



**CUSHMAN &  
WAKEFIELD**  
Atlantic



**FOR LEASE**

**679-695 MAIN STREET  
MONCTON, NEW BRUNSWICK**

**+/- 1,246 – 6,902 SF**

**HIGGINS BLOCK**

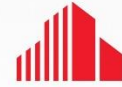
77 Vaughan Harvey Boulevard  
Suite 402 Moncton, New Brunswick  
+1 506 387 6925  
[cwatlantic.com](http://cwatlantic.com)



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# HIGGINS BLOCK

679-695 Main Street | Moncton, New Brunswick



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## Property Highlights

679-695 Main Street Moncton, commonly known as the Higgins Block, consists of a 3-storey Italianate commercial building in pink sandstone, located on the northwest corner of Botsford Street and Main Street in Moncton.

- Space available: 2<sup>nd</sup> & 3<sup>rd</sup> floors
- Lease Rate: \$17.00 psf net
- Additional Rent: \$14.00 psf
- Tenant Incentive Allowance\* \$25.00 psf
- All units are vacant and ready for tenant's design
- Plenty of natural light through large floor-to-ceiling windows
- Access to the city transit route and stops
- Elevator access available



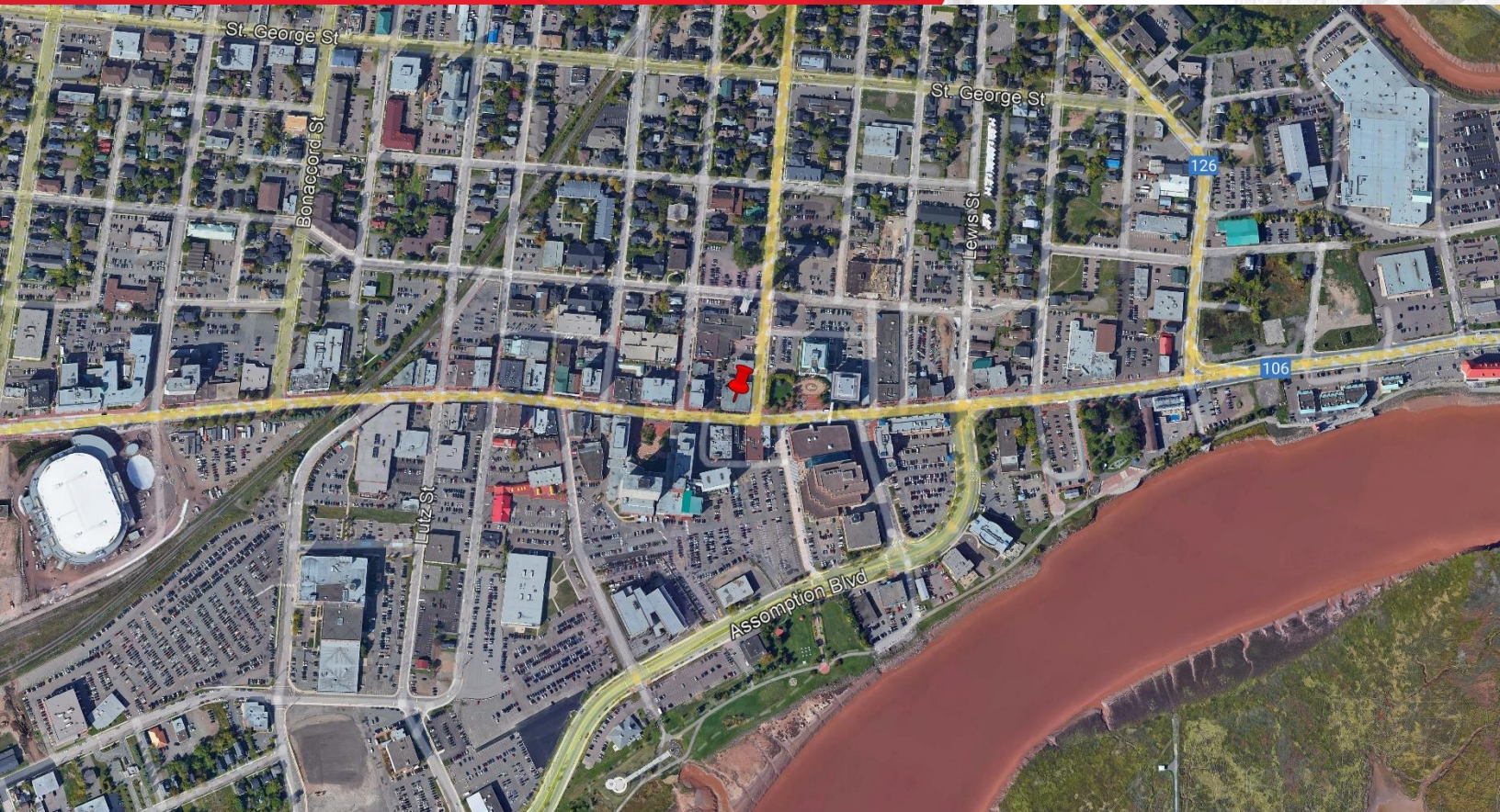
\*Subject to lease terms

## Contact

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JAMIE SMITH  
Commercial Real Estate Associate  
+1 506 387 4169  
jsmith@cwatlantic.com





## Additional Property Information

The building is a 3-storey commercial heritage building with a 9,693 ft<sup>2</sup> basement and 29,079 ft<sup>2</sup> above grade, with 16 dedicated parking spaces in the back of the building. The building is a heritage building built in 1901, with an addition in 1908. The walls of the building are brick and sandstone.

