

CUSHMAN &  
WAKEFIELD

Atlantic

MAISON du COMMERCE HOUSE

ATLANTIC REGION  
RÉGION ATLANTIQUE

# COMMERCE HOUSE

232-236 ST. GEORGE STREET  
MONCTON NB

The image shows a modern office hallway with a light-colored tiled floor and wood-paneled walls. A blue rectangular overlay is positioned in the center, containing white text. In the background, there is a doorway, a sign that reads "NO LOITERING PERMITTED", a fire alarm pull station, and two colorful abstract paintings on the wall.

# WELCOME TO THE COMMERCE HOUSE

Nestled on the outskirts of Moncton's downtown core you can find the Commerce House, a high-profile multi-tenant office building. The building is recognized for its diverse selection of suites, currently catering to a wide selection of businesses. Its Secondary Business District zoning allows this building to accommodate various uses such as professional office, retail business, physiotherapy, service commercial and many others.

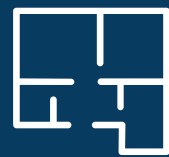
The Commerce House features a ground floor cafe that is popular among both tenants and pedestrians. Situated along the bus route, the building is conveniently located within walking distance of the city's top restaurants, shops, and parks.

# PROPERTY HIGHLIGHTS

Welcome to the bustling heart of Moncton, where The Commerce House stands tall as a prestigious 5-storey office building showcased on the vibrant St. George Street. With expansive perimeter windows, this Moncton landmark invites abundant natural light to illuminate its suites. The building boasts a grand and secure lobby, two elevators seamlessly connecting each floor, and a boardroom available for all tenants to use free of charge. The Commerce House offers an ideal setting for businesses seeking a prime location.



