

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



VIEW VIRTUAL TOUR – Unit 210

257 – 10,183 SF Various Suites

PROPERTY HIGHLIGHTS

Various size commercial and office suites for lease ranging from 257 – 10,183 sf.

- High profile, five storey multi-tenant office building with recent interior and exterior upgrades
- Building features various office suites and a front corner ground floor commercial unit
- 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



Lease Rate: Front Corner
Ground Floor Suite
\$20.00 psf Gross



Adjacent parking



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

Contact

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HIGH PROFILE LOCATION



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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Prime Office Opportunities

UNITS AVAILABLE (DEMISING OPTIONS AVAILABLE)

Unit	SF	Price	Notes
01	2,710	\$20.00	Front corner, ground floor commercial unit
19	1,068	\$18.00	Ground floor, reception, private office and boardroom
20	329	\$18.00	Ground floor, two small offices
21	782	\$18.00	Reception area plus 3 private window offices
101	993	\$18.00	Front reception and private office
107	257	\$18.00	One room with windows
109	278	\$18.00	Corner unit facing St. George Street one open space
110/119	3,825	\$18.00	Window offices, meeting rooms and kitchen

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Prime Office Opportunities

UNITS AVAILABLE (DEMISING OPTIONS AVAILABLE)

Unit	SF	Price	Notes
119B	2,400	\$18.00	Private offices and meeting rooms
207	409	\$18.00	Large open concept space
210	10,183	\$18.00	Multiple offices, meeting rooms, breakout rooms, and kitchen. Can be subdivided
410	541	\$18.00	Single office with large windows - Available June 2022

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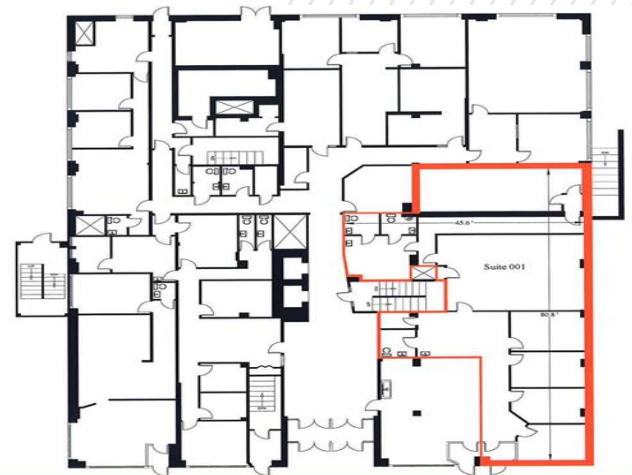


Front Corner Ground Floor Commercial Unit

PROPERTY HIGHLIGHTS

Unit #01 features direct entry, 4 spacious offices/rooms with impressive windows and natural light, kitchenette, breakout room, storage and large open concept area.

- Great space for retail business, service commercial, or office use
- Ideal for retail, yoga, educational, hair salon, spa, physiotherapy and many other uses
- High visibility, high traffic



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