



FOR SALE | FOR LEASE

# MAIN STREET

MONCTON, NB

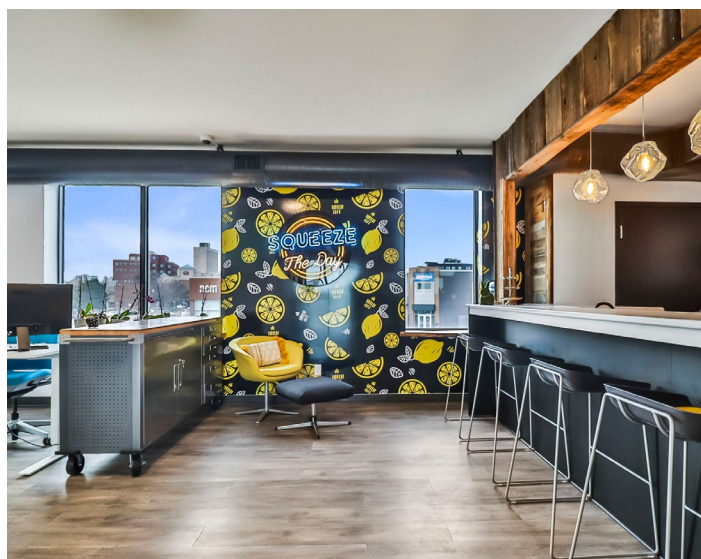




# ABOUT THE BUILDING

Welcome to the epitome of modern workspace at 413 Main Street, Moncton. Step into a newly remodeled, three storey boutique office building that embodies sophistication and convenience. This historic building has been meticulously renovated with a host of recent improvements and unparalleled, dazzling style. Located on one of the highest traffic corners in the city, 413 Main Street is the ultimate destination within the bustling downtown core.

This stunning building showcases a harmonious blend of functional and aesthetic elements that elevate its appeal. The exposed brick and live edge wood features add a touch of rustic charm, infusing the space with character, warmth, and originality. The private 2nd and 3rd floor panoramic window suites offer a brilliant meeting space or private office.



# FOR LEASE

## Ground Floor

- Secondary entrance directly off Main Street.
- Featuring high ceilings, a built-out kitchenette area, and open concept areas.
- Accessible washroom.
- Retractable modular wall system.
- Flex space ideal for office, retail, cafe, business centre and much more!

## 2nd & 3rd Floors

- Unique and elegantly designed office space
- Turn-key features including contemporary glass panel walls, open concept bullpen areas, plus dynamic, one of a kind panoramic window niches
- Open concept kitchen on each floor.
- Two washrooms per floor & one shower per floor.

## Property Features

- On-site surface parking
- Impressive natural light and panoramic views
- Floors can be leased separately; meter/ floor



**AVAILABLE SPACE**  
+/- 2,200 - 6,600 sf



**LEASE RATE:**  
\$22.00 psf Net



**FURNITURE** Negotiable



**SIGNAGE** high visibility  
including digital sign



**AVAILABILITY**  
Immediately

*Seize the chance to lease  
a space that stands out  
from the rest.*



# FOR SALE

Explore an exceptional investment opportunity with 413 Main Street, a 6,600 sf three-storey commercial building located on a high traffic corner in the heart of Downtown Moncton, with on-site parking. Whether you are an owner-occupier, investor or a combination of both, this versatile property offers customizable options and unlimited potential.

**Owner Occupiers** look no further than this stunning turnkey building, ready to welcome a new business. With 2,200 sf/floor, choose to occupy the full building or capitalize on tenant leasing revenue plus property's digital sign lease income. Support your brand and benefit from the multiple features this property can offer.

**Seasoned Investors** If your vision is to grow your portfolio and own one of Moncton's historic, most unique turnkey office complexes, this property is IT. With separately metered floors, you have the option to lease to a single tenant or multiple tenants, plus benefit from the annual digital sign lease income.

