

FOR LEASE

1405 MOUNTAIN RD
MONCTON, NB

SUITE A3 | 1,000 SF

**AI-Enhanced Visualization*

PROPERTY OVERVIEW

This exceptional commercial space is ideally located in a **prime business district** in Moncton, with easy access to highways and public transport.

This **ground-level plaza** features a prominent building with clear signage on both the building and roadside pylon, and is equipped with an electric heating system.

The unit offers **1,000 sf** of space, featuring a bright reception area, a spacious open-concept workspace, an accessible washroom, and a storage room with rear access.

Located in a vibrant commercial hub with **on-site shared parking**, this unit is ideal for professional offices, boutique retail, clinics, studios, and other businesses seeking strong exposure.

MLS	NB137191
Suite	A3
Suite Size	1,000 sf
Lease rate	\$18.00 psf Net
Additional rent	\$12.17 psf
Parking	± 73 paved parking spots
Zoning	ID - Integrated Development Zone

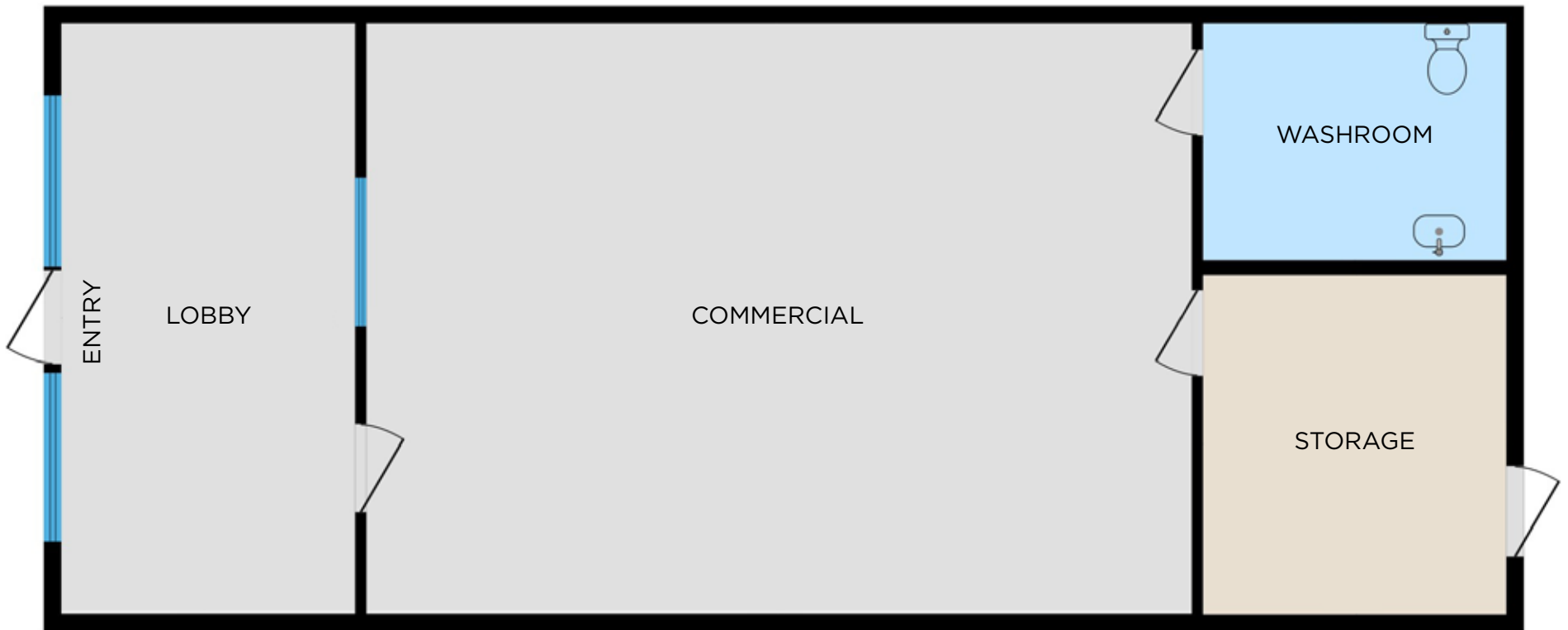


**This image was enhanced using Artificial Intelligence. It is for visionary purposes only, and they may not reflect the property's current condition.*



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FLOOR PLAN



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LOCATION MAP



This prime commercial space is strategically situated on Mountain Road, a busy street that guarantees outstanding visibility.

This space is in a vibrant commercial district, surrounded by a variety of amenities and with easy access to Wheeler Boulevard and the Trans-Canada Highway.



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