



CUSHMAN &  
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# 599 MAIN STREET

MONCTON, NB

2ND FLOOR SUITES +/- 812 - 1,088 SF



# MAKE YOUR MARK HERE

## 2ND FLOOR COMMERCIAL SUITES

Situated in a prime location in the heart of Downtown Moncton, 599 Main Street has 812-1,088 square feet of second-floor commercial space available for lease. These highly versatile spaces are located adjacent to each other and can be combined, making them perfect for a variety of businesses including office, personal care service, small professional start up companies, and more.

A stylish lobby greets you as you enter the building, followed by glass doors leading you to the 2nd floor suites. The professional 812 SF space features a welcoming reception area, two private offices, and a boardroom. This suite can be expanded by another 276 SF which provides you two additional rooms. Windows throughout the suites offer brilliant natural light and a shared kitchenette and washrooms benefit all 2nd floor occupants.



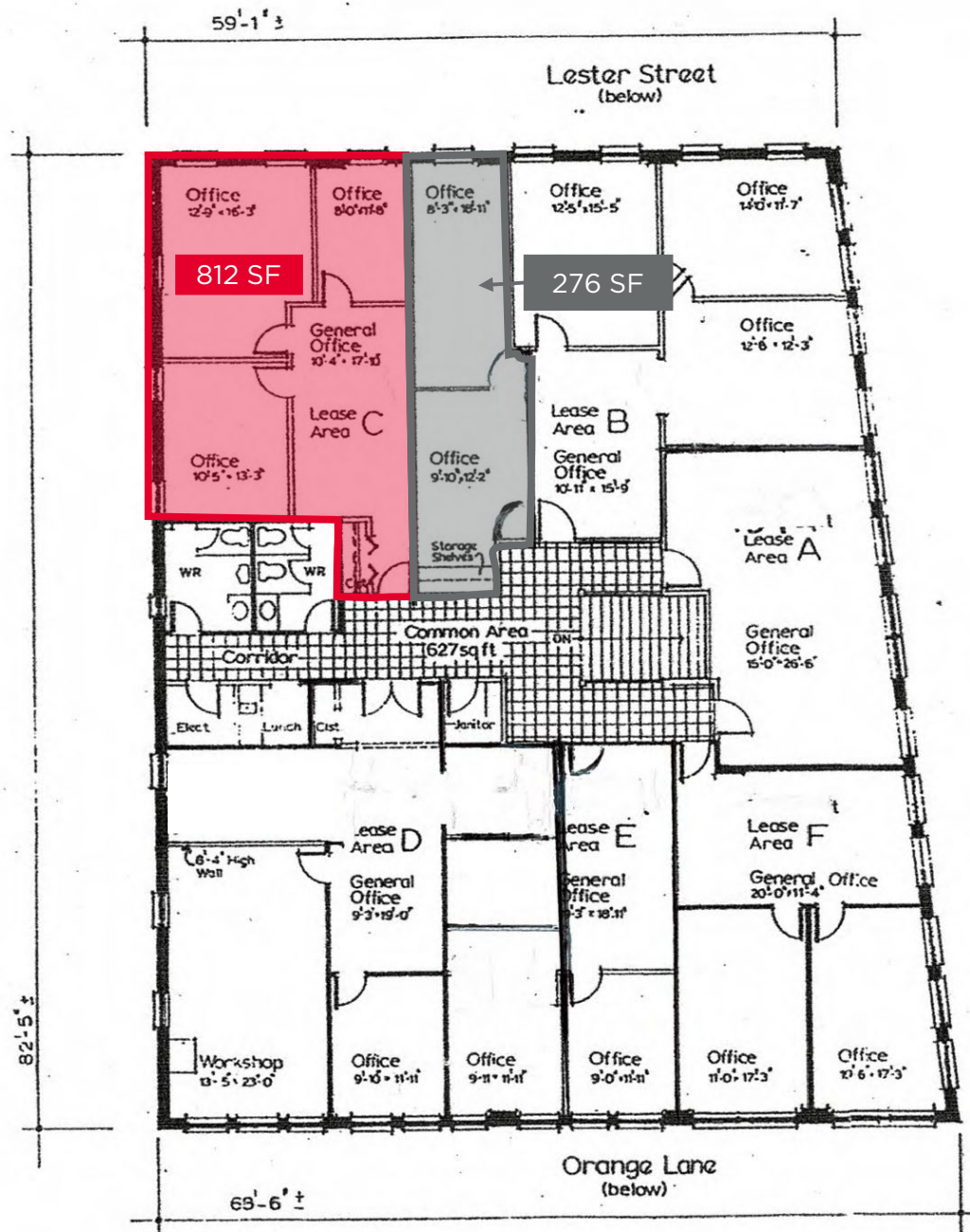




# HIGHLIGHTS

- **Prime Location:** Nestled on Main Street, these suites benefit from the best amenities Moncton has to offer.
- **High Visibility:** The building is well situated for high walking/vehicle traffic leading to excellent visibility.
- **Transit:** Near bus route. In close proximity to the new Moncton Event Centre.
- **Well-Preserved Ambiance:** Attractive exterior and interior design with ample windows providing natural light and amazing views.
- **Lease Rate:** Starting at \$22.50 psf Gross
- **Suite Sizes:** +/- 812 sf & +/- 276 sf
- **Total Size:** +/- 1,088 sf (contiguous space combined)
- **Available:** Immediately
- **Signage:** Negotiable
- **Parking:** Ample public and private parking available

# FLOORPLAN



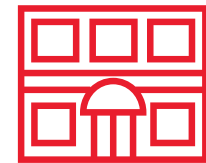


# LOCATION OVERVIEW



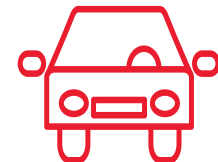
## HIGH VISIBILITY

Discover the vibrant possibilities this downtown Moncton location can offer your business.



## WELL LOCATED

High exposure intersection, with great visibility from Main Street and Orange Lane.



## CONVENIENT LOCATION

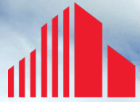
Easy access to major arterial roadways such as Mountain Road, Wheeler Boulevard and Vaughan Harvey Boulevard.



GREAT LOCATION







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**Donna Green**  
Vice President  
506 387 6930  
dgreen@cwatlantic.com  
cwatlantic.com