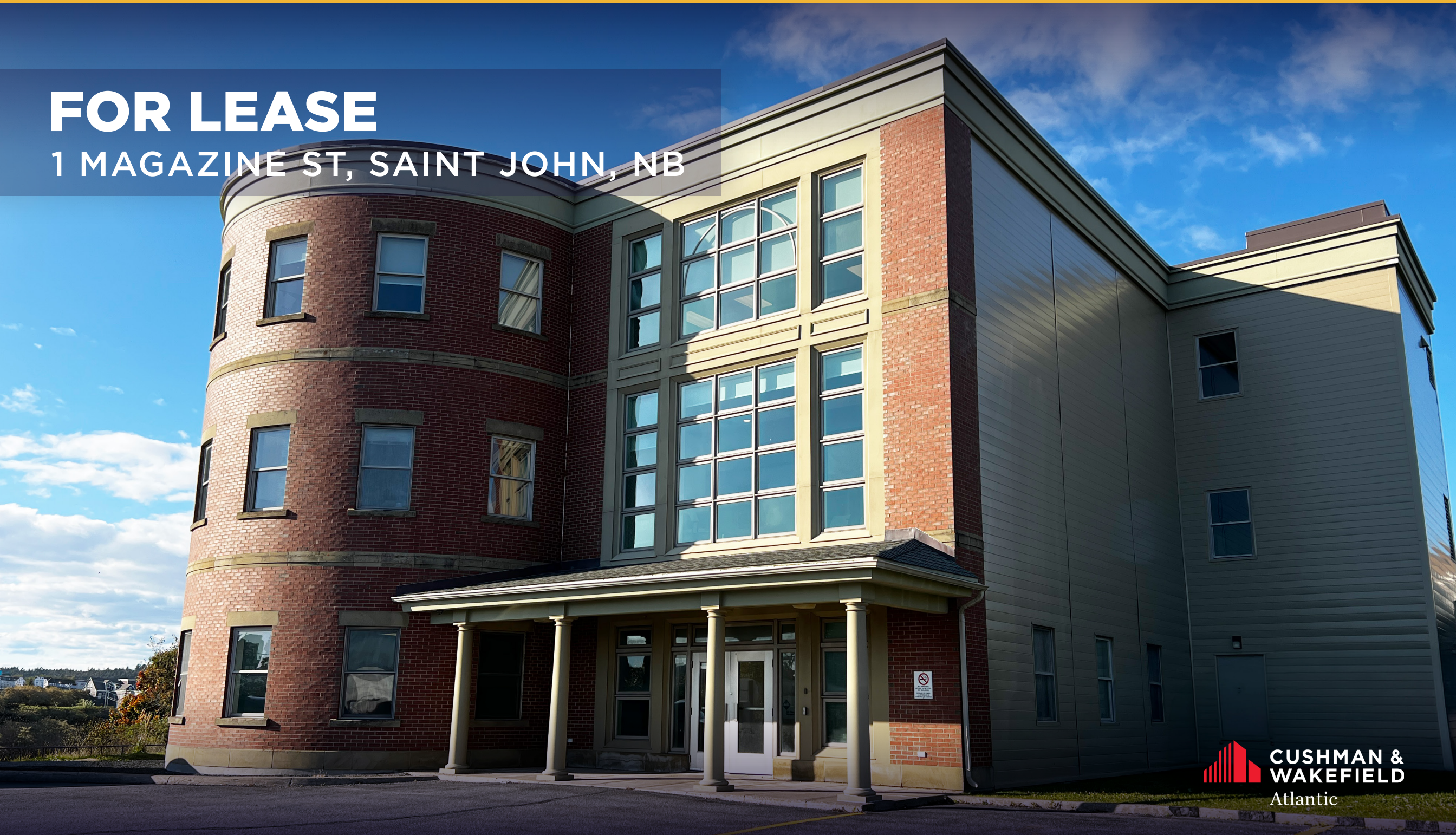


FOR LEASE

1 MAGAZINE ST, SAINT JOHN, NB



**CUSHMAN &
WAKEFIELD**
Atlantic



PROPERTY OVERVIEW

Position your practice within a well-established medical facility at 1 Magazine Street, also known as “The Jacquelin Premises”, conveniently located less than a 10-minute drive from the Saint John Regional Hospital.

