

**FOR LEASE**

**1405 MOUNTAIN RD**  
MONCTON, NB

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**SUITE A3 | 1,000 SF**

# 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.

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.

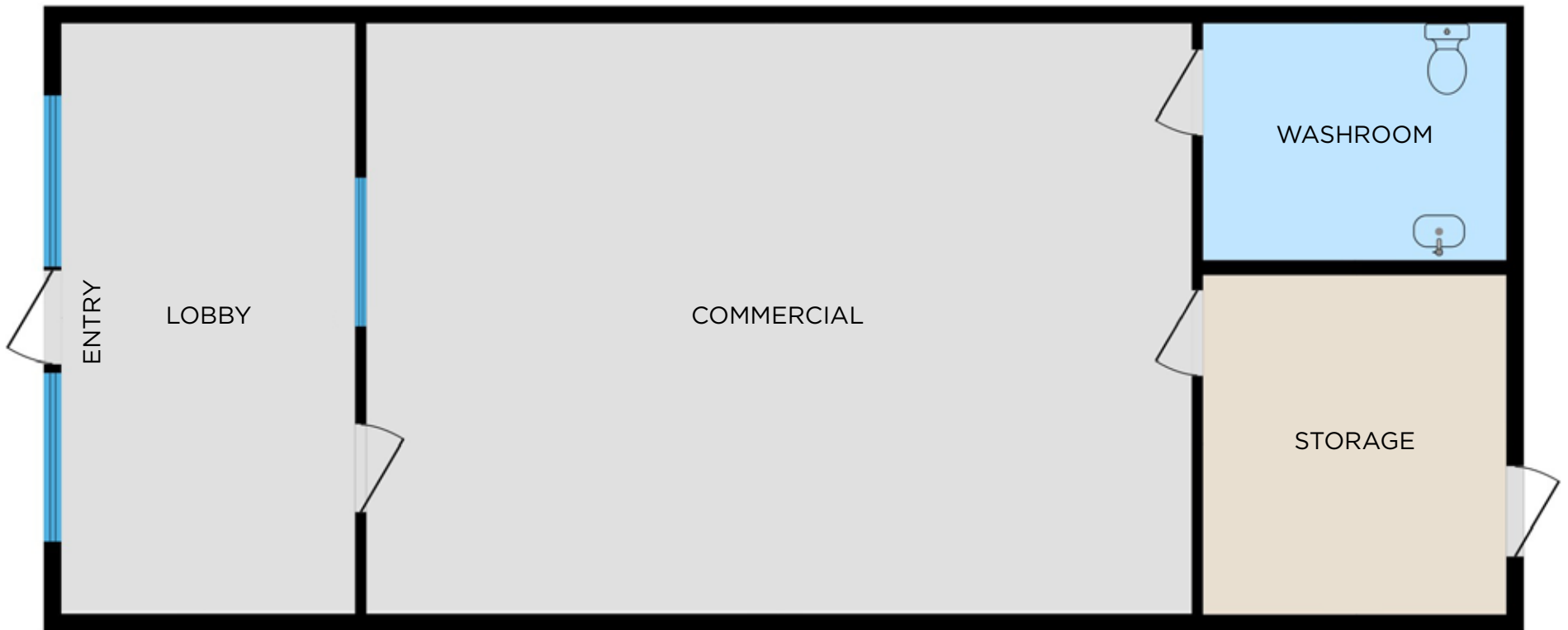
Located in a vibrant commercial hub with **on-site shared parking**, this unit is ideal for professional offices, boutique retail, clinics, studios, and other businesses seeking strong exposure.

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





# 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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