

FOR LEASE

# 541 ROTHESAY AVE

UNIT 4 & 203, SAINT JOHN, NB



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# Property Highlights

This property delivers a professional, flexible environment designed for businesses that want viability and convenience in East Saint John.

With excellent frontage along Rothesay Ave, the building benefits from strong exposure and on-site parking.

The property currently offers two available units:

## UNIT 4

- Ground-floor unit with direct street-level access, suitable for a variety of commercial uses.
- The unit can be modified or adapted to suit a variety of business needs and includes a private washroom.
- Available for lease starting June 1, 2026.
- The space includes the building's electrical room, which supports the entire property.

**NB138262**

MLS

**640 SF**

SIZE

**\$27.50**  
SEMI GROSS  
LEASE RATE

## UNIT 203

- Newly renovated second-floor office space, designed for professional users
- Furniture can be made available to the tenant through negotiation with the landlord.
- The unit offers a flexible layout featuring seven private offices, a spacious executive office, a welcoming reception area, and a large boardroom, complemented by a kitchenette.

**NB126516**

MLS

**2,306 SF**

SIZE

**\$22.50**  
SEMI GROSS  
LEASE RATE



# Location Map

Situated along Rothesay Avenue in East Saint John, this property offers high visibility and exceptional access. The location connects directly to Highway 1, providing quick routes to Uptown Saint John, Rothesay, and Quispamsis.

Tenants benefit from nearby retail and service amenities, convenient on-site parking, and the ability to reach both business and residential districts within minutes — making it an ideal address for professional and client-facing operations.





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