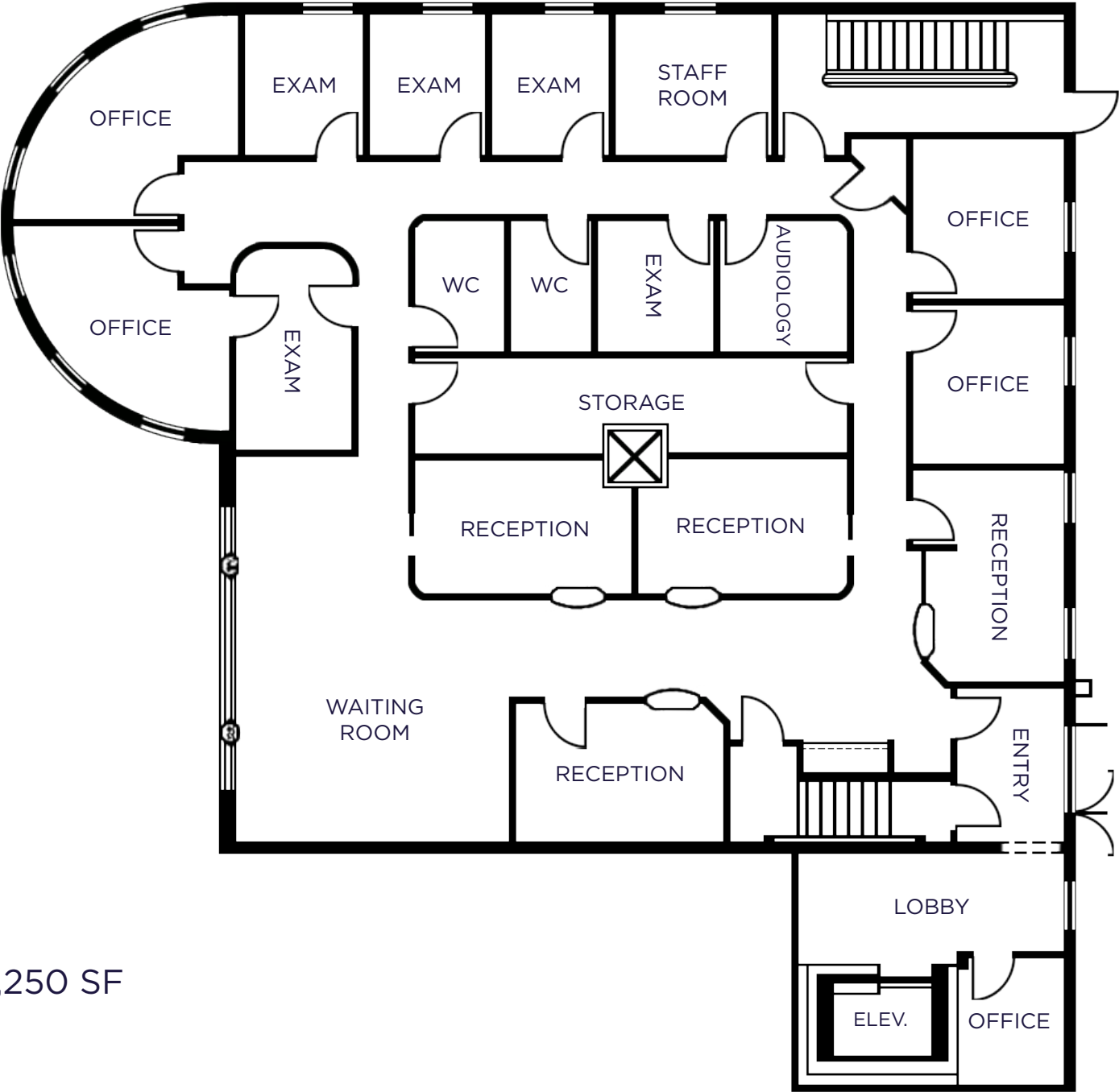
This professionally finished clinic space on the second level offers a turnkey solution designed to support both independent practitioners and expanding medical teams, with potential for future building expansion.

