

FOR LEASE
22 Church Street
Moncton, New Brunswick



TAKE VIRTUAL TOUR

Up to 17,000 SF | Office Space

PROPERTY HIGHLIGHTS

One of Downtown Moncton's premier office complexes featuring an industrial/modern look, beautifully finished with a unique and impressive atrium level.

- Various office suites available for lease on the 2nd, 3rd and 4th floors with potential to demise
- The offices feature various designs from highly functional layout, modern finishes, private window offices, meetings rooms and boardrooms to open concept space with high exposed ceilings and plenty of natural light
- Great opportunity for professional business: ideal for medical use, education, training, legal firm, financial, government offices, and many more uses
- The building features an advanced communication system, elevator access, underground parking and unique architectural elements such as exposed brick and atrium

BUILDING FEATURES

Numerous recent upgrades. Moncton's downtown office tower showpiece.

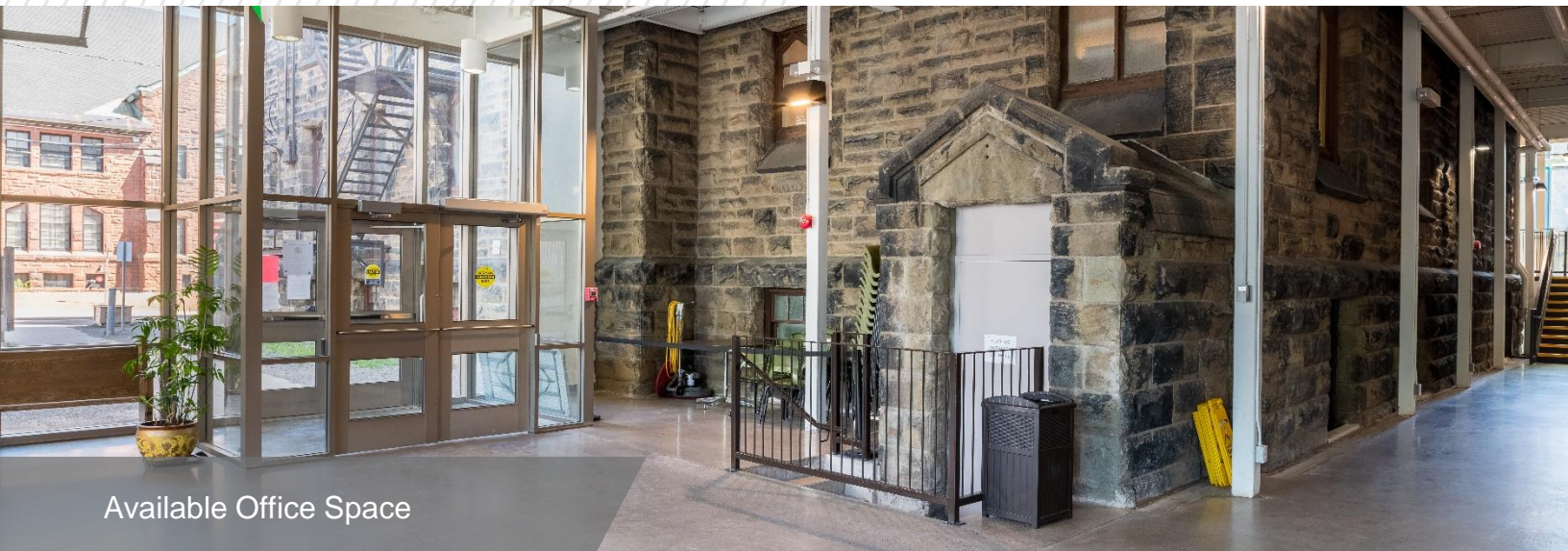
- Building features a meditation garden and café
- Potential to demise suites
- Onsite underground parking; adjacent monthly parking
- The building is wheelchair accessible
- Improved security systems creating a safe and professional working place
- Transit Accessible

Contact

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Available Office Space

SPACE AVAILABLE | **\$14.00 psf Net**

Suite	SF	Description
2 nd floor T250-260	2,658 sf	Beautiful turnkey office space with reception, large boardroom, kitchenette and multiple window offices.
3 rd floor T340	2,995 sf	Large open space with high ceilings and concrete floors. Plenty of windows and natural light. Ready for tenant design and finishes. Can be subdivided.
4 th floor	11,350 sf	Modern turn key office space with potential for roof top garden and/or outdoor space. Features multiple perimeter window offices, large boardroom/training room, small meeting rooms, kitchen, and storage. Can be subdivided.

