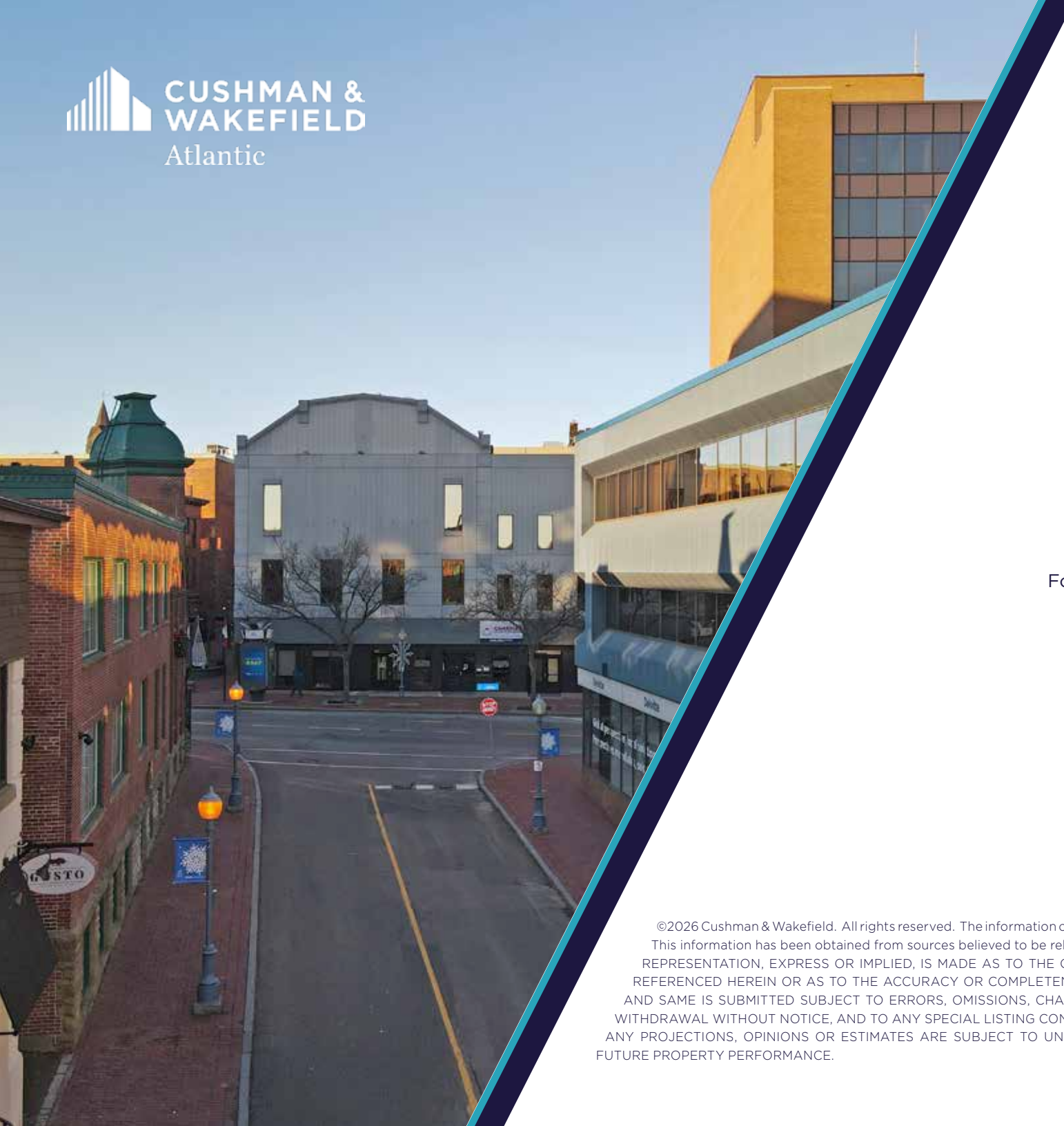
*\*This image was created using Artificial Intelligence. It is for visionary purposes only, and they may not reflect the property's current condition.*

# GALLERY



# LOCATION MAP





For more information, please contact:

**Adam MaGee**

Managing Director NB/NL  
+1 506 872 2507  
amagee@cwatlantic.com

**Suzie Taylor**

Commercial Real Estate Advisor  
+1 506 380 1777  
staylor@cwatlantic.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.