

CUSHMAN &  
WAKEFIELD  
Atlantic



**FOR LEASE**

**679-687 MAIN STREET  
MONCTON, NEW BRUNSWICK**

**+/- 1,482 & 1,484 SF**

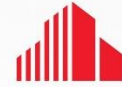
**HIGGINS BLOCK**

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

FOR LEASE

# HIGGINS BLOCK

679-687 Main Street | Moncton, New Brunswick



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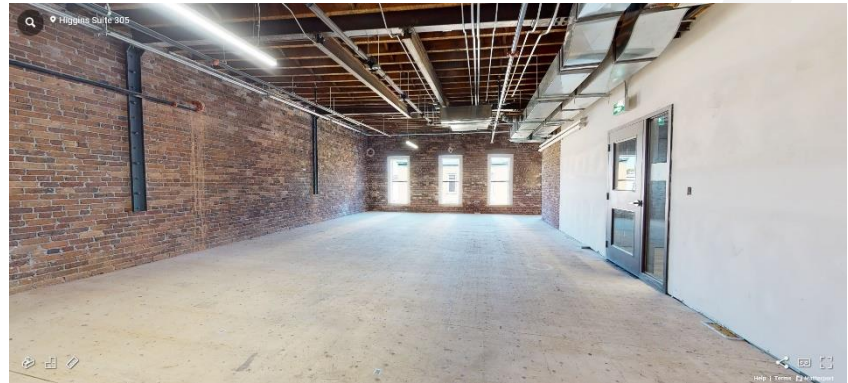


## +/- 1,482 & 1,484 SF

### Property Highlights

679-687 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.

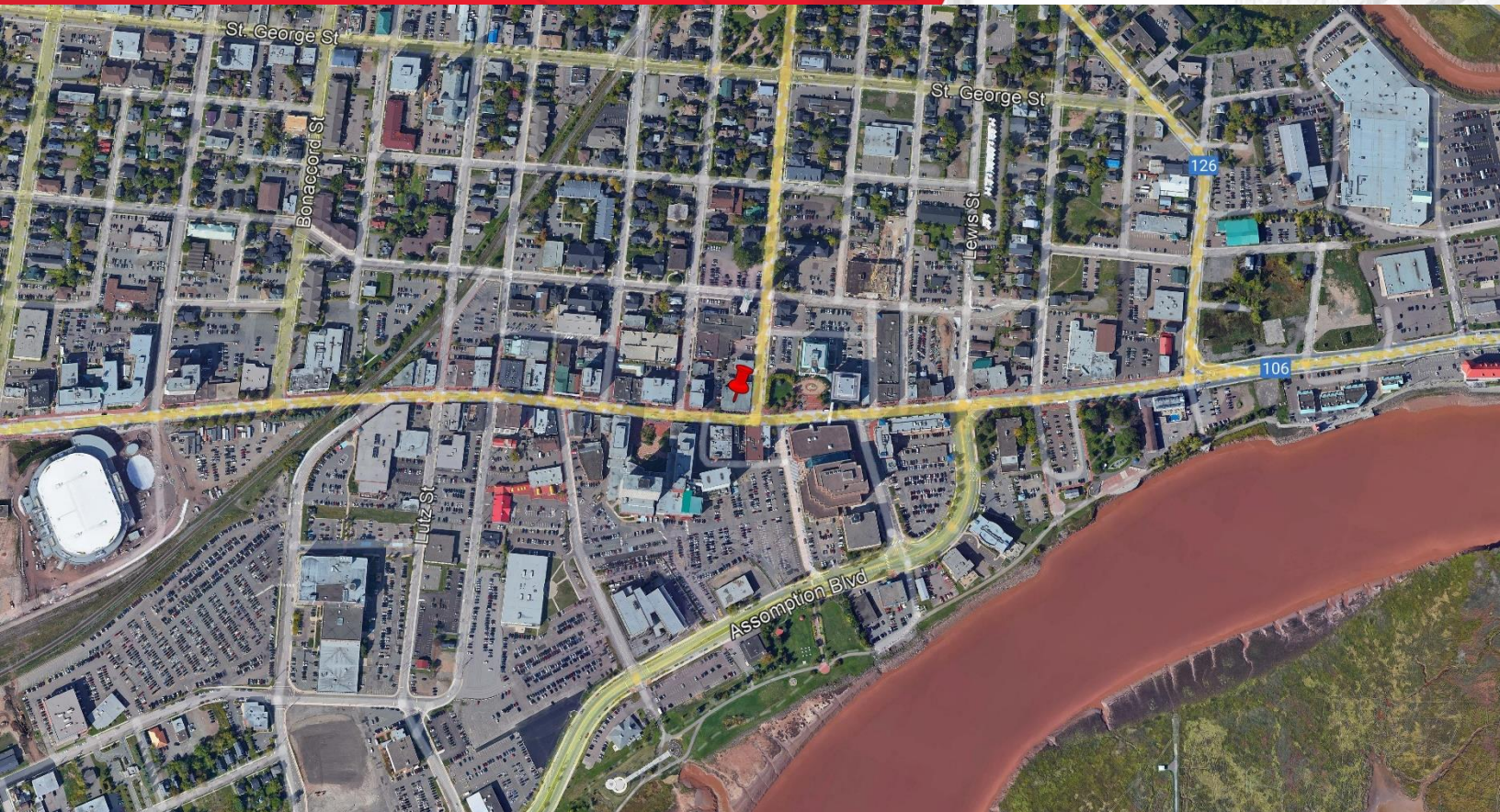
- Space available: 2<sup>nd</sup> & 3<sup>rd</sup> floors
- Lease Rate: \$17.00 psf net
- Additional Rent: \$9.00 psf
- Tenant Incentive Allowance available
- All units are vacant and ready for tenant's design
- Plenty of natural light through large floor-to-ceiling windows
- Access to the city transit route and stops
- Elevator access available



