



**DOWNTOWN LOCATION**

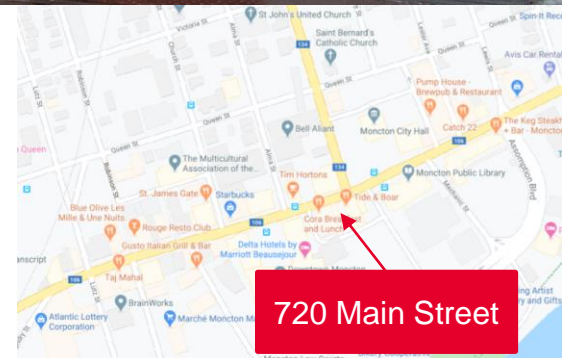
**Up to 4,500 sf Office Space Available for Lease**  
**Lease Rate: \$17.00 psf Gross**

**Property Highlights**

- 3 storey multi-tenant commercial building ideally located in the core of downtown Moncton
- Prominent tenants include Cora's and Pink Sushi
- The 2<sup>nd</sup> floor office space has been completely renovated with new flooring, lighting and fresh paint
- Various space layouts and sizes; flexible demising options
- Plenty of natural light
- Accessible building with wheelchair access and elevator service
- Front and rear access to the space
- Offsite parking, with building located in close proximity to the City of Moncton parking garage and private lots
- Suitable for a variety of uses including call centre, research and development, office space, business centre and more

**Location Information**

- Numerous windows throughout the space offer views of busy Main Street, Sommet Lane, Downing Street, Assumption Boulevard, Riverfront Park and the Petitcodiac River
- Within walking distance to financial institutions, hotels, Assumption Place, Avenir Centre, Capitol Theatre, Moncton Public Library and the Moncton Market
- Nearby restaurants and cafés include Starbucks, Tim Hortons, Freshii, Mexi's, Duo, Tide & Boar, Japan Go, The Old Triangle, Café C'est La Vie, Gahan House, St. James Gate, Pump House, Gusto, and more
- Centrally located in a bustling district, with this stretch of Main Street boasting an annual average daily traffic count of 8,663



**720 Main Street**

For more information, please contact:

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Floor Plan – 2<sup>nd</sup> Floor

- Available Space
- Common Space
- Occupied Space

**UP TO 4,500 SF**

