

FOR LEASE
232-236 St George Street
Moncton, New Brunswick



VIEW VIRTUAL TOUR – Unit 210

305 – 10,183 SF Various Suites

PROPERTY HIGHLIGHTS

Various size commercial and office suites for lease ranging from 305 – 10,183 sf.

- High profile, five storey multi-tenant office building with recent interior and exterior upgrades
- Building features various office suites and a front corner ground floor commercial unit
- Potential to combine units for larger size space requirements as well as demising options in some units
- Modern common area boardroom for tenants' use
- Elevator service and wheelchair access area
- Adjacent parking
- Ideal for professional business such as accounting, law firm, education, marketing and communications, government agencies and many more uses

LEASE RATES

- Office Suites Lease Rates: \$18.00 psf Gross
- Front Corner Ground Floor Commercial Unit Lease Rate: \$20.00 psf Gross

Contact

DONNA GREEN
Commercial Real Estate Advisor
+1 506 387 6930
dgreen@cwatlantic.com

32 Alma Street
Moncton, New Brunswick E1C 4Y1
+1 506 387 6925
cwatlantic.com

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HIGH PROFILE LOCATION



Ideally located at the busy intersection of St. George and Archibald Street, a short distance to downtown Moncton and the Avenir Centre



Great access to the tri-community in a retail/commercial business node intermixed with office, restaurants, coffee shops and service shops



Centrally located on bus route



Within the building you will find a variety of tenants including Groggy Frog Café, Universal Staffing, financial services, health services and more

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Prime Office Opportunities

UNITS AVAILABLE (DEMISING OPTIONS AVAILABLE)

Unit	SF	Price	Notes
01	2,710	\$20.00	Front corner, ground floor commercial unit
05	855	\$18.00	Ground floor, reception and 3 offices
19	1,068	\$18.00	Ground floor, reception, private office and boardroom
101	993	\$18.00	Front reception and private office
106A	594	\$18.00	Office Space
110/119	3,825	\$18.00	Window offices, meeting rooms and kitchen
119B	2,400	\$18.00	Private offices and meeting rooms

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Prime Office Opportunities

UNITS AVAILABLE (DEMISING OPTIONS AVAILABLE)

Unit	SF	Price	Notes
202	305	\$18.00	Private offices
207	409	\$18.00	Large open concept space
210	10,183	\$18.00	Multiple offices, meeting rooms, breakout rooms, and kitchen. Can be subdivided
416	949	\$18.00	2 private offices, boardroom and reception area

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**Front Corner Ground Floor
Commercial Unit**

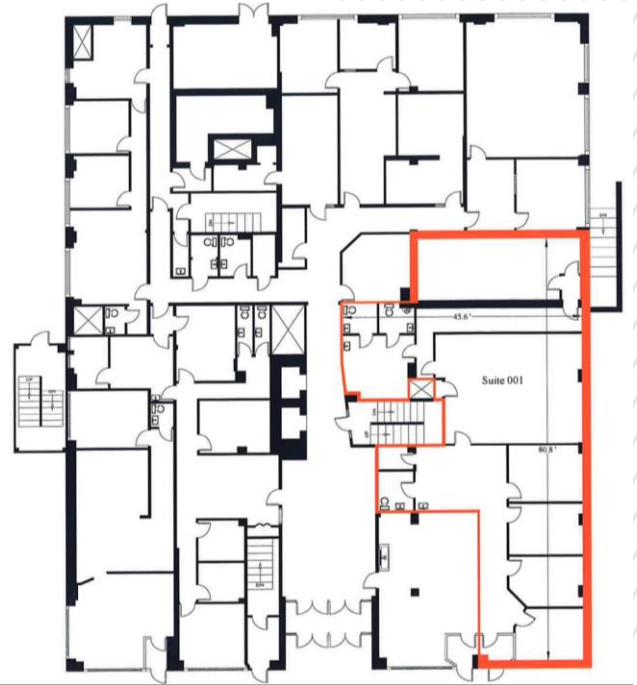
PROPERTY HIGHLIGHTS

Unit #01 features direct entry, 4 spacious offices/rooms with impressive windows and natural light, kitchenette, breakout room, storage and large open concept area.

- Great space for retail business, service commercial, or office use
- Ideal for retail, yoga, educational, hair salon, spa, physiotherapy and many other uses
- High visibility, high traffic

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