FOR LEASE

210 CROWN ST

SAINT JOHN, NB



CUSHMAN & WAKEFIELD
Atlantic

PROPERTY FEATURES

The available spaces are located across three floors in the historic Telegraph-Journal building. This property offers mixed-use areas that come with an HVAC system, convenient on-site parking, and easy grade-level access.

With its convenient location and modernized interior, these spaces can adapt to various business operations, including warehousing, storage, distribution, and retail, or be fitted out as office space for professional, administrative, and service-oriented businesses.

GRADE LEVEL FLOOR

This 11,000 sf space is ideal for office or retail use, featuring 13-foot ceilings, modern finishes, and large windows that provide ample natural light. The space includes several offices and a versatile commercial area that can be utilized for multiple purposes.

MLS	SIZE	LEASE RATE
NB149243	11,000 sf	$27.00 psf Gross

MIDDLE FLOOR AND THE BOTTOM FLOOR

This space is available across two floors and can be leased together or separately.

The Middle Floor has 18,277 sf with multiple divisions and an open space in one of the corners. This floor has the flexibility to adapt depending on necessity.

The Bottom Floor covers 10,446 sf, features 13-foot ceilings, includes three loading docks, and offers a versatile mixed-use space suitable for various activities and businesses.

MLS	SIZE	LEASE RATE	ADDITIONAL
NB149245	Up to 28,723 sf	$15.00 psf Net	$3.50 psf

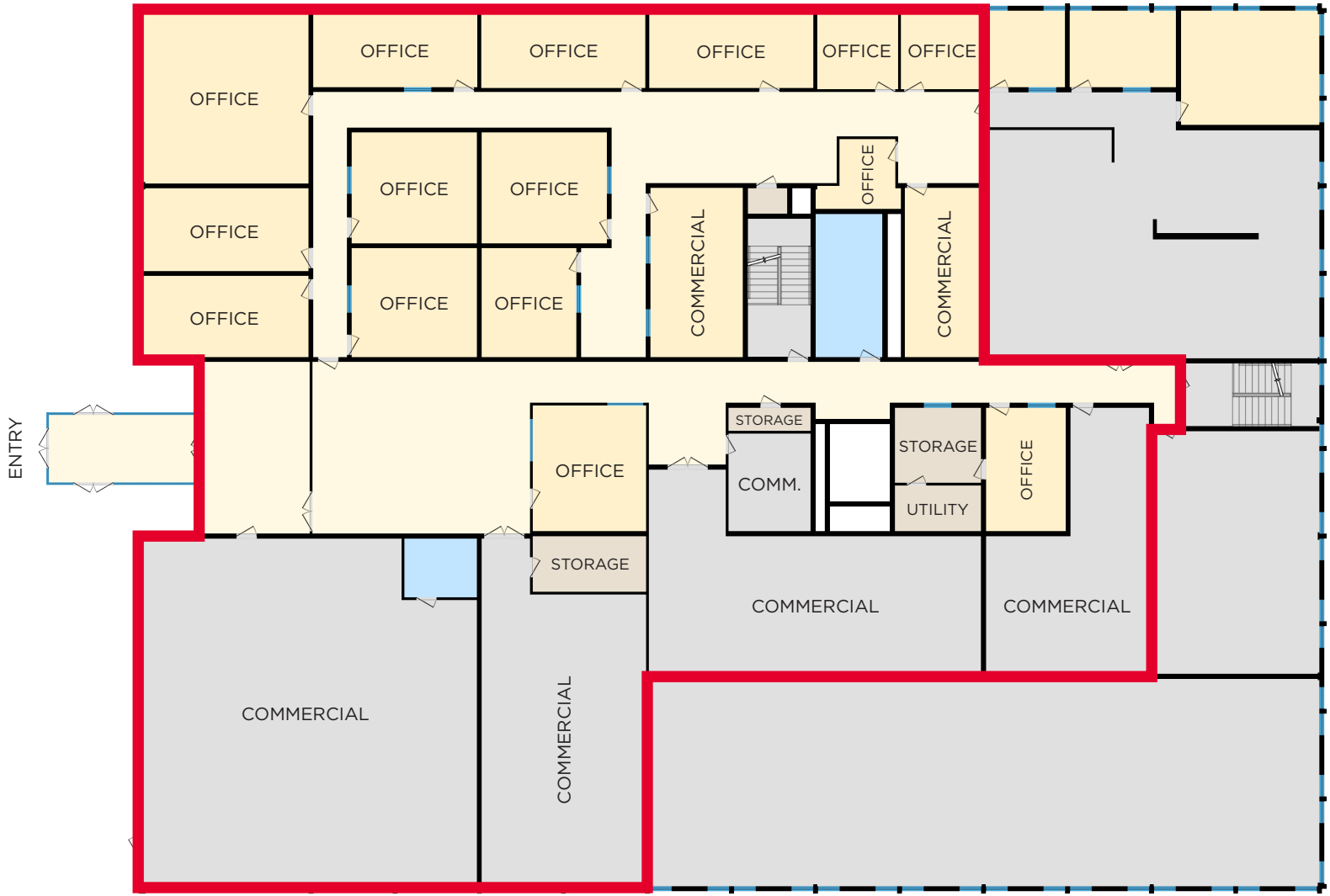


*AI-Enhanced Visualization

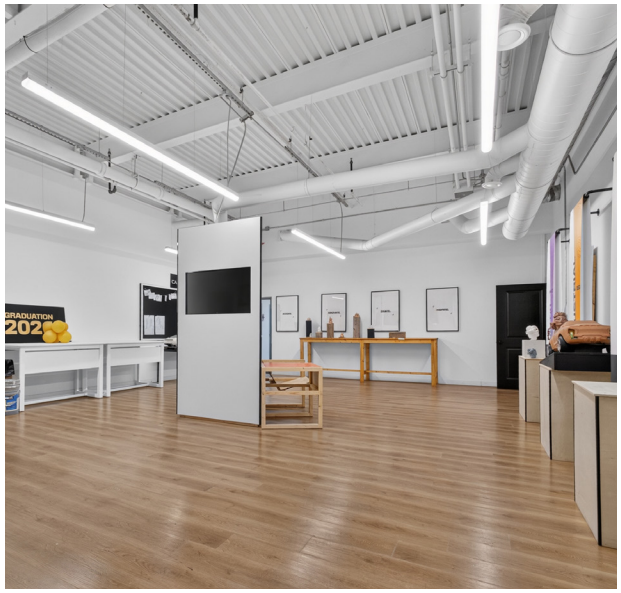
*This image was created using Artificial Intelligence. It is for visionary purposes only, and they may not reflect the property's current condition.

