



# 795 MAIN STREET

MONCTON, NB

DOWNTOWN OFFICE SPACE  
787 SF





# WELCOME TO 795 MAIN

Located in the bustling downtown core of Moncton nestled next to the historic Ruelle Oak Lane, 795 Main Street is a remarkable three-story professional office building with a rich heritage. The building boasts spacious interiors that are filled with natural light, due to the large windows that enhance the structure. Additionally, a new elevator has been installed to provide accessibility and convenience for tenants and visitors. This iconic building stands as a testament to Moncton's architectural heritage and offers businesses various suite options in a prestigious, modern and versatile office complex in a prime location.



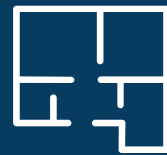
# PROPERTY SNAPSHOT

Welcome to the heart of Moncton. 795 Main Street is a landmark heritage professional 3 storey office building located in vibrant downtown Moncton. Its large windows allows impressive natural light to shine throughout. The building features refreshed facade, lobby/common areas and an elevator. Step inside and experience a harmonious blend of historic charm and modern amenities, making it the perfect destination for businesses.



Starting from  
\$2,000/ Monthly\*

\*Net lease structure. Additional rent subject to annual adjustments



+/- 30,000 SF  
BUILDING



3  
FLOORS



# EMBRACING HISTORY, BUILDING THE FUTURE



Revitalize your business and make the move to 795 Main Street. Capitalize on this opportunity with a beautiful space for your relocation, expansion or new business venture. Embrace historic Moncton and start building your future.



## **REMARKABLE VIEWS** Of Downtown Moncton



## **ACCESSIBLE CENTRAL LOCATION** Wheelchair accessibility with elevator

## **HIGHLIGHTS**

- Nearby parking
- Turnkey unit
- Impressive natural light
- Bright, beautiful, refreshed modern lobby
- High ceilings
- Building is sprinklered

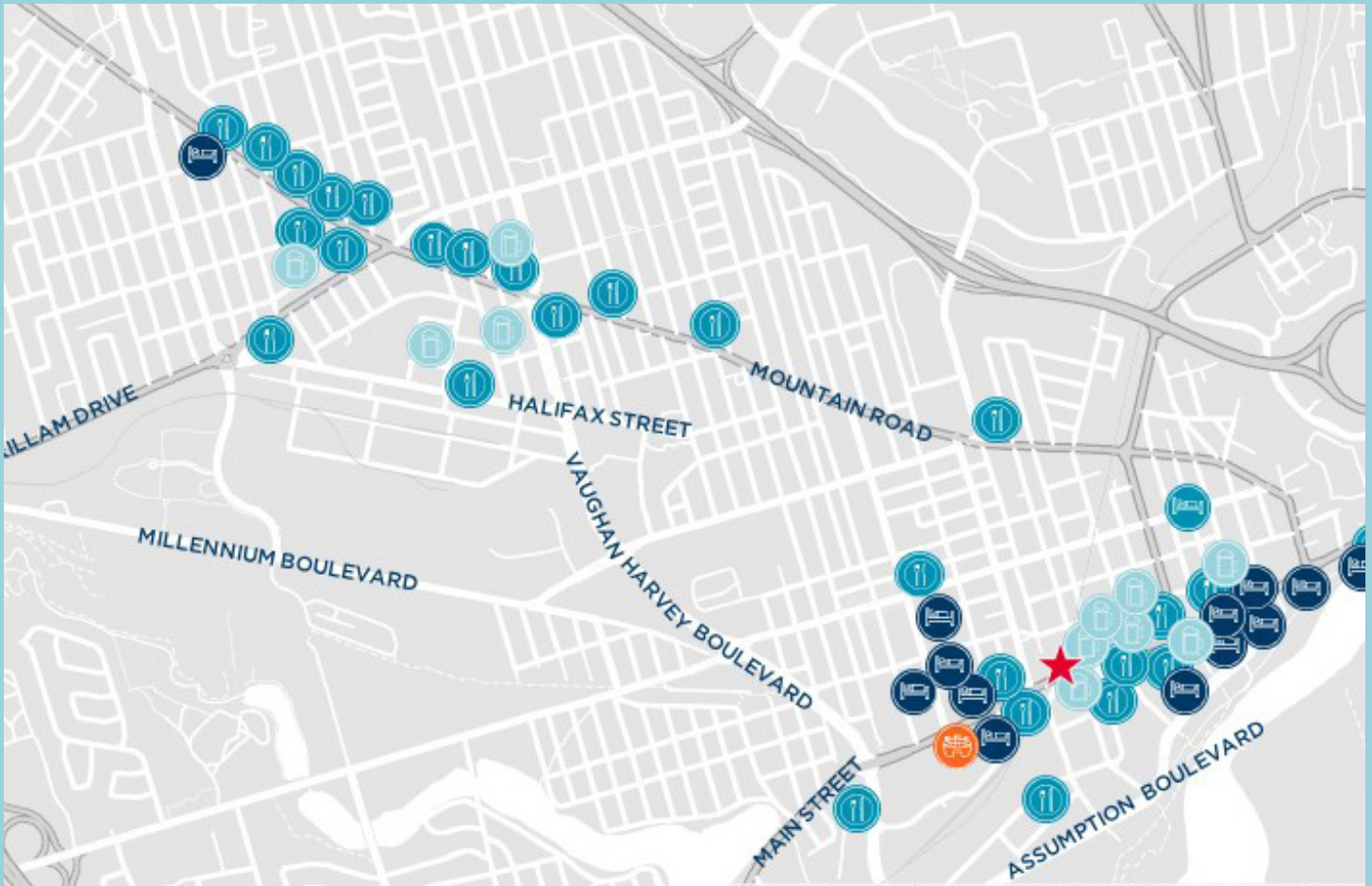
# FLOOR PLAN

## 2nd floor suite

- Suite 207 +/- 787 sf



# AMENITY HIGHLIGHTS



## WALKING DISTANCE

Easy access to hotels, banks, city hall, shops and more



## LOCAL BARS & BREWERIES

Lots of local tap rooms close by to try out local products



## CLOSE TO AVENIR CENTRE

The hub of the cities major festivals and events



## PROXIMITY TO HOTELS

Comfortable stays, excellent amenities and locations



## DIVERSE LOCAL RESTAURANTS

Cafés and eateries dedicated to various culinary preferences





**CUSHMAN &  
WAKEFIELD**

Atlantic

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