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DOWNTOWN MONCTON



Located on the corner of Church Street and Queen Street in the Heart of Downtown Moncton.



Ideally situated in an established popular area for high traffic, excellent visibility and great exposure.



Steps away from the new development FiveFive Queen, The Gahan House, and Alcool NB Boutique Wine Store.



Location enjoys access to many amenities such as restaurants, banks, Assumption Place, City of Moncton, Blue Cross Centre, Avenir Centre, retail, Capitol Theatre, Riverfront Park, fitness centres and accommodations.



Easy access to all major arterial routes and highways such as Assumption Boulevard, Mountain Road, Wheeler Boulevard and Highway 15.



The property offers easy access to public transportation. Access to multiple gated parking lots within minutes of the building.

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DEMOGRAPHICS

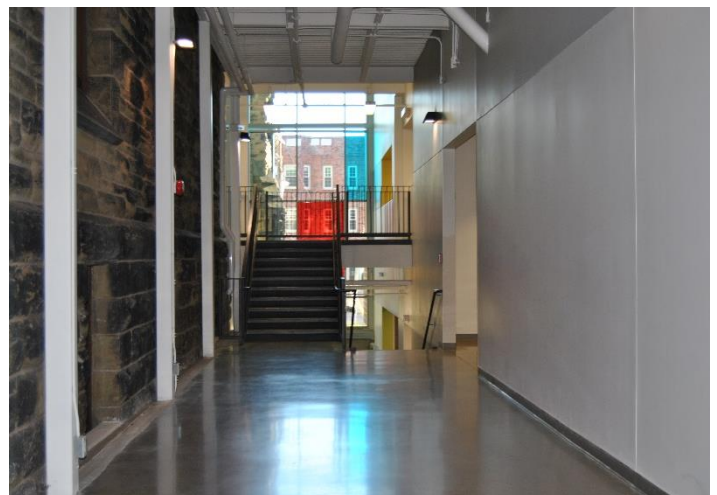
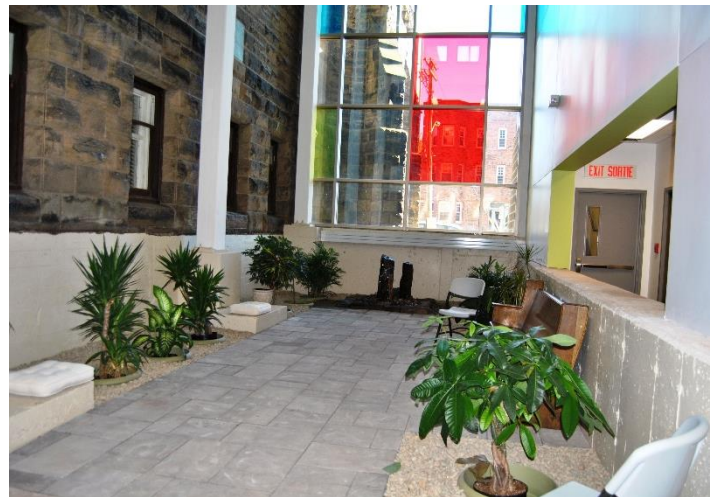
City of Moncton Population	71,889
Downtown Moncton Working Population	20,000
Greater Moncton Population	144,810
Total Downtown Moncton Businesses	1009
Major Downtown Moncton Industries	Financial Services Professional Services Software Development Customer Service Legal Services Public Sector

