



# FOR LEASE

123 Lutz Street  
Moncton, New Brunswick



# PROPERTY HIGHLIGHTS

This +/- 20,800 sq ft commercial space offers an exceptional downtown location for your business. The building features a versatile layout comprising retail, warehouse, and office spaces that can be tailored to your needs.

Situated in the heart of Downtown Moncton, this property is conveniently located just steps away from Main Street's bustling amenities, including coffee shops, restaurants, hotels, banks, Service NB, the Capitol Theater, and the Avenir Center. Boasting approximately 40 paved onsite parking spots, it caters perfectly to a variety of retail and office tenants.

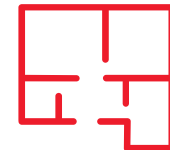
Ideal for meeting your business requirements in the vibrant center of the city.



**\$13 - \$15**

**PSF NET**

*\$10.00 psf (Additional Rent)*



UP TO 20,800

**SF**



**FLEXIBLE  
TERMS**



**RETAIL**



**WAREHOUSE**

# HIGHLIGHTS

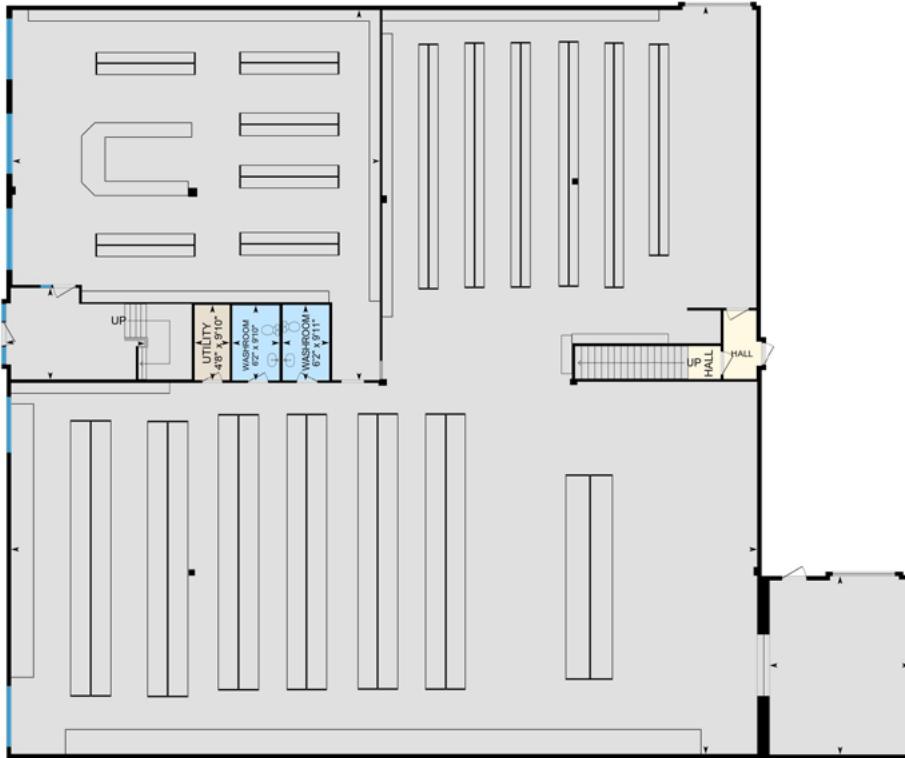
- Main Floor Layout: Retail, warehouse/stock room, electrical room, washrooms, janitors' room, shipping and receiving area, with overhead door, main entrance to retail area
- Second Floor Layout: Retail & Office space, hallway & washrooms
- +/- 40 Parking Spots
- 2 loading doors off Robinson Street, with a main entrance on Lutz Street



**OFFICE**



# FLOOR PLAN



VIRTUAL TOUR

# LOCATION HIGHLIGHTS

Located on Lutz Street, a bustling thoroughfare that intersects Main Street, this commercial building occupies a prominent position in the vibrant center of downtown Moncton. Its strategic location not only ensures high visibility but also places it amidst the dynamic pulse of the city's commercial and cultural activities.

As Moncton's downtown area continues to expand with new developments and an influx of residents, this property stands as a beacon for businesses looking to capitalize on the area's growth. Its accessibility and central location make it an ideal choice for a wide range of commercial ventures, from retail to professional services.



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