



**FOR LEASE**

**55 ELIZABETH AVENUE  
ST. JOHN'S, NL**

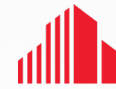
**1,206 & 2,122 SF**

**ACCESSIBLE OFFICE  
SPACE AVAILABLE**

55 Elizabeth Avenue, 208  
St. John's, NL A1A 1W9  
Main +1 709 699 6832  
[cwatlantic.com](http://cwatlantic.com)

FOR LEASE

55 Elizabeth Avenue  
St. John's, NL



CUSHMAN &  
WAKEFIELD  
Atlantic



Professional Office Space

1,206 & 2,122 SF OFFICE SPACE | LEASE RATE: \$16.00 PSF NET

### Property Highlights

Situated at 49-55 Elizabeth Avenue, the Elizabeth Business Centre presents two (2) premium office suites in a sought after location in St. John's

- Iconic three (3) storey purpose built office building.
- High visibility with impressive curb appeal.
- Major updates include elevator installation, renovated lobbies, washrooms, and corridors/ common areas.
- Ample on-site parking with a ratio of 1:450 sf
- Centrally located with good transportation access to highways and major thoroughfares.
- Dense amenity area with restaurants, cafes, grocery stores retail, fitness centres, and much more.
- Accessible suites on the 1st and 3rd floors respectively.



**CENTRAL LOCATION**  
HIGH VISIBILITY & EXPOSURE



**LOCATION ACCESSIBILITY**  
MAJOR ROADWAYS NEARBY



**BUSINESS CENTRE**  
PROFESSIONAL OFFICE  
SETTING

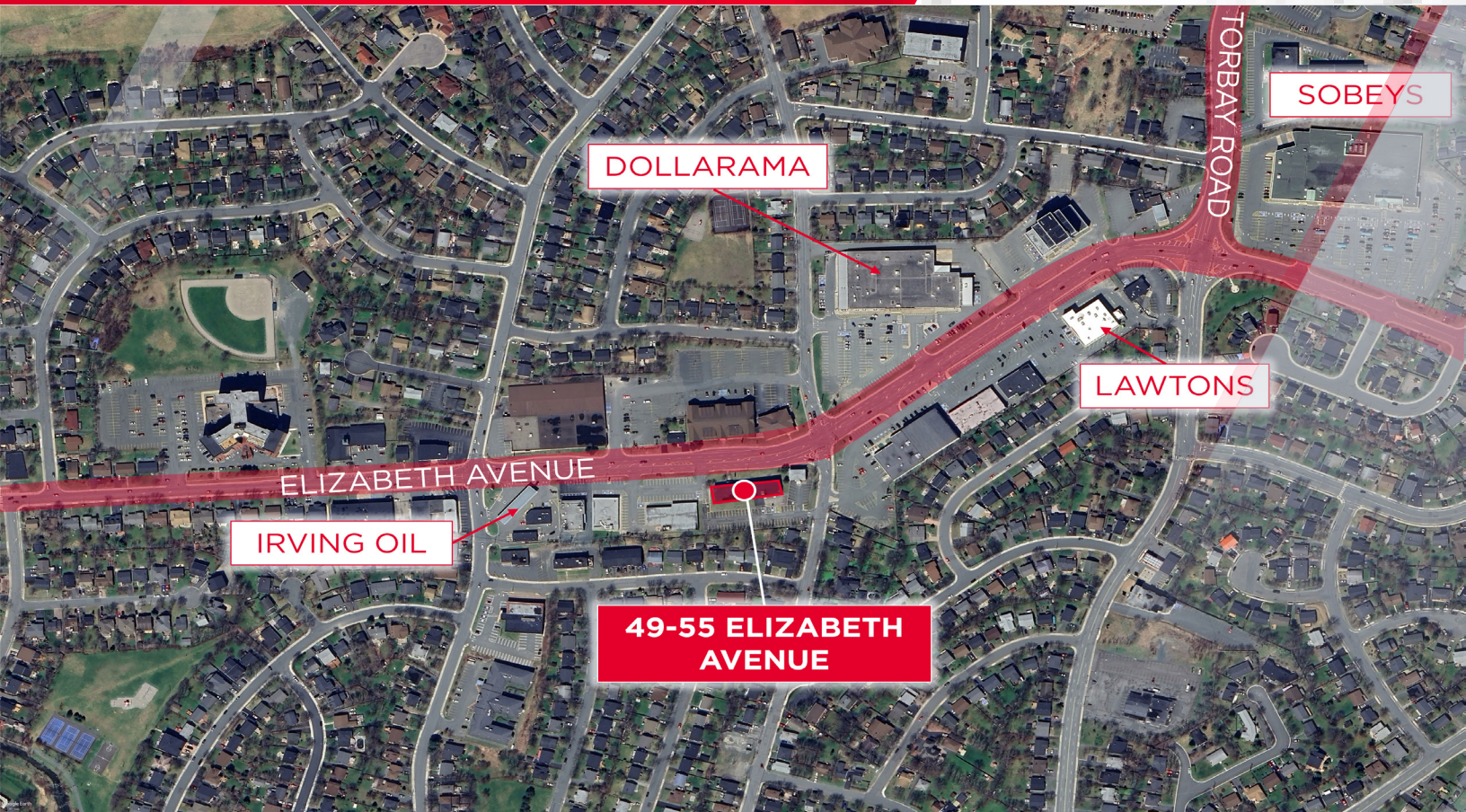


**ON-SITE PARKING**  
ABUNDANCE OF MARKED  
STALLS (1:450 SF)

### Contact

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## Location Information

Strategically situated on Elizabeth Avenue between Portugal Cove Road and Torbay Road in St. John's. The Elizabeth Business Centre provides excellent visibility and accessibility to major highways, shopping, hospitals, and post secondary campuses including MUN (Memorial University of Newfoundland), the Marine Institute and CONA (College of the North Atlantic). Three minutes from the historic downtown.

St. John's is the capital city of Newfoundland and Labrador and the economic hub for the province, with a population of over 210,000



### RETAIL AMENITIES

Several restaurants and cafes within walking distance



### ST. JOHN'S INTERNATIONAL

Situated only 7 minutes from the airport by car (5 km).



### NATURE

Situated near several parks including; Kenny's Pond Park, Churchill Park, and Bannerman Park.

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