



BRUNSWICK SQUARE OFFICE TOWER

1 GERMAIN STREET
SAINT JOHN, NEW BRUNSWICK



WELCOME TO BRUNSWICK SQUARE

Establish a beachhead in the tallest office tower in New Brunswick. At 19 storeys, Brunswick Square offers sweeping views of Saint John and its fascinating harbour with its working port and visiting cruise ships.

The tower is a landmark in uptown Saint John and boasts more than 300,000 sf of office space with a connected shopping, hotel and parking garage.

Brunswick Square is a hidden gem in the heart of the city, offering versatile spaces tailored to businesses of all sizes. From cozy 750-square-foot office suites to expansive 17,733-square-foot full floors, this property provides unmatched flexibility. Its crown jewel is the vacant 10,356-square-foot 19th-floor walk-up office penthouse, featuring soaring floor-to-ceiling windows, breathtaking views, and exclusive private balconies. With essential building services centralized and a core bank of six high-speed elevators, Brunswick Square's efficient floorplan allows for seamless subdivision to accommodate any space requirement. Find the ideal home for your business at Brunswick Square.

AVAILABLE SUITES

SUITE	SIZE
Suite 400A	16,030 sf
Suite A500A	704 sf
Suite S704	20,639 sf
Suite 200	17,266 sf
Suite 301	11,733 sf
Suite 400	17,733 sf
Suite 600	17,733 sf
Suite 701	6,401 sf
Suite 900	9,919 sf
Suite 901	704 sf
Suite 1000	17,733 sf
Suite 1103	2,039 sf
Suite 1206	1,236 sf
Suite 1212	3,207 sf
Suite 1400	8,073 sf
Suite 1800	17,733 sf
Suite 1900	10,356 sf



\$10.00 PSF NET

LEASE RATE

plus applicable operating costs. Tenant fits up (if applicable) subject to negotiations.



CLASS "A"

OFFICE BUILDING



LOCATION

Strategically located in Uptown Saint John, Brunswick Square Office Tower offers a landmark business address in the city's dynamic commercial hub. Just steps from the harbourfront boardwalk, this prime location is at the center of Saint John's exciting growth, with major developments at Fundy Quay and new the residential high-rise at the top of King Street.

Blending urban energy with historic charm, this office tower is situated in the heart of the business district, surrounded by beautifully preserved architecture. Brunswick Square Office Tower is home to a mix of premier office tenants and offers direct pedway access, providing a seamless blend of business, retail, and convenience.

UPTOWN SAINT JOHN

HIGHLIGHTS

Uptown Saint John is lined with quaint alleyways, bars, delicious dining options, boutiques, art galleries and more.

Uptown Saint John is only 20 minutes from the Saint John Airport, and 14 minutes from Rothesay with easy access to the Trans-Canada Highway through Route 1.

The Brunswick Square Office Tower offers easy access to many areas of the city through the connected pedway that leads to Brunswick Square Shopping Centre, Delta Hotels, City Market, City Hall, Aquatic Centre, Harbour Station, the Saint John Trade & Convention Centre and Market Square.



PEDWAY SYSTEM
CONNECTING SAINT JOHN



PROXIMITY TO AMENITIES
CENTRALLY LOCATED

BY THE NUMBERS

Saint John, located in New Brunswick, Canada, is a growing city with a strong economic foundation and a diverse community. As of 2024, the city’s population has reached approximately 78,165, marking its highest level in decades. Saint John is predominantly Anglophone, with 87.2% of residents citing English as their mother tongue.

The city is home to major multinational corporations and some of Atlantic Canada’s largest IT firms, making it an attractive destination for businesses and professionals. With its steady population growth and thriving economic landscape, Saint John continues to be a dynamic and prosperous place to live and work.



78,165
CITY OF SAINT JOHN
2024 POPULATION



\$62,800
MEDIAN INCOME OF
HOUSEHOLDS



142,422
CMA 2024 POPULATION



11,160
POPULATION WITH A
UNIVERSITY DEGREE

Sources: The City of Saint John, The Canadian Encyclopedia, Statistics Canada



Stephanie Turner
Associate Vice President
+1 506 333 3442
sturner@cwatlantic.com
cwatlantic.com

Brock Turner
Commercial Real Estate Advisor
+1 506 608 8747
bturner@cwatlantic.com
cwatlantic.com

Office Info
1 Market Square, Suite N305
Saint John, New Brunswick
+1 506 693 6876
cwatlantic.com

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