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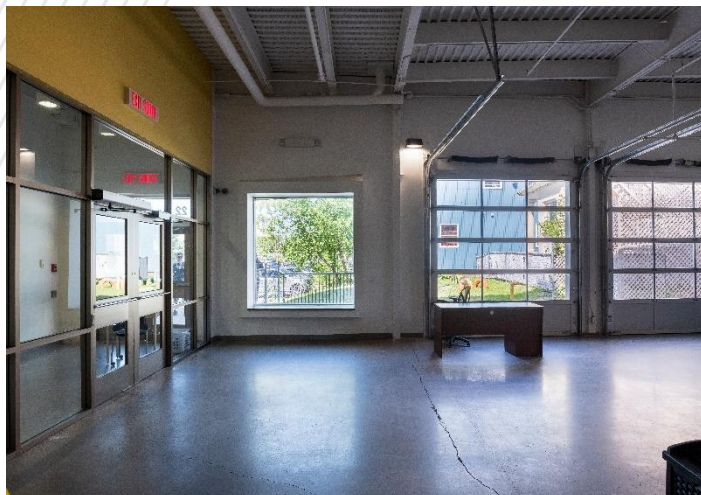
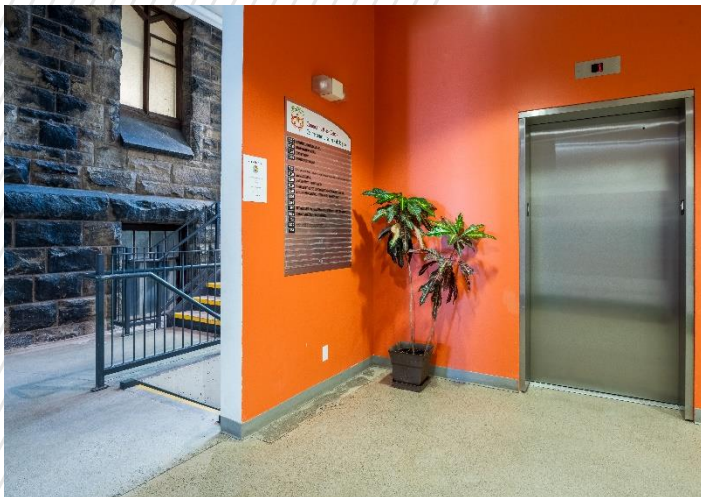
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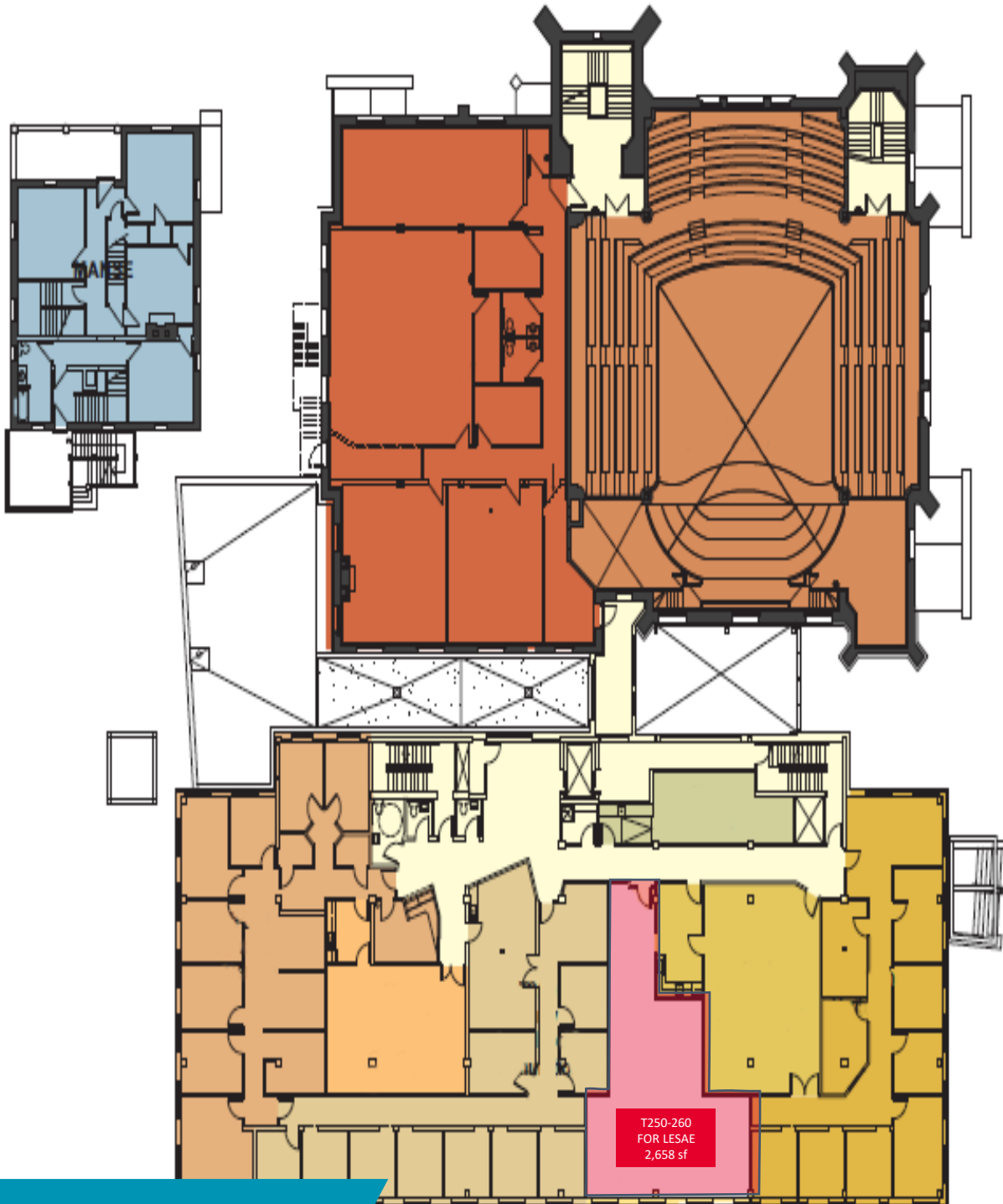


