



**CUSHMAN &
WAKEFIELD**
Atlantic



795 MAIN STREET

MONCTON, NB

DOWNTOWN OFFICE SPACE
787 SF

An aerial photograph of downtown Moncton, New Brunswick, showing a dense urban environment with various buildings, parking lots, and streets. A specific building, located near the intersection of Main Street and Ruelle Oak Lane, is highlighted with a teal rectangular box. The building is a three-story structure with a light-colored facade and a flat roof. The surrounding area includes several other commercial buildings, parking lots filled with cars, and a mix of architectural styles.

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.

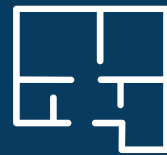
PROPERTY SNAPSHOT

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

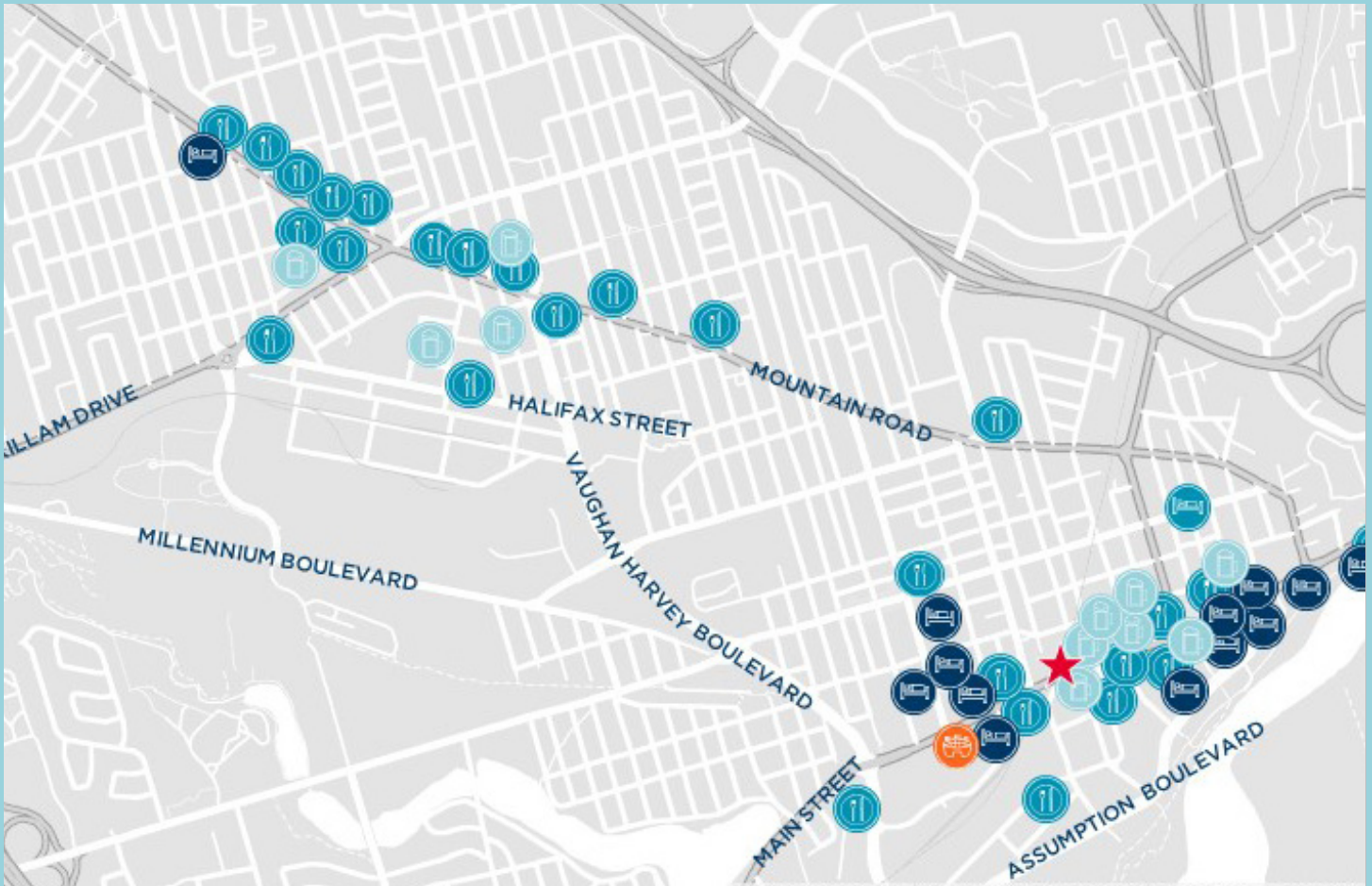
FLOOR PLAN

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



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CONTACT INFO

Adam MaGee

Managing Director NB/NL
amagee@cwatlantic.com
+ 1 506 872 2507
cwatlantic.com

Suzie Taylor

Commercial Real Estate Advisor
staylor@cwatlantic.com
+ 1 506 380 1777
cwatlantic.com

OFFICE INFO

77 Vaughan Harvey Boulevard
Suite 402
Moncton, NB E1C 0K2
+1 506 387 6925
cwatlantic.com

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