The space of up to 3,250 sf is designed with shared waiting areas and staff breakrooms, which helps reduce overhead by efficiently utilizing common amenities.

With sufficient lead time, the landlord can work with tenants to create customized spaces designed for specific operational needs.

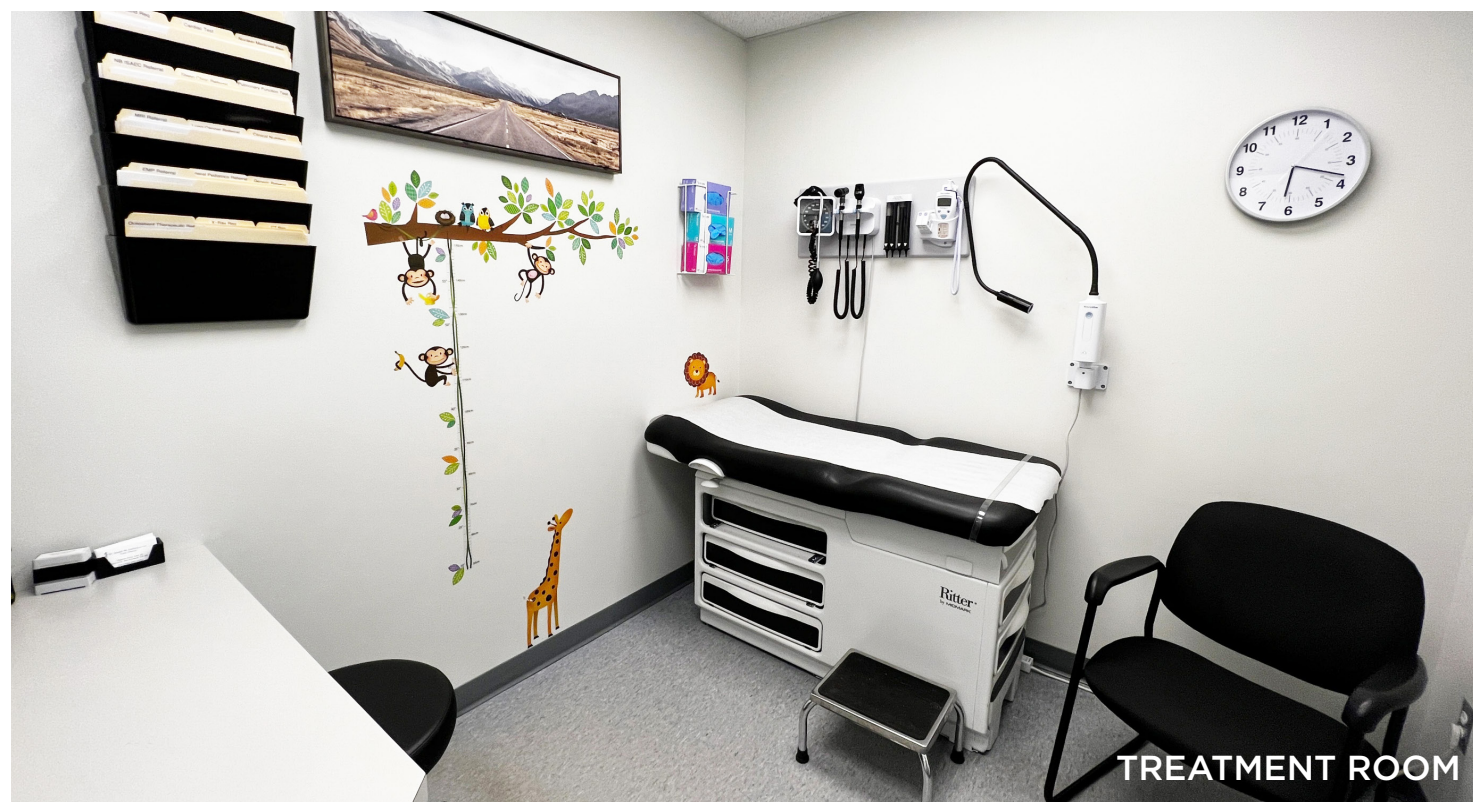
PID	55162846
SIZE	1,000 - 3,250 sf
LEVEL	Second Floor
LEASE RATE	\$26.00 psf Net
ZONING	GC - General Commercial