*Seize the opportunity to own a building that is a class above the rest.*



**BUILDING SIZE**  
+/- 6,600 sf



**LIST PRICE:**  
\$1,995,000



**LOT SIZE**  
+/- 5,715 sf



**ZONING** CBD - Central Business District Zone

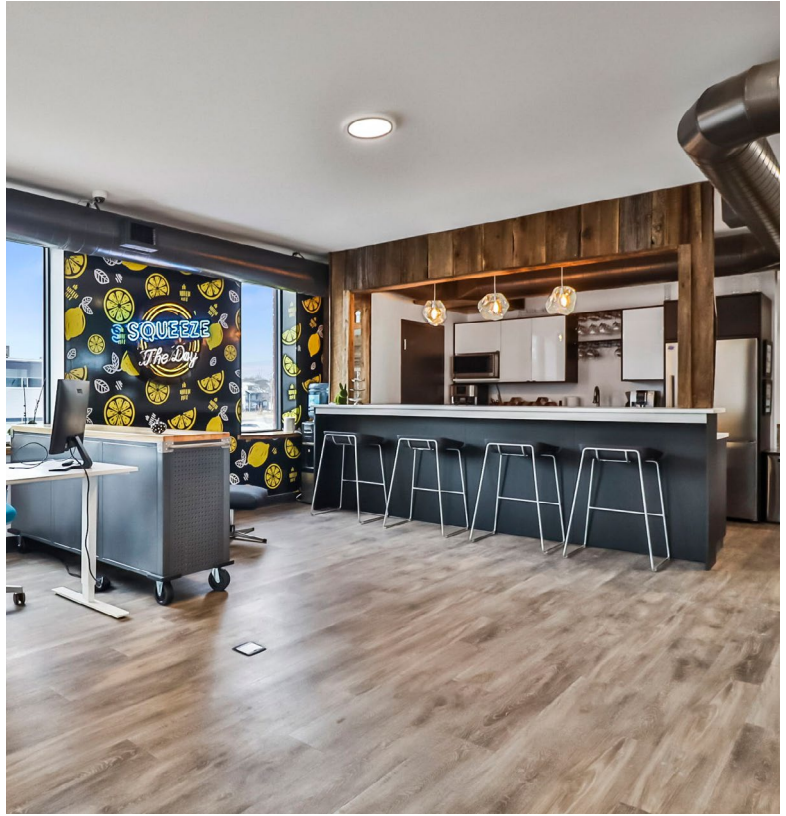


