

FOR SUB-LEASE

1180 ST. GEORGE BLVD

SUITE 20 AND 23 | MONCTON, NB



PROPERTY OVERVIEW

Flexible office space available for sublease in the Moncton Industrial Park. Two second-floor walk-up suites are available individually or together, offering $\pm 3,816$ SF up to $\pm 7,642$ SF of functional office space.

Both suites feature large perimeter offices, boardrooms, and expansive open shared spaces, providing a bright and versatile layout that can accommodate a variety of business needs.

Located within a multi-tenant commercial property, the suites offer convenient on-site parking and easy access to major transportation routes, making this a practical option for businesses seeking well-located and adaptable office space.

HIGHLIGHTS

- Flexible office opportunity.
- Well-designed mix of private offices, boardrooms, and open workspace.
- Plenty of on-site parking for staff and visitors.
- Quick and convenient access to major routes across Greater Moncton.
- Established commercial location in Moncton Industrial Park.
- Expiry: June 30, 2030

NB146629
MLS

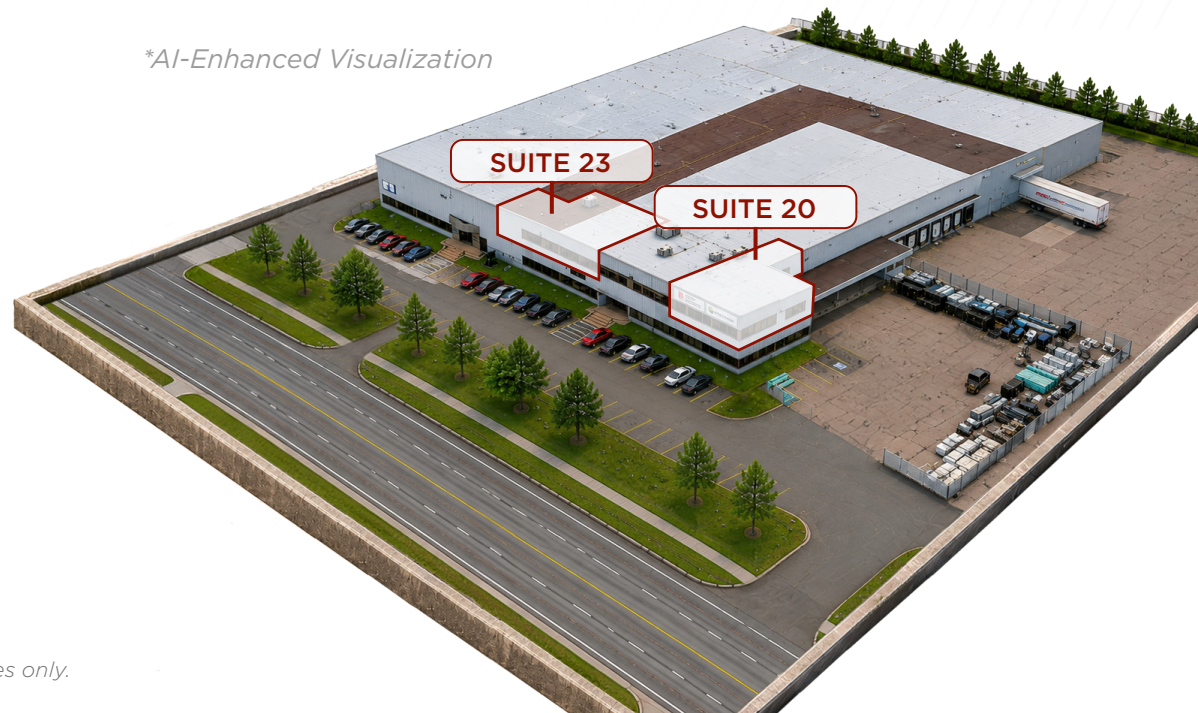
SUITE 20 & 23
SECOND FLOOR

\$16.01 PSF NET
SUB-LEASE RATE

\$6.68 PSF
ADDITIONAL RENT

$\pm 3,816$ UP TO $\pm 7,642$ SF
SIZE

**AI-Enhanced Visualization*



**This image was created using Artificial Intelligence. It is for visionary purposes only.*

FLOOR PLANS

SECOND FLOOR SUITE 20



3D VIRTUAL TOUR



FLOOR PLANS

SECOND FLOOR SUITE 23

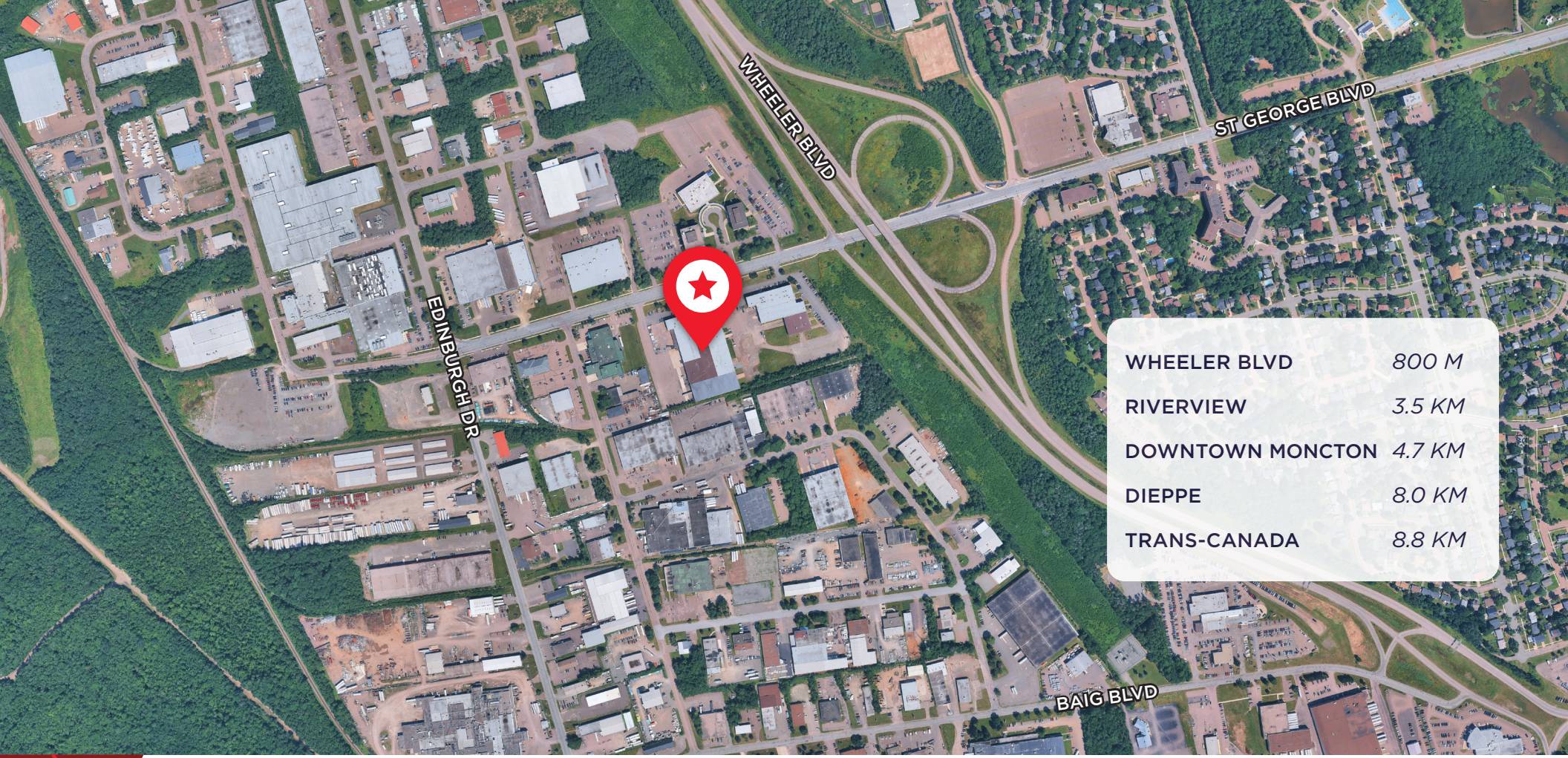


3D VIRTUAL TOUR



SUITE 23





THE LOCATION

Ideally situated on St. George Boulevard, this vital artery provides connectivity to Greater Moncton. Although the property is located in an industrial area, it is centrally positioned within the city and just minutes from Downtown Moncton.

Surrounded by various commercial services and amenities, the property is near to Wheeler Boulevard and has direct access to the Trans-Canada Highway along with other major transportation routes.



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