FLOOR PLAN

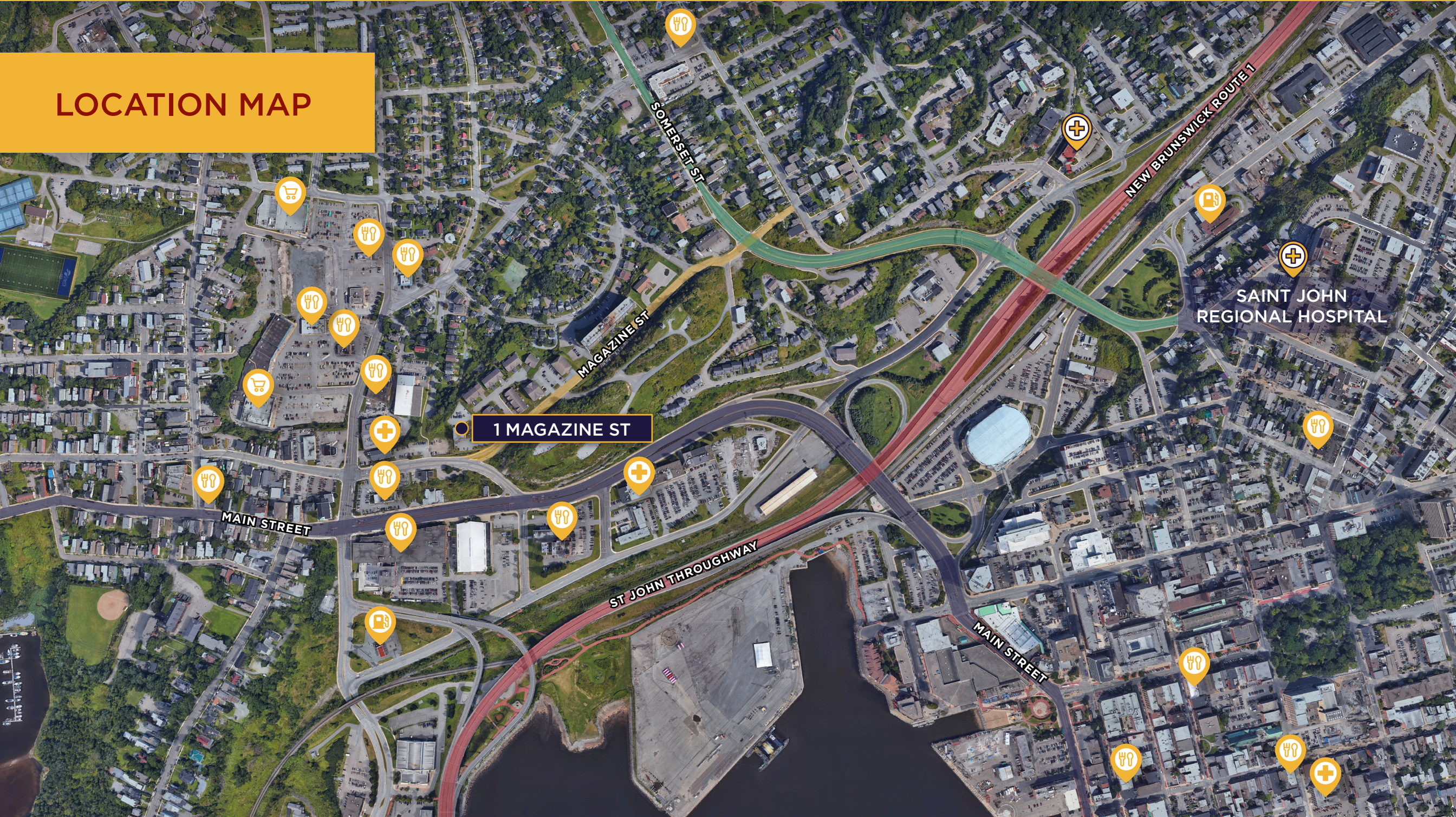


LEVEL TWO | 1,000 - 3,250 SF

PHOTOS



LOCATION MAP





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