FLOOR PLANS

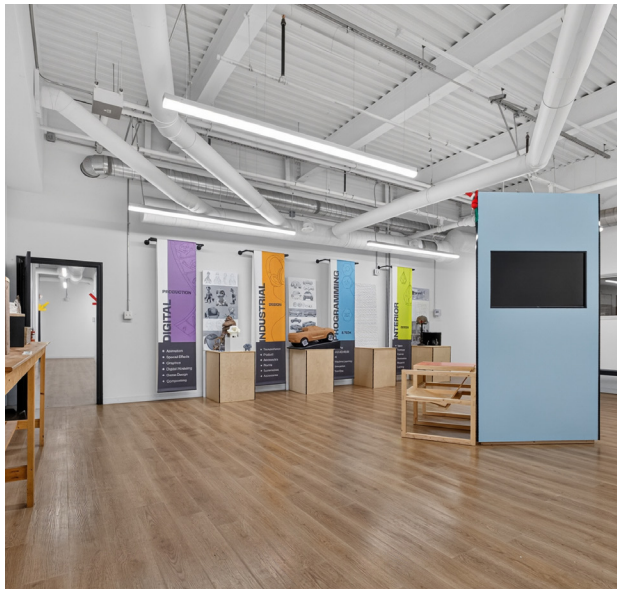
GRADE LEVEL FLOOR | 11,000 SF





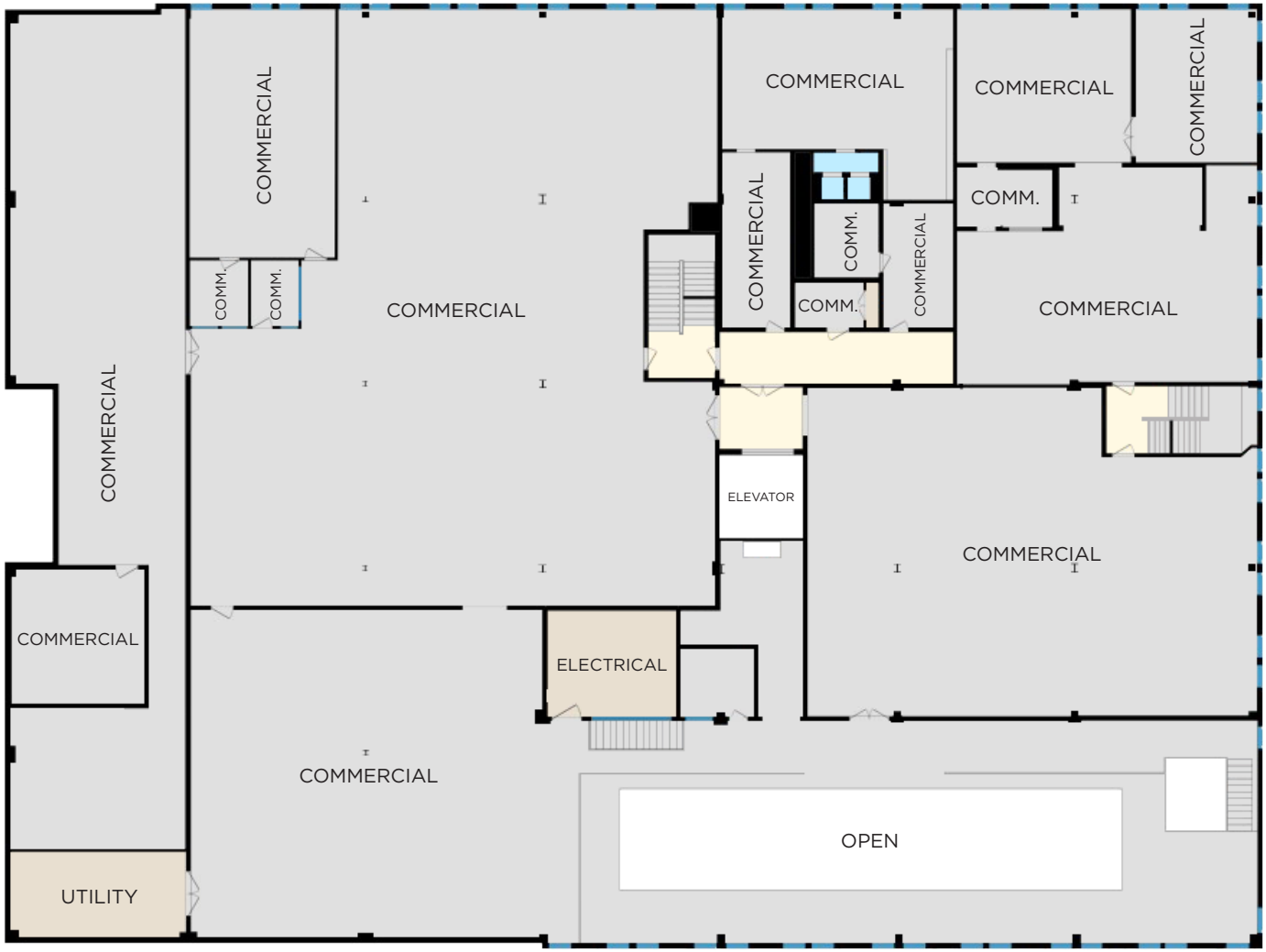

GRADUATION
2024




DIGITAL
INDUSTRIAL
PROGRAMMING
INTERIOR

FLOOR PLANS

MIDDLE FLOOR | 18,277 SF







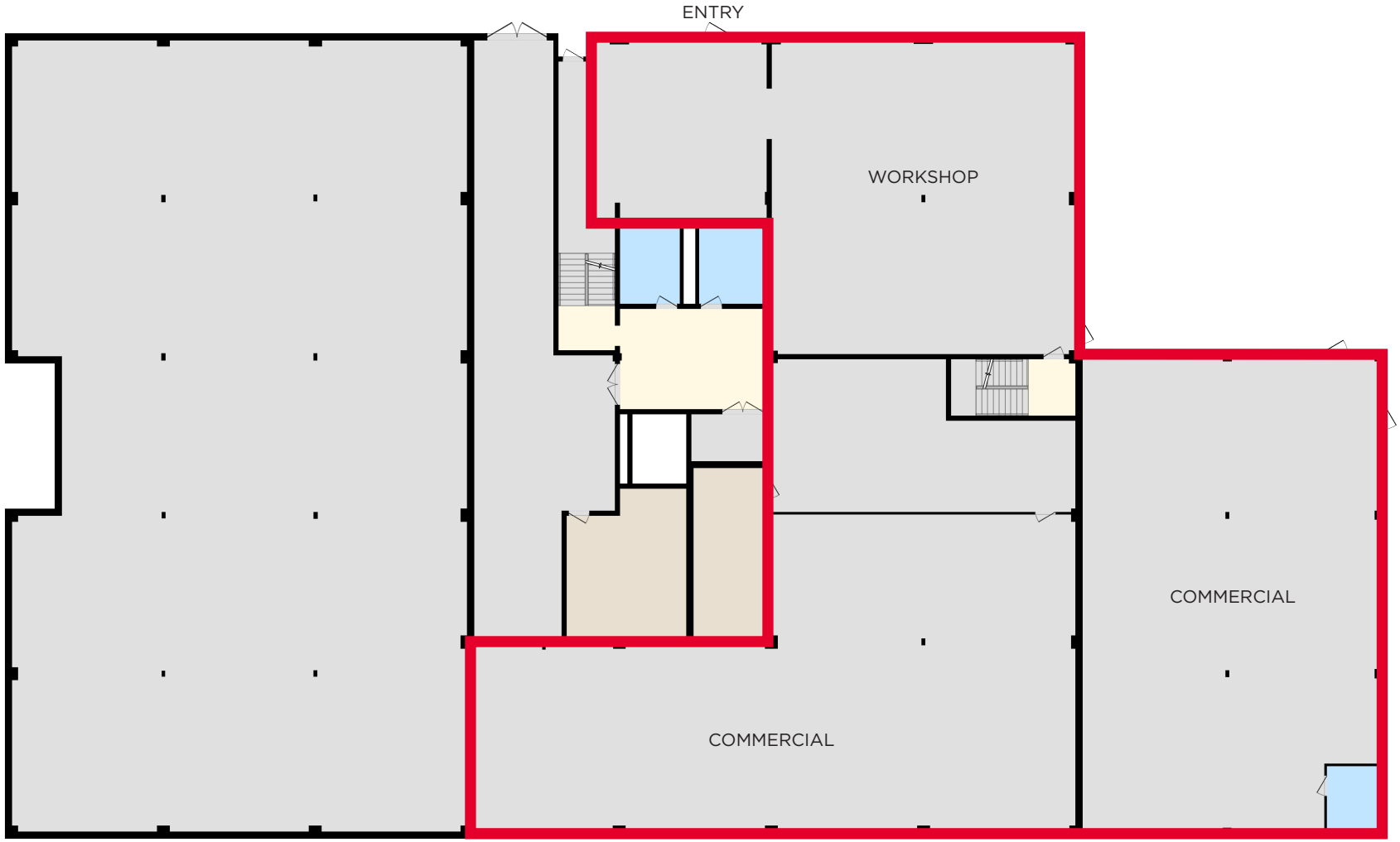




*This image was created using Artificial Intelligence. Items were digitally removed to better showcase the space. The original architectural structure remains unchanged.

FLOOR PLANS

BOTTOM FLOOR | 10,446 SF



LOCATION MAP



The property in Saint John offers strong visibility, easy access to the business district, and connections to major transportation routes, such as Union Street and New Brunswick Route 1.

On the intersection of Crown St and Courtenay Bay Causeway. It offers strong visibility, the location is just minutes from Uptown Saint John. This area offers a variety of professional services, retail stores, restaurants, and essential amenities.

This location is ideal for businesses looking to establish a presence in a high-traffic and easily accessible area of the city.

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