## Area Amenities

- Walking distance from hotels, Assumption Place, banks, city hall, restaurants, coffee shops, and the Avenir Centre.
- 20,000+ downtown business population
- Public and private parking easily accessible
- 3,000+ bar & restaurant seats in the downtown core
- Minutes from Wheeler Boulevard

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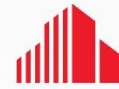
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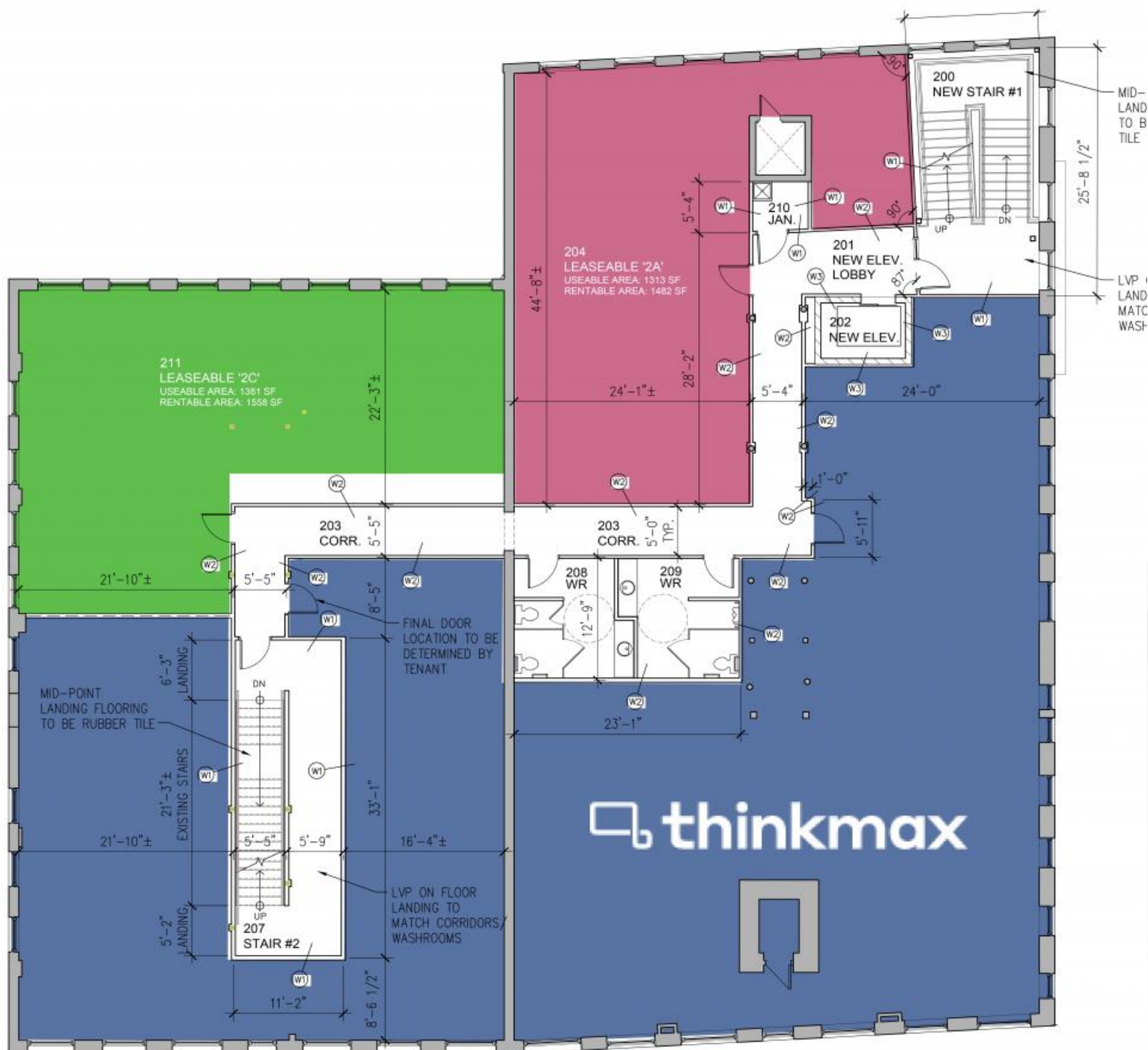
## Space Available

Suite Number	Square Footage	Price (NET)	Virtual Tour
204	1,482	\$17.00	<a href="#">Higgins Suite 204</a>
211	1,381	\$17.00	<a href="#">Higgins Suite 211</a>
305	1,484	\$17.00	<a href="#">Higgins Suite 305</a>
308	1,263	\$17.00	<a href="#">Higgins Suite 308</a>
310	1,292	\$17.00	<a href="#">Higgins Suite 310</a>

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