## FOR LEASE 232-236 St George Street Moncton, New Brunswick





409 - 10,183SF Various Suites

#### PROPERTY HIGHLIGHTS

Various size commercial and office suites for lease ranging from 409 – 10,183 sf.

- High profile, five storey multi-tenant office building with recent interior and exterior upgrades
- Building features various office suites
- Potential to combine units for larger size space requirements as well as demising options in some units
- Modern common area boardroom for tenants' use
- Elevator service and wheelchair access area



Lease Rate: Office Suites \$18.00 psf Gross



Adjacent parking



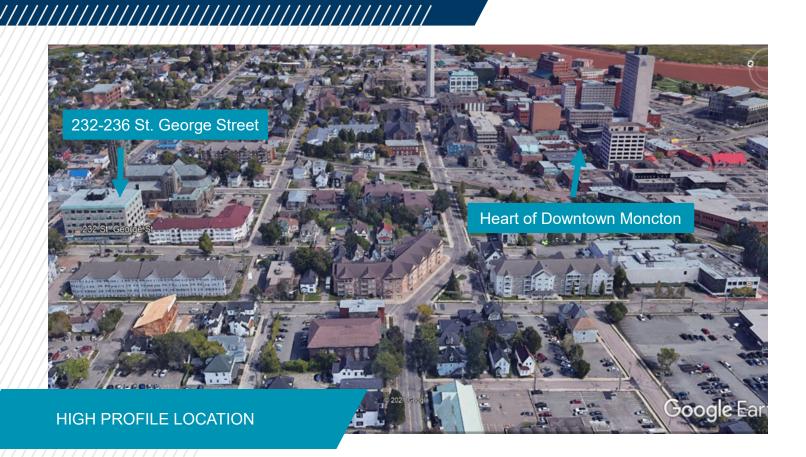
Ideal for professional businesses such as accounting, law firm, education, marketing and communications, government agencies and many more uses

#### Contact

DONNA GREEN Vice President +1 506 387 6930 dgreen@cwatlantic.com

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Ideally located at the busy intersection of St. George and Archibald Street



A short distance to downtown Moncton and the Avenir Centre



In a business node with office, restaurants, coffee shops and service shops



Great access to the tri-community



Centrally located on bus route



Building tenants include Groggy Frog Café, Universal Staffing, financial services, health services and more

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Moncton, New Brunswick





### UNITS AVAILABLE (DEMISING OPTIONS AVAILABLE)

Unit	SF	Notes
101	993	Front reception and private office
110/119	3,825	Window offices, meeting rooms and kitchen
119B	2,300	Private offices and meeting rooms
207	409	Large open concept space
210	10,183	Multiple offices, meeting rooms, breakout rooms, and kitchen. Can be subdivided
300	1,286	Open area, two private offices, and storage
410	541	Large reception and private window office

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