

PRIME COMMERCIAL SPACE FOR LEASE

+/- 2,200 sf
Uptown Saint John

41 PRINCESS ST



**CUSHMAN &
WAKEFIELD**
Atlantic



OVERVIEW

41 Princess Street offers $\pm 2,200$ sf of flexible commercial space at the prominent corner of Princess Street and Prince William Street in Uptown Saint John.

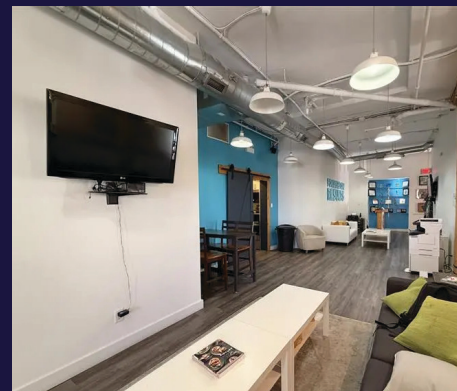
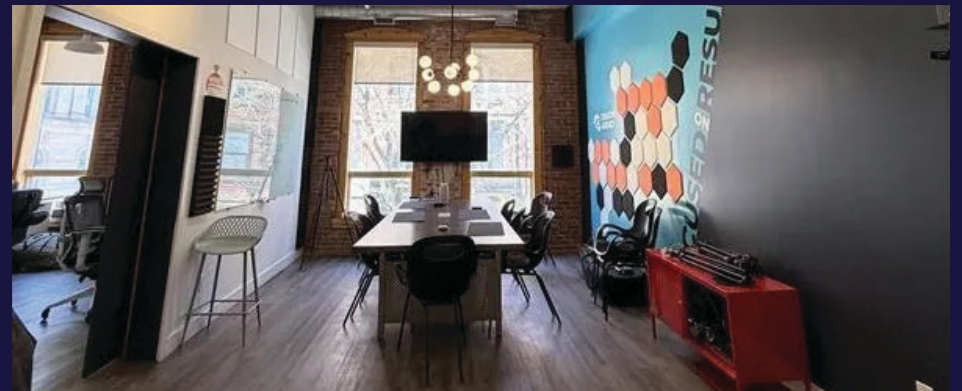
The space features extensive wraparound windows that provide abundant natural light, strong street presence and visibility along both frontages. The existing layout includes a mix of private spaces, a boardroom, kitchen and washroom, providing a functional foundation for a variety of commercial users.

Surrounded by the shops, restaurants, businesses and amenities of Uptown Saint John, the property offers a well-positioned opportunity for businesses looking to establish or expand their presence in the city's core. The landlord can also customize the space to suit the needs of an incoming tenant.

ADDRESS:	41 PRINCESS STREET
AVAILABLE AREA:	+/- 2,200 SF
LEASE RATE:	\$4,975/MONTH + UTILITIES
HVAC:	ENERGY-EFFICIENT HEAT PUMP

HIGHLIGHTS

- Prominent street-level commercial space
- Private entrance directly from Princess Street
- Strong pedestrian exposure
- Flexible configuration for a range of commercial users
- Landlord customization available
- Walkable Uptown location



LOCATION

IN THE HEART OF UPTOWN SAINT JOHN

41 Princess Street is centrally located within Uptown Saint John, at the corner of Princess Street and Prince William Street. The surrounding area brings together restaurants, cafés, shops, professional services, offices and cultural destinations within a compact, highly walkable commercial district.

The property is just blocks from the Saint John waterfront and benefits from convenient access throughout the Uptown core. Nearby destinations including the Saint John City Market, Market Square and Brunswick Square contribute to steady activity in the area and place businesses close to many of the city's established commercial and civic amenities.

SAINT JOHN CITY MARKET

Historic Uptown market & commercial destination

MARKET SQUARE

Waterfront dining, services & entertainment

BRUNSWICK SQUARE

Retail, office and commercial complex

SAINT JOHN WATERFRONT

Major Uptown destination & public gathering area



LEASING

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