

FOR SUB-LEASE

1252 MAIN STREET

MONCTON, NB | $\pm$ 6,000 SF



PROPERTY HIGHLIGHT

This property ensures an ideal position on Main Street, surrounded by a strong mix of established retailers, offering excellent **exposure and accessibility**.

The unit has an **open-concept layout** with large windows allowing for abundant natural light. The space features a spacious mezzanine, private offices, a staff room, and generous washroom facilities equipped with lockers, showers, and a sauna. The property offers a parking option provided by INDIGO and is equipped with an electric heating system.

This space offers a great opportunity for professional offices or service-based businesses seeking a **high-quality downtown presence**.

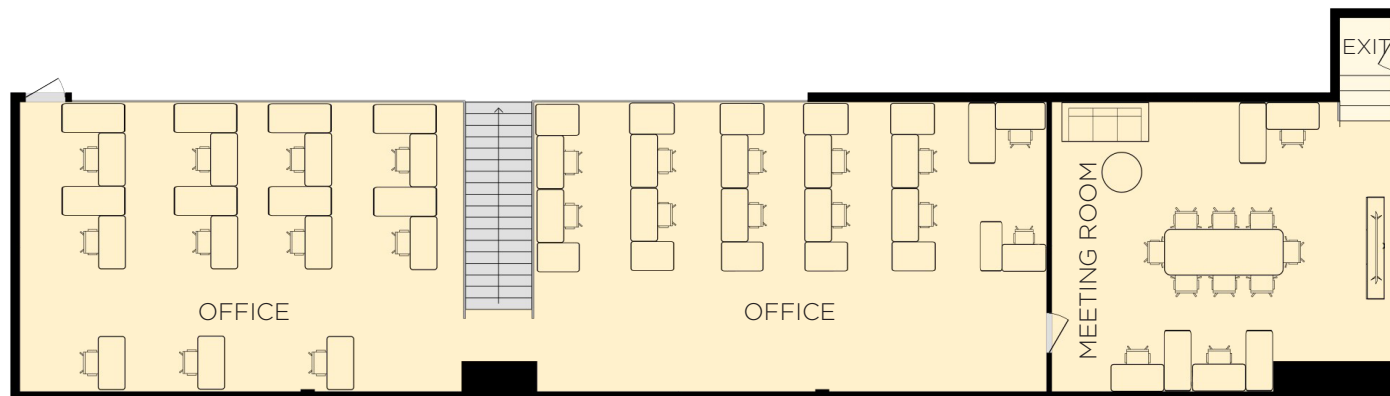
MLS	NB135680
BUILDING SIZE	± 6,000 sf
SUB-LEASE RATE	\$15.00 psf semi-gross, plus utilities
SUB-LEASE EXPIRY	June 30, 2027
ZONING	CBD - Central Business District Zone





FLOOR PLANS

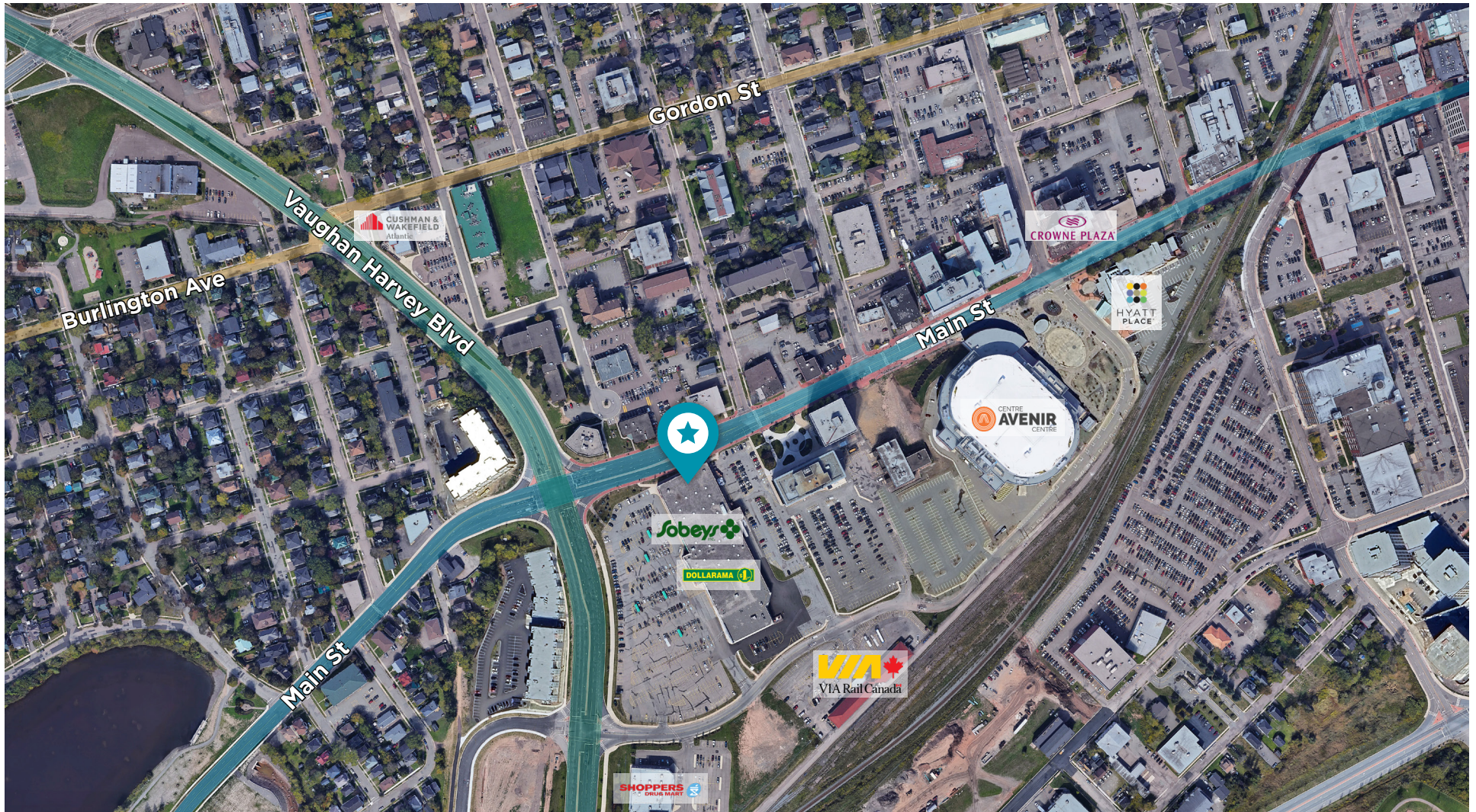
GROUND FLOOR



SECOND FLOOR



THE LOCATION



The property is situated in a prominent Main Street location along Moncton's primary commercial artery. This space benefits from strong visibility, excellent accessibility, and close proximity to downtown amenities.

The space is located near major routes like Vaughan Harvey Blvd and public transport, providing easy access for both employees and customers.

FOR MORE INFORMATION, PLEASE CONTACT:

ADAM MAGEE

Managing Director NB/NL

+1 506 872 2507

amagee@cwatlantic.com

SUZIE TAYLOR

Commercial Real Estate Advisor

+1 506 380 1777

staylor@cwatlantic.com

AISHA KANYANA

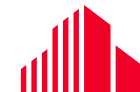
Commercial Real Estate Advisor

+1 506 899 0601

akanyana@cwatlantic.com



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