

SLATE

CBRE

FOR LEASE

Blue Cross Centre

644 MAIN STREET, MONCTON, NEW BRUNSWICK

Class A Office & Ground Floor Commercial



Property Overview

Located on Main Street, in the heart of downtown Moncton, Blue Cross Centre is one of the most iconic and preeminent places to do business in the Atlantic region. The centre is home to a strong mix of tenants, who enjoy the easy access to amenities, great location and the professional management of the complex.

Located in the Moncton Business District and connected to the downtown pedway, provides tenants easy access to not only restaurants and other services but also a short walk to nearby hotels. The pedway is also connected directly to the Moncton City Hall.

The available vacancies are ready for tenant customization with excellent views and exposure, high ceilings and plenty of natural light.



Building Name:	Blue Cross Centre
Civic Address:	644 Main Street, Moncton, New Brunswick
Location:	Downtown
Class:	A
Net Rent:	\$18.00 / SF
Additional Rent:	With Cleaning: (estimated 2024) Operating Cost: \$10.97 / SF Property Tax: \$7.57 / SF
	Without Cleaning: Operating Cost: \$9.42 / SF Property Tax: \$7.57 / SF

Year Built:	1988
Renovated:	2006
Parking:	Underground & Surface Available
Parking Ratio:	1:1,000 SF
Pedway:	Connected to City Hall
Availability:	Main Floor (Commercial / Office): Unit 102 - 418 SF Unit 107 - 1,064 SF Unit 123 - 977 SF

Area Overview



Space available in Class A downtown office tower



**SURROUNDED BY A WEALTH
OF RESTAURANTS AND
RETAIL AMENITIES**



**UNDERGROUND AND
SURFACE PARKING
AVAILABLE & ON BUS ROUTE**

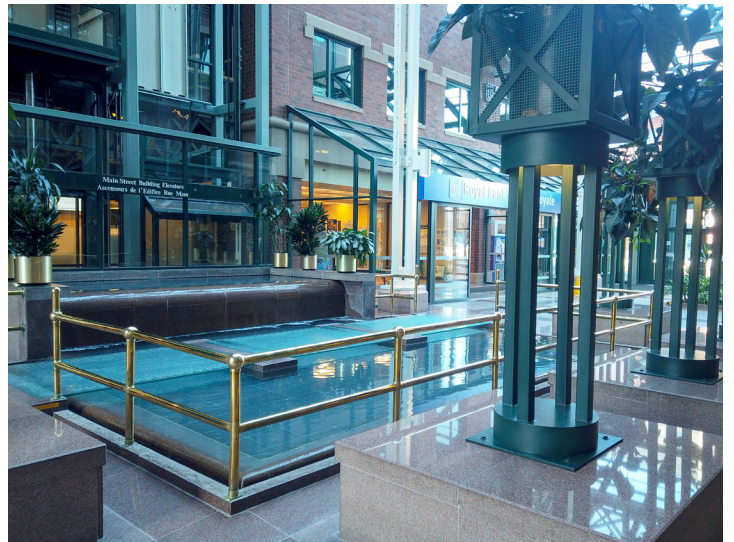


**UNMATCHED SIGNAGE
OPPORTUNITIES**



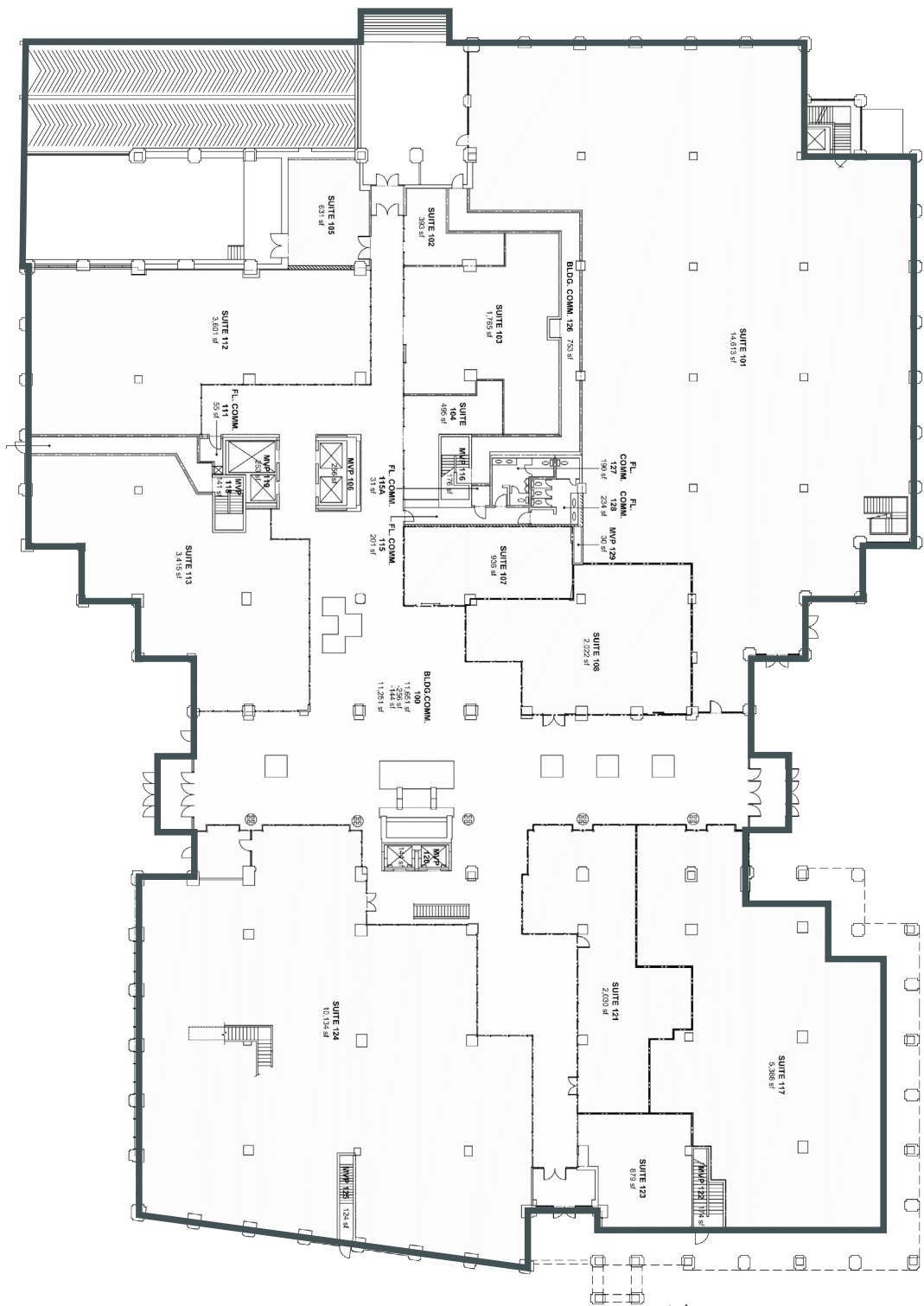
**ACCESS TO NEARBY
RIVERFRONT PARK
AND TRAILS**

Photos



Floorplan

MAIN FLOOR | 418 - 1,064 SF



INTERACTIVE
Select each unit on the floor
plan for a Virtual Tour



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FOR MORE INFORMATION, PLEASE CONTACT:

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