**\$18.00 PSF  
GROSS (Office Suites)**



**436 - 7,206 SF  
AVAILABLE**



**COMPLIMENTARY  
BOARDROOM**

# OFFICE SPACE



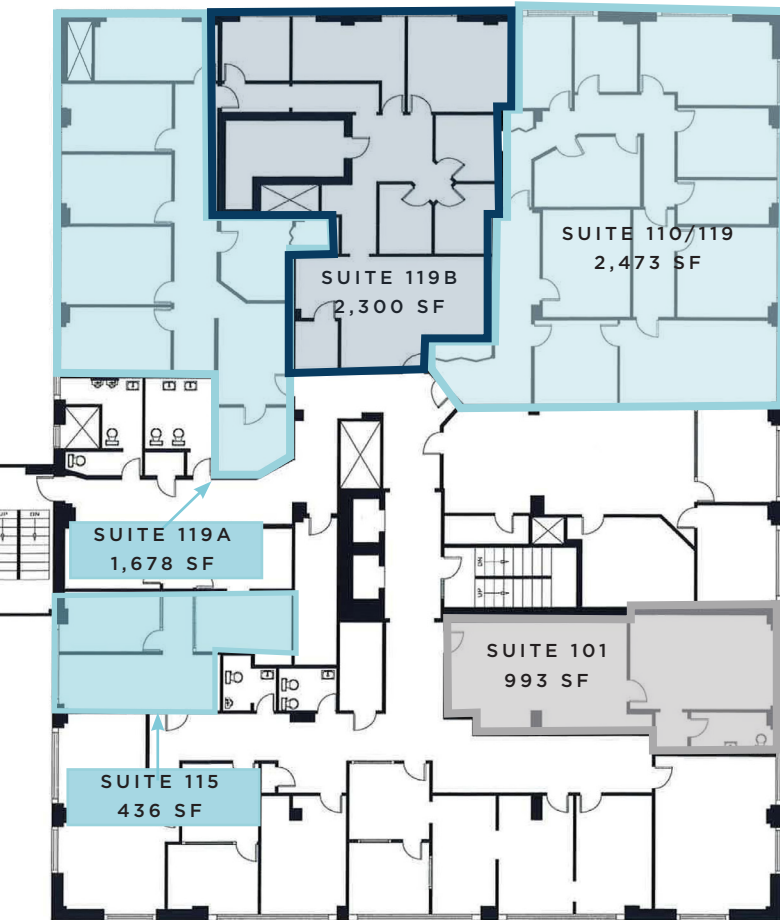
## LEASE RATE

\$18.00 psf Gross

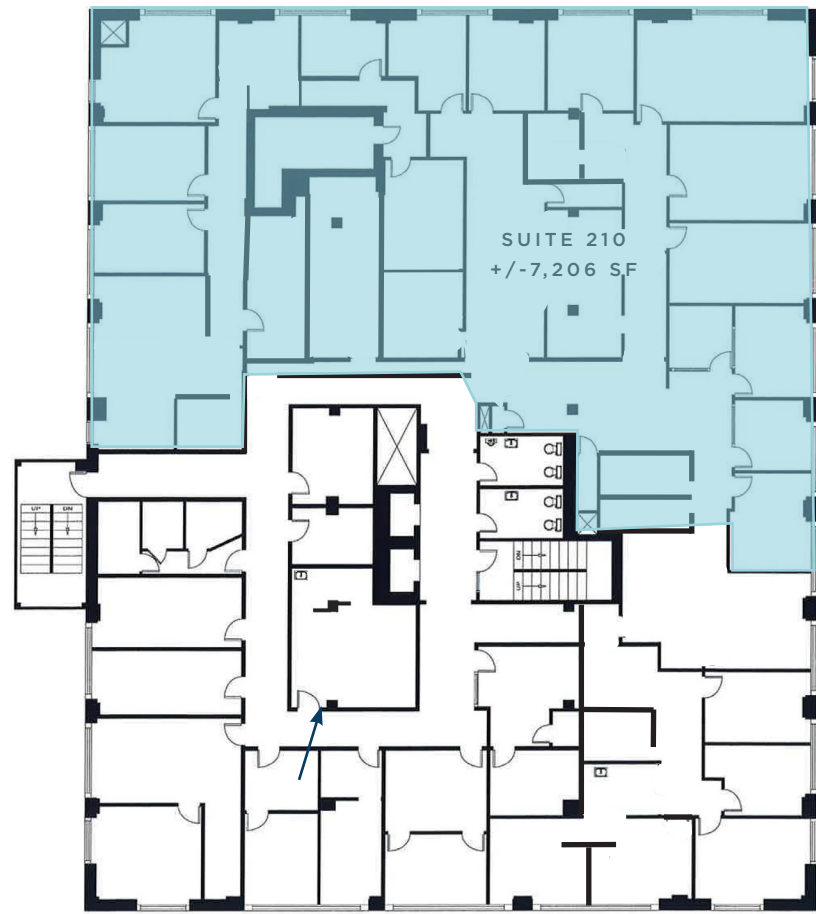


## SUITE LAYOUTS

Open concept spaces and built-out offices with the possibility to combine suites.



FIRST FLOOR



SECOND FLOOR

| Unit    | Size                             |
|---------|----------------------------------|
| 101     | 993 sf                           |
| 110/119 | 2,473 sf                         |
| 115     | 436 sf - Available December 2024 |
| 119A    | 1,678 sf                         |
| 119B    | 2,300 sf                         |
| 210     | 7,206 sf                         |

- **Suite 101:** Features a large front reception with storage and a large private window office with in suite bathroom.
- **Suite 110/119:** Window offices, meeting rooms and kitchen.
- **Suite 115:** Two private offices with front reception.
- **Suite 119A:** Private window offices and meeting rooms with ample storage.
- **Suite 119B:** Private window offices and meeting rooms.
- **Suite 210:** Multiple window offices, meeting rooms, breakout rooms, and kitchen. Can be demised.