### Contact

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amagee@cwatlantic.com

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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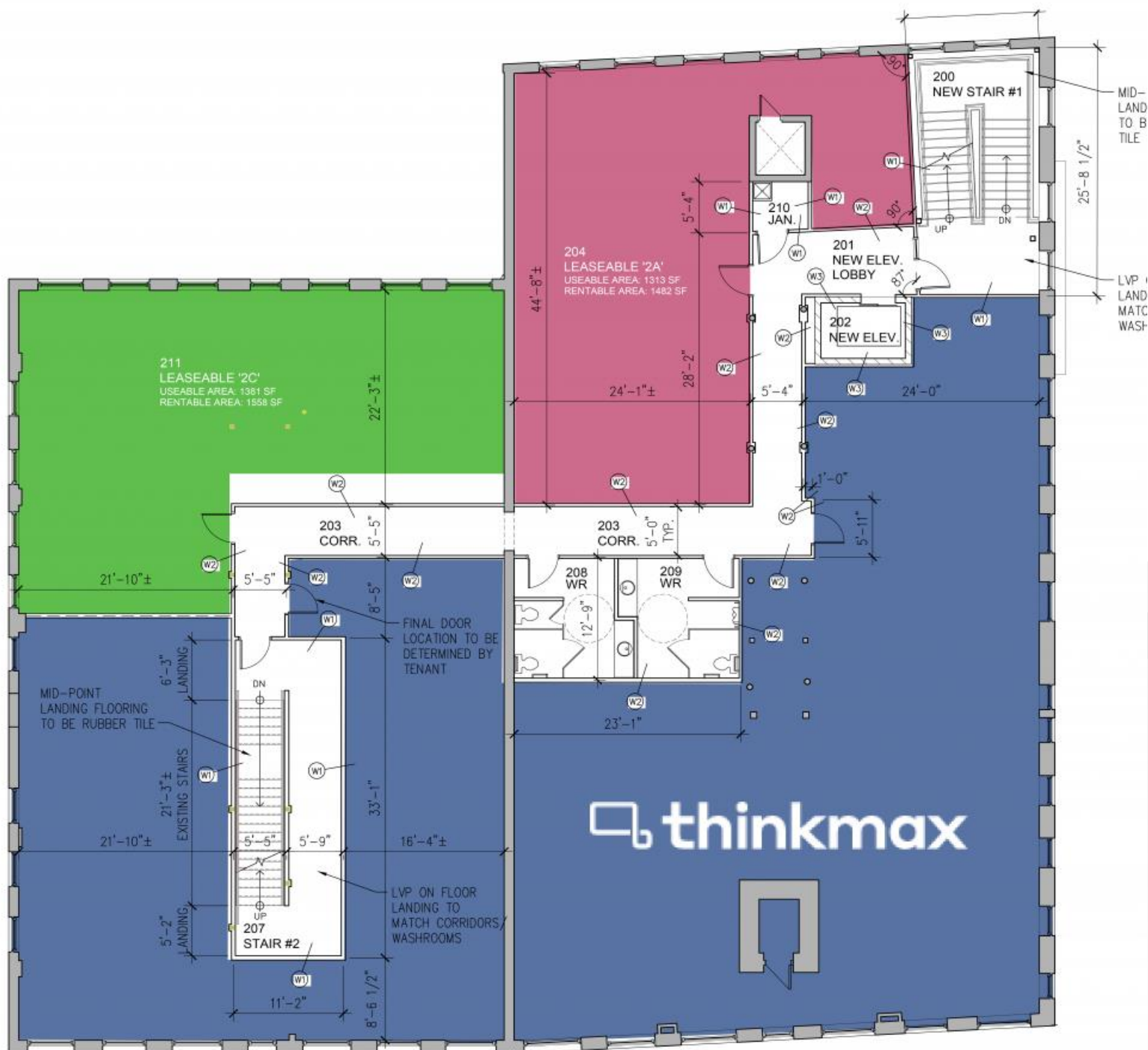
## Space Available

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

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 thinkmax

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# Area Parking Options



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**1**

## **28 ALMA ST.**

Description: **Parking Garage**  
Number of Spaces: 224  
Entrance Type: Electronic  
Details: Monthly / Hourly  
**Cost Per Day: +/- \$18.00**  
**Cost Per Month: +/- \$160.00**  
City Parking Service  
506-853-3522

**2**

## **50 BOTSFORD ST.**

Description: **Paved parking lot**  
Number of Spaces: 100  
Details: Monthly / Hourly  
**Cost Per Month: +/- \$90.00**  
HotSpot  
1-855-712-5888

**3**

## **5 ORANGE LANE**

**Terrain Place Moncton Place Lot**  
Description: **City Hall**  
Number of Spaces: 135  
Entrance Type: Electronic  
Details: Monthly / Hourly  
**Cost Per Day: +/- \$18.00**  
**Cost Per Month: +/- \$160.00**  
City Parking Service  
506-853-3522

**4**

## **42 QUEEN ST.**

Description: **Paved parking lot**  
Number of Spaces: 70  
Details: Monthly  
**Cost Per Month: +/- \$155.00**  
Groupe LeBouthillier  
506-863-9770

\*Prices subject to HST