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FLOOR PLANS

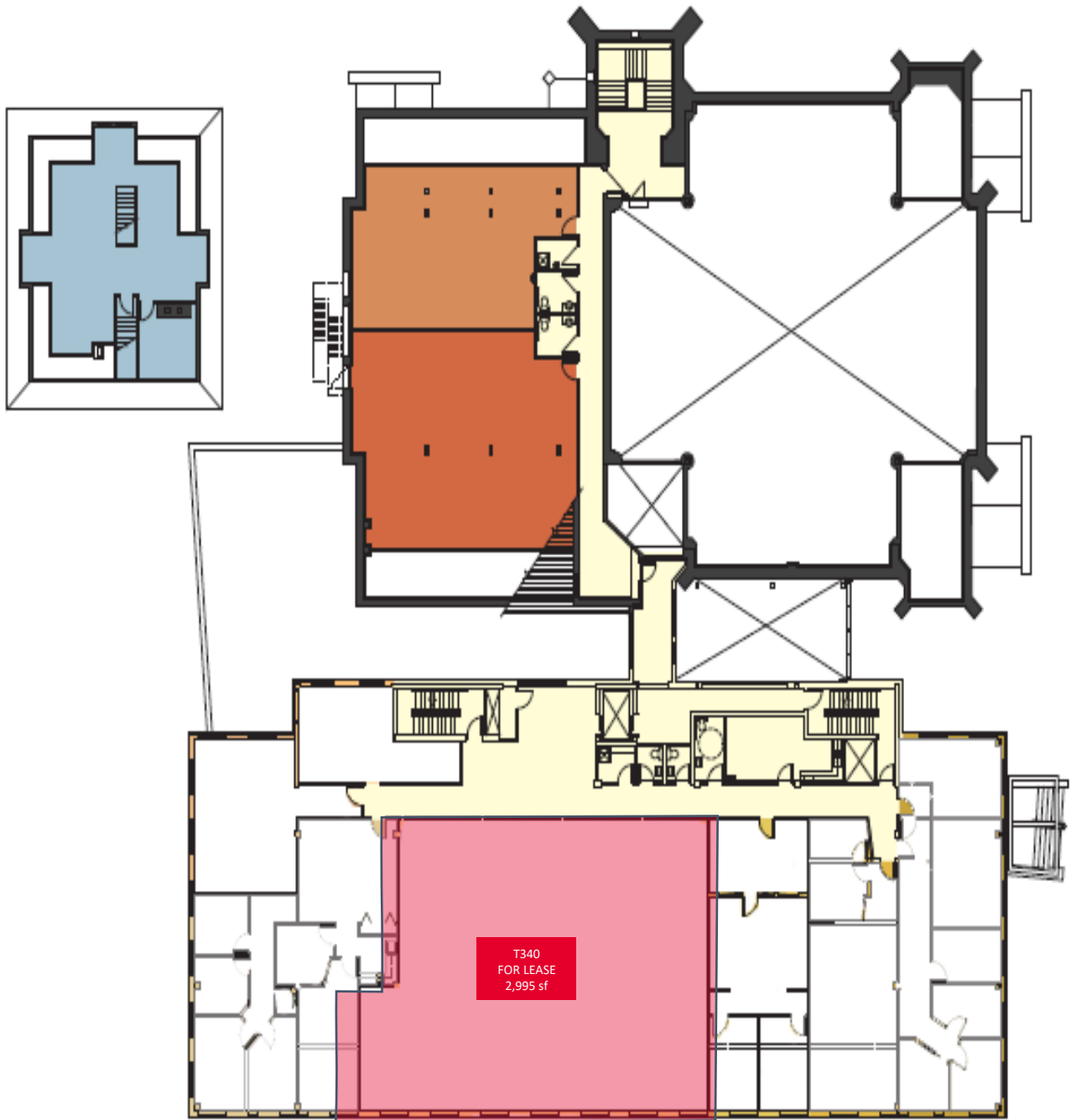
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Floor Plan – 2nd Floor

FLOOR PLANS

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Floor Plan – 3rd Floor

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Up to 11,350 sf



Floor Plan – 4th Floor