**SIGNAGE** High profile signage w/ digital sign lease income



**FURNITURE** is negotiable





## DEMOGRAPHICS

**79,470**

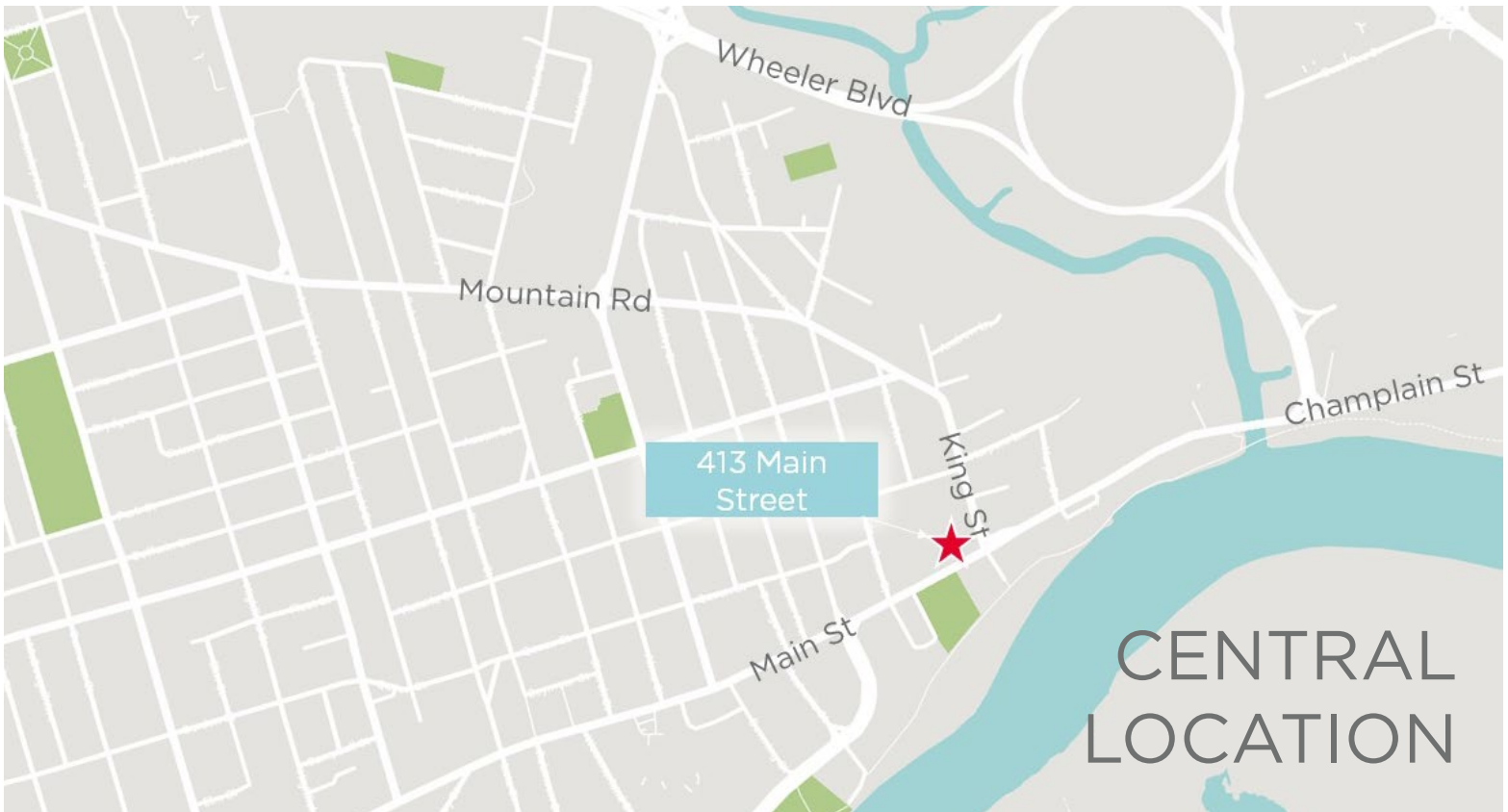
Population

**\$82,900**

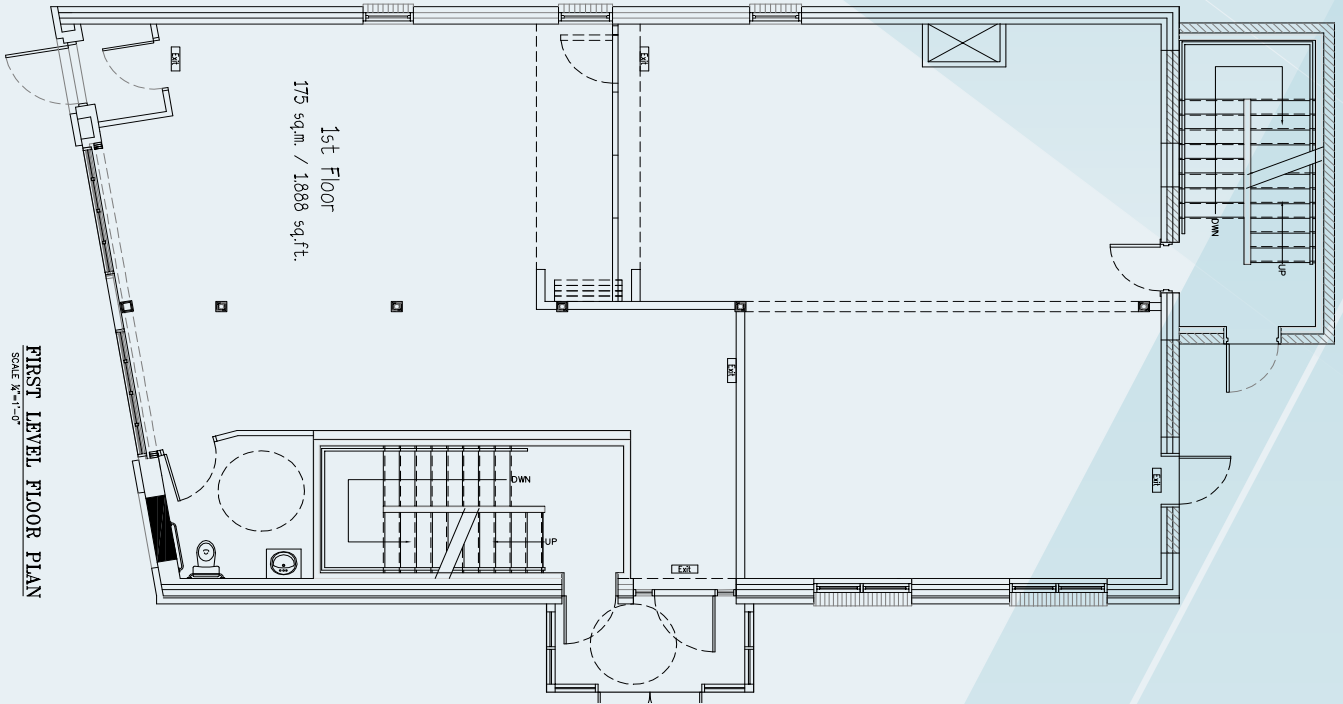
Median Household Income

