

FOR LEASE
264 BOTSFORD ST
THE BROWN HOLDER BUILDING
UNIT 200, MONCTON, NB | 2,264 SF



**CUSHMAN &
WAKEFIELD**
Atlantic

PROPERTY HIGHLIGHTS

This 2,264 sf space is on the **second floor** of the Brown Holder Building. This iconic building has a mix of commercial and office spaces on a high-traffic street in **downtown Moncton**. The location offers **excellent visibility** and immediate access to key amenities, services, and government institutions.

The unit features large windows on big part of the unit, that provide abundant **natural light** and includes a common **parking space**.

The layout features a spacious open area, a closed room that can be used as an office or meeting space, and a functional kitchenette. The design is **versatile and allows for flexible workspace** configurations, making it suitable for various uses, such as professional offices, administrative operations, or service-based businesses.

MLS	NB136001
UNIT	200 - Second floor
SIZE	2,264 sf
LEASE RATE	\$13.00 psf Net
ADDITIONAL RENT	\$12.05 psf
ZONING	MU - Mixed Use Zone



OPEN SPACE



KITCHENETTE



OFFICE



OPEN SPACE



PHOTO
GALLERY

OPEN SPACE



**AI-Enhanced Visualization*



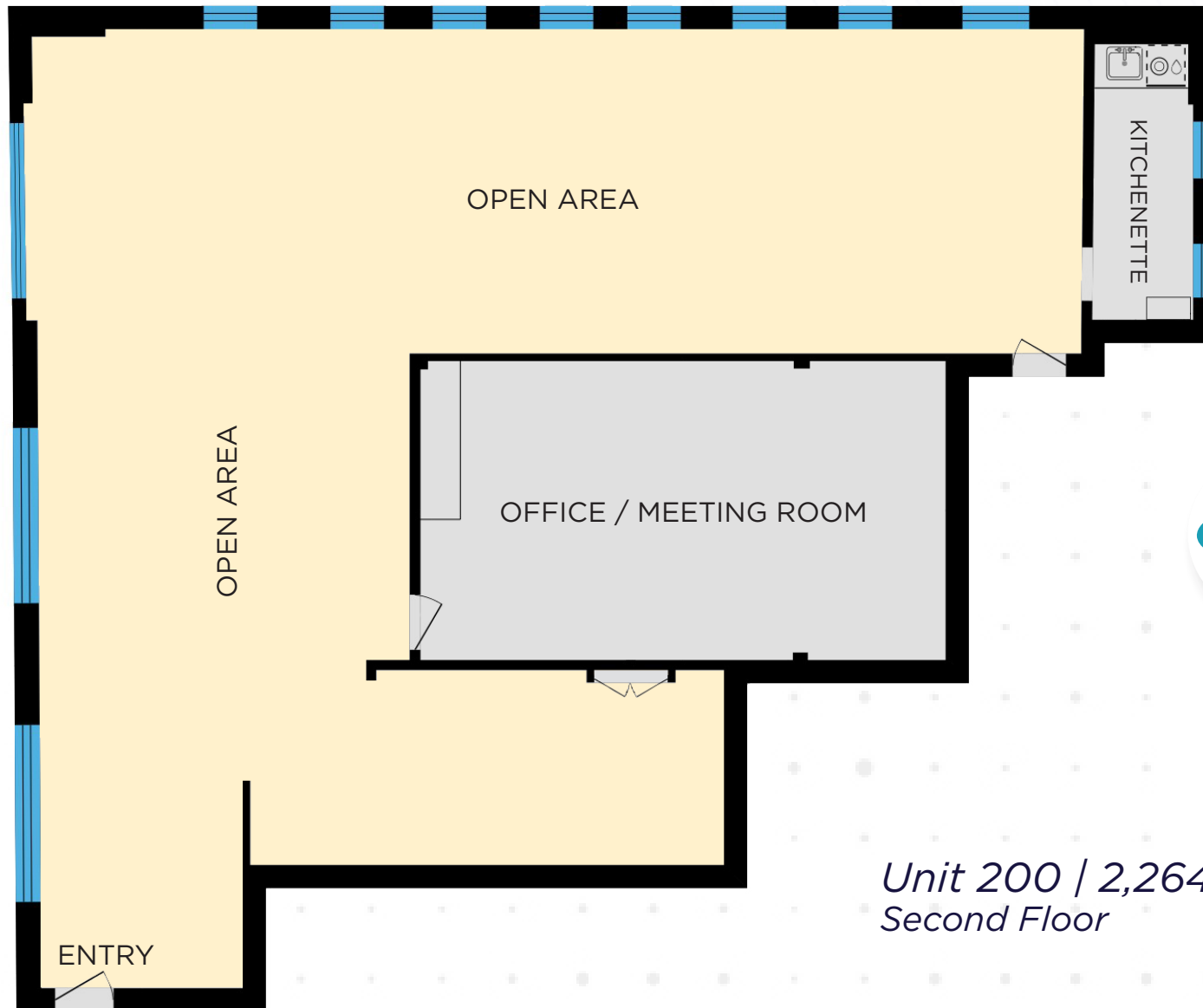
**AI-Enhanced Visualization*



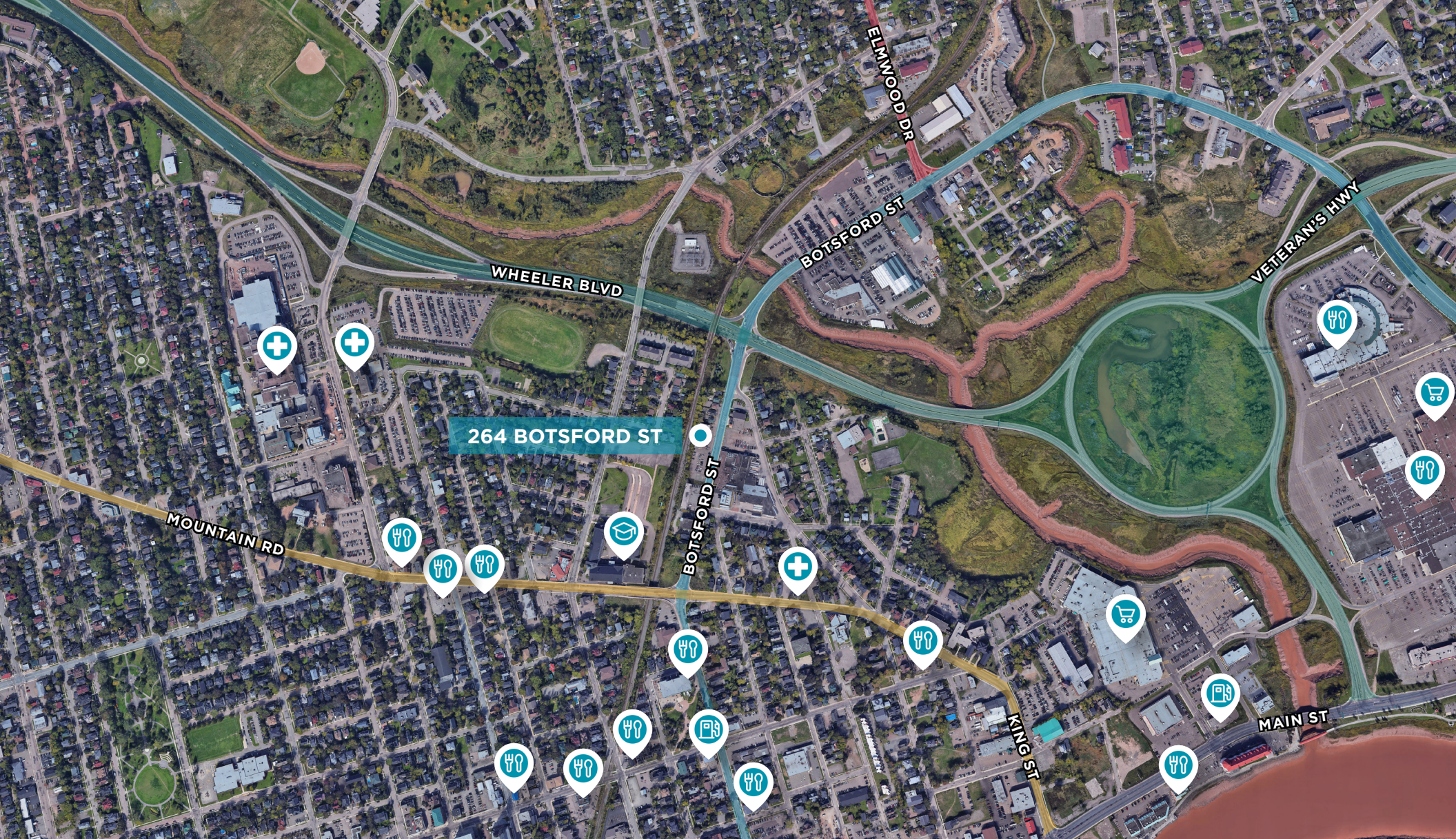
**AI-Enhanced Visualization*

**These images were created using Artificial Intelligence. It is for visionary purposes only, and any future layout will need to be approved by the relevant authorities.*

FLOOR PLANS



*Unit 200 | 2,264 sf
Second Floor*



AERIAL MAP

The property is situated in the **heart of downtown Moncton**, providing easy access to public transportation as well as immediate connections to Mountain Road, the Highway, and Main Street.

The building is in close proximity to various amenities, including restaurants, cafés, financial institutions, and government buildings.



For more information, please contact:

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