# FLOOR PLANS



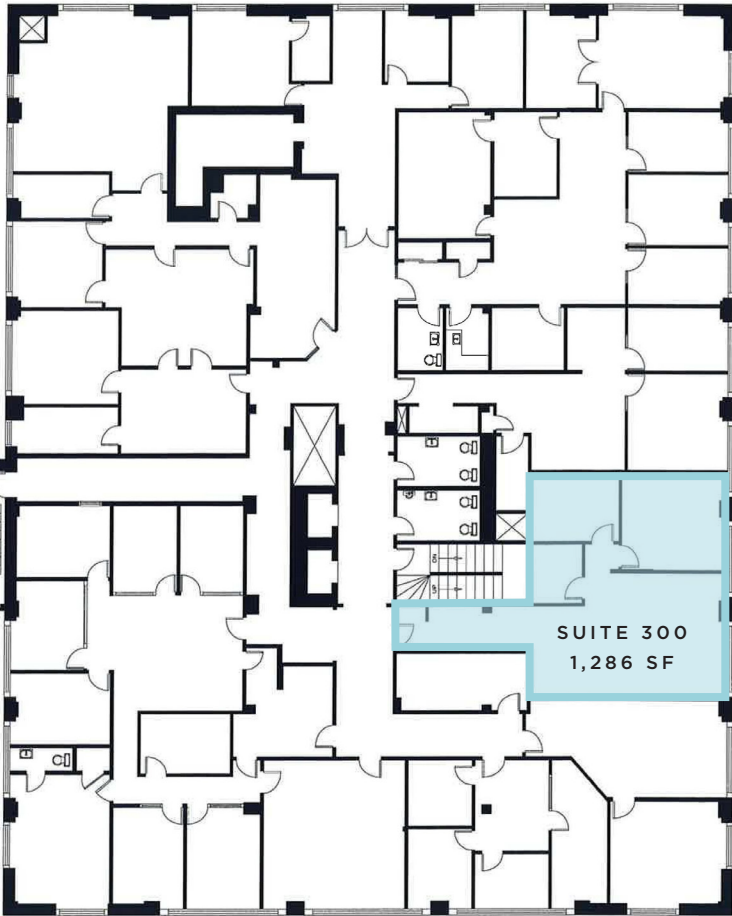
## LEASE RATE

\$18.00 psf Gross

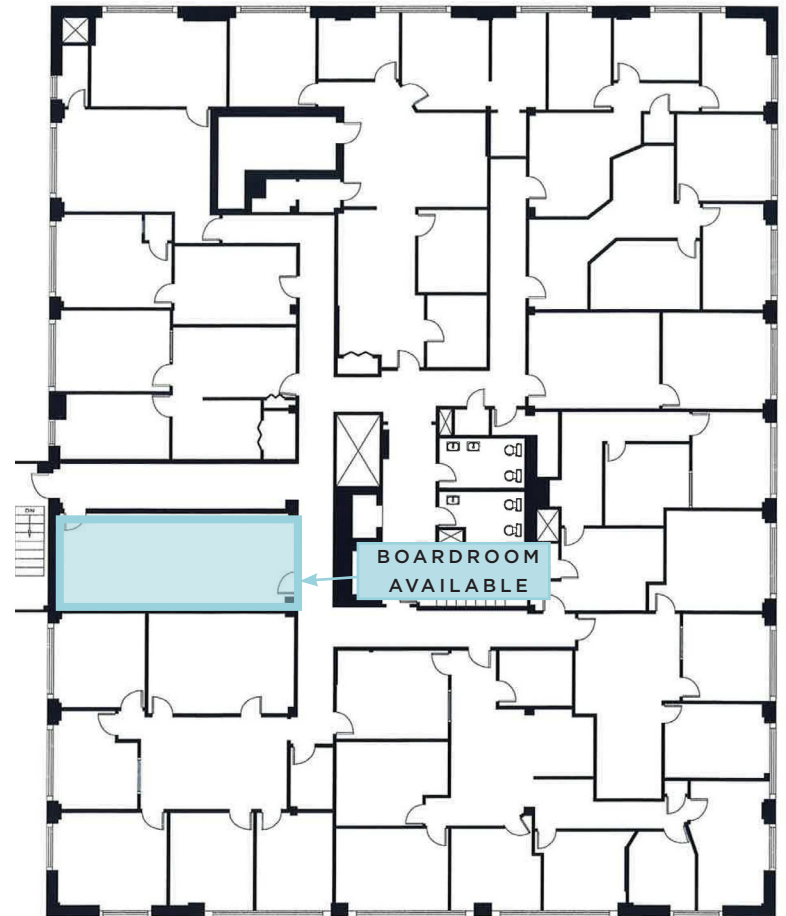


## SUITE LAYOUTS

Open concept spaces and built-out offices with the possibility to combine suites



THIRD FLOOR



FOURTH FLOOR

| Unit | Size     |
|------|----------|
| 300  | 1,286 sf |

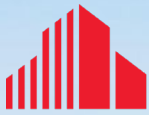
- **Suite 300:** Large open reception/work area leading to two private window offices and storage area.
- **Boardroom:** The boardroom on the fourth floor is

# EXPERIENCE THE COMMERCE HOUSE



**PRIVATE OFFICES, OPEN CONCEPT  
SPACE, BUILT-OUT OFFICES**





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WAKEFIELD**  
Atlantic

## CONTACT INFO

**Donna Green**  
Vice President  
+1 506 387 6930  
dgreen@cwatlantic.com  
[cushmanwakefield.com](https://www.cushmanwakefield.com)

## CONTACT INFO

**Frederique Dangremond**  
Licensed Sales Coordinator  
+1 506 962 2829  
fdangremond@cwatlantic.com  
[cushmanwakefield.com](https://www.cushmanwakefield.com)

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