**42**

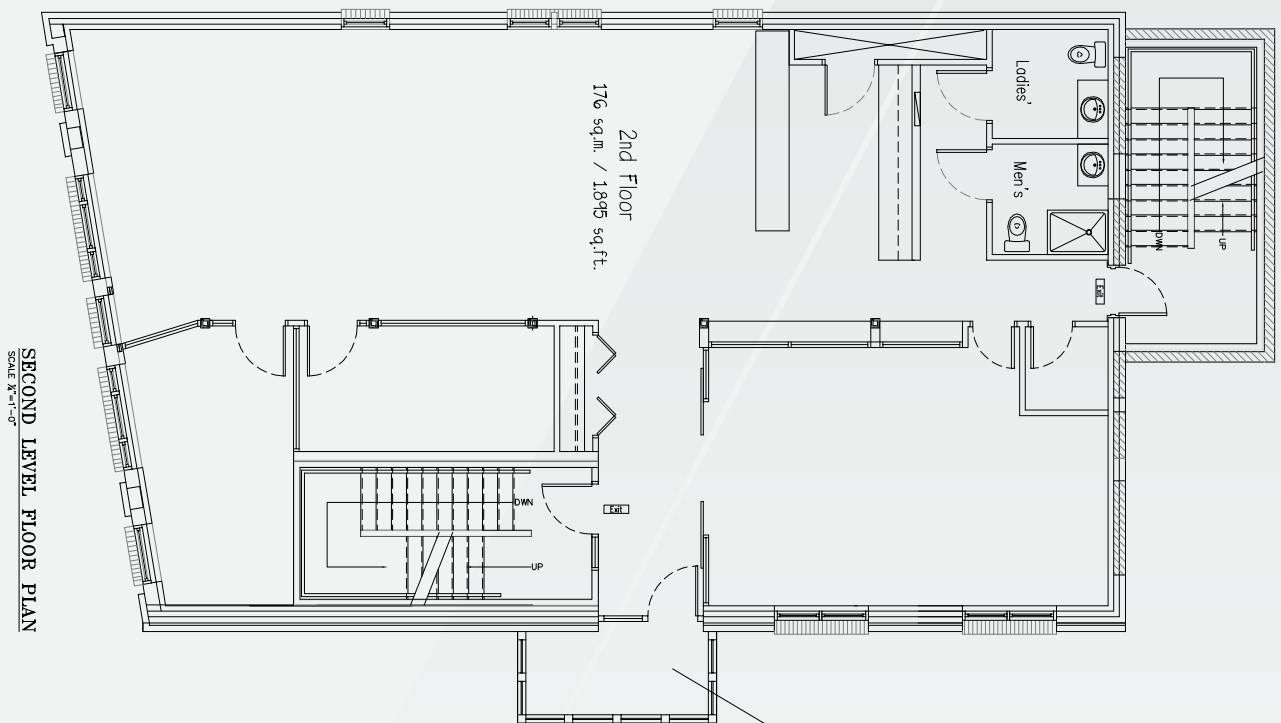
Median Age



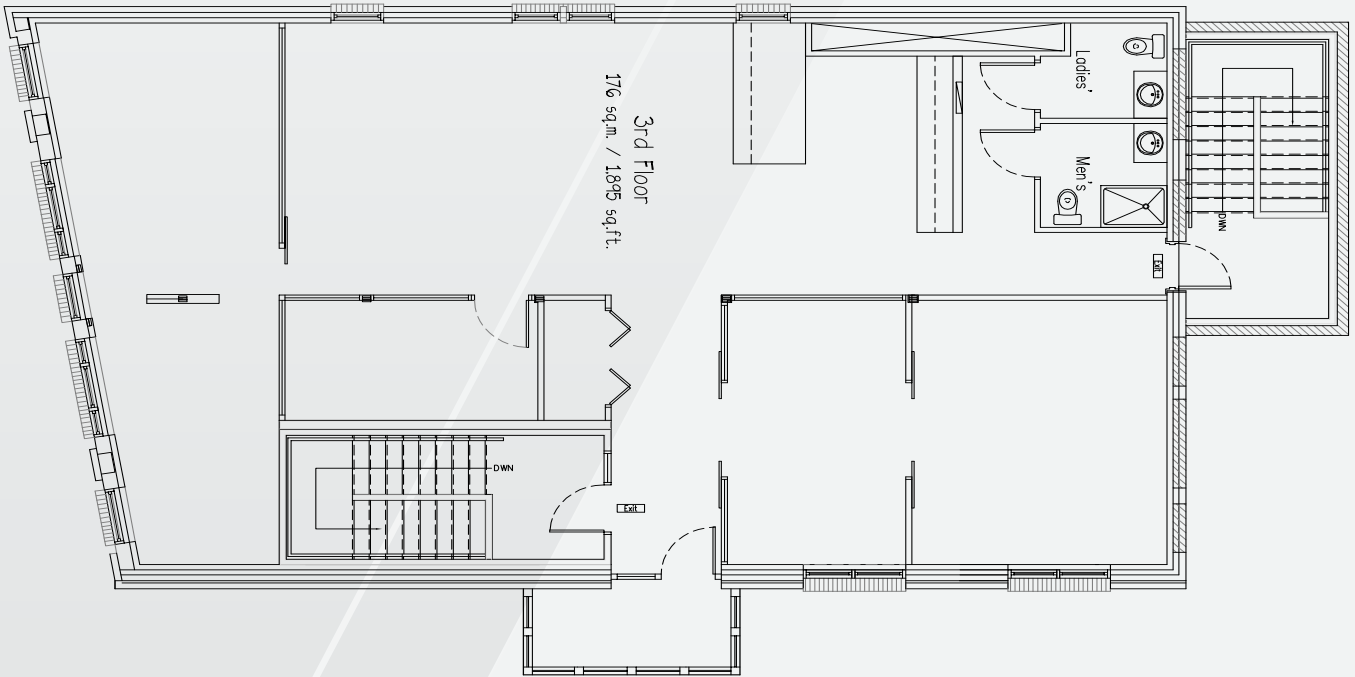
# 1ST FLOOR



# 2ND FLOOR

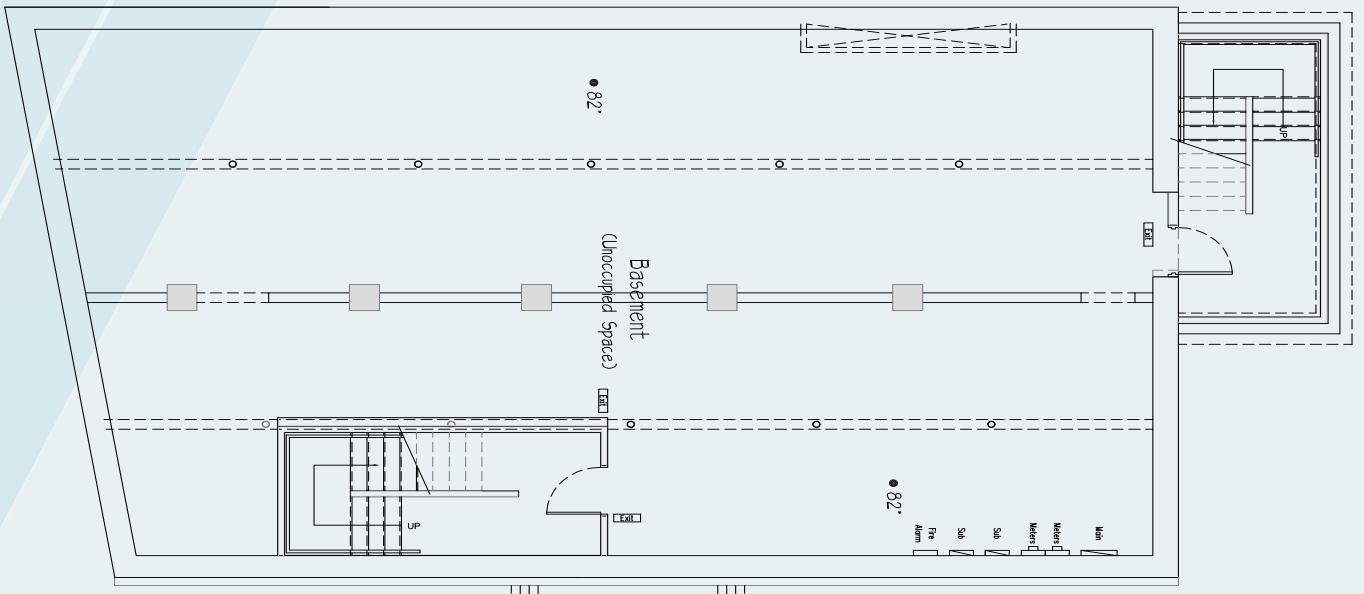


# 3RD FLOOR

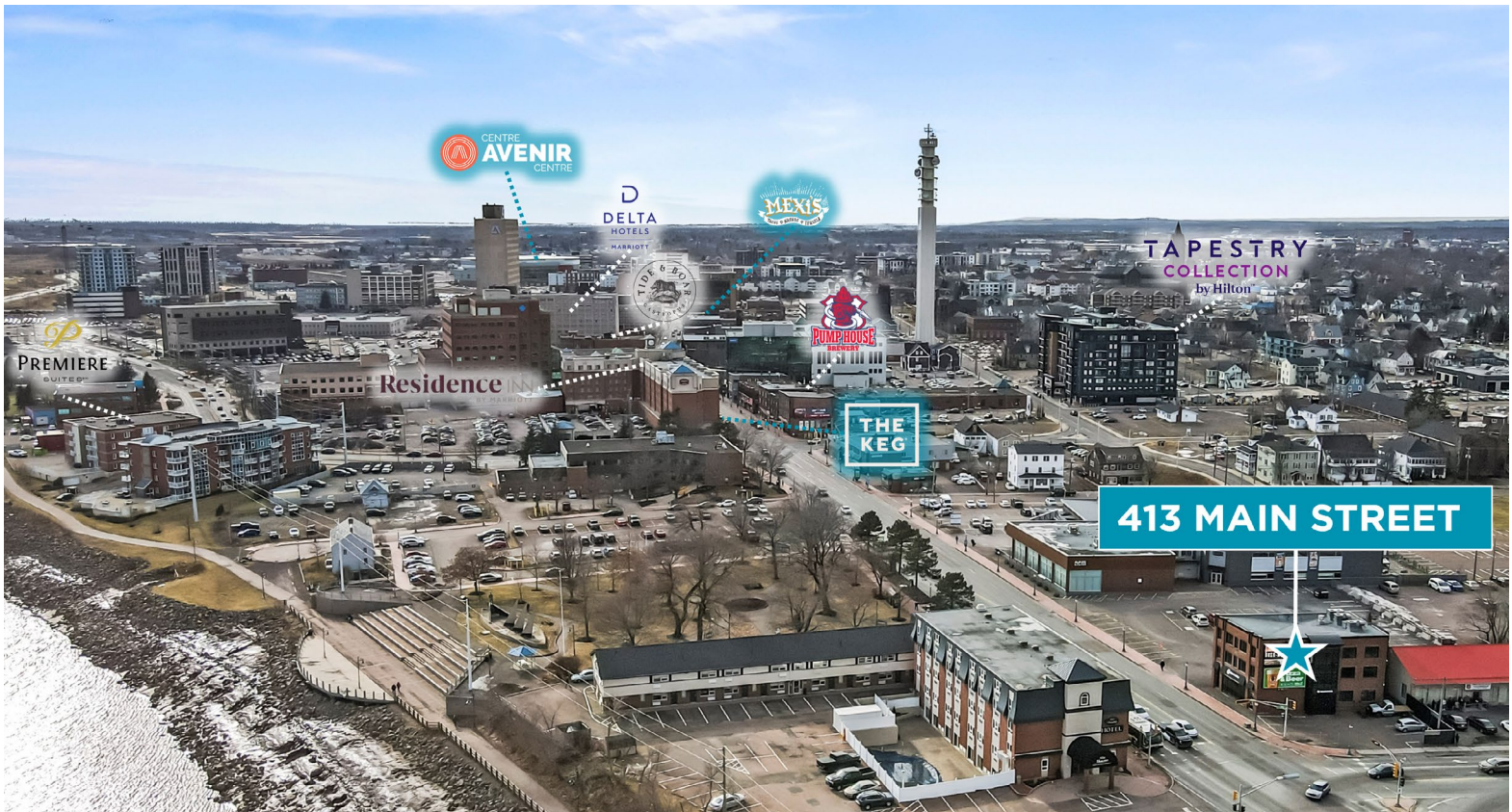


THIRD LEVEL FLOOR PLAN

# BASEMENT



DISCREPANCY FLOOR PLAN



## LOCATION

Welcome to Moncton, NB - the beating heart of Atlantic Canada's economic resurgence. Situated snugly within the Maritimes, Moncton stands as flourishing urban hub with a thriving and expanding business landscape. 413 Main Street boasts a prime location with amazing access to major amenities including, 30+ restaurants, hotels, banks, cafes, and the Avenir Centre.

### *Envision Your Business Here*



Revel in the unrestricted proximity to the dynamic downtown core, where history and contemporary allure converge. Revitalize your business and make the move to 413 Main Street, a downtown central hub for professional office, technology, health & wellness, marketing & design, IT and AI, and so much more!





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