



For Lease

Flexible Class "A" commercial space in **Downtown Moncton**

33 Weldon Street
Moncton, New Brunswick

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Opportunity Type

Commercial Space for Lease

Address

33 Weldon Street, Moncton

Area

Downtown

Building Class

A

Year Built

2011

Available Units

- Unit 220 | 4,779 SF | [Click Here for Tour](#)
- Unit 250 | 6,641 SF | [Click Here for Tour](#)
- Unit 310 | 1,054 SF
- Unit 320 | 2,617 SF | [Click Here for Tour](#)
- Unit 330 | 3,158 SF | [Click Here for Tour](#)

Combinable Units

6,829 SF | Units 310, 320 & 330

NET Rent

\$13.50 PSF

Additional Rent

\$13.31 PSF

Includes Operating Costs, Heat & Lights

Wheelchair Accessible

Yes

Elevator

Yes

Parking

On-Site Paved Parking

1 Spot included for every 1,000 SF leased

Fire Protection/Security

Sprinklered & Back-Up Generator

Zoning

Central Business District

Opportunity Highlights

Secure your spot in this prestigious Class “A” commercial complex in the heart of Downtown Moncton.

33 Weldon has several units with flexible configurations available for lease that are suitable for a variety of usages as a community centre, mental health services, clinical space, a workshop/education centre, marketing firm/design firm and much more. Unit sizes range from 1,054 SF up to 6,641 SF.

The units provide ample natural lighting, offer air conditioning and are wheelchair/elevator accessible. There’s also a backup generator on-site providing security and comfort.

This is a rare opportunity to secure a spot in a modern well-located building that offers on-site parking (1 spot included per every 1,000 SF leased) and nearby street parking. Situated on a Codiac Transpo bus route, this property is easily accessible for employees and visitors.



Available Unit

-
- The floor plan illustrates the layout of the Base Building, which includes three units and a central common area. Unit 250, located in the upper left, is a large unit with a total area of 6,641 S.F., featuring work stations, a kitchenette, and a secure file room. Unit 230, in the upper right, is a smaller unit with 1,779 S.F., containing offices, a meeting room, and a business center. Unit 220, occupying the lower right, is the largest unit at 4,779 S.F., with multiple offices, a meeting room, and a secure file room. The central common area, measuring 2,552 S.F., serves as a hub, including a reception area, a business center, a meeting room, and restrooms. Support spaces such as stairwells, elevators, and storage areas are distributed throughout the building. The plan also indicates the location of the District Director's office and various work stations.
- Unit 250**
6,641 SF
- Unit 230**
1,779 SF
- Unit 220**
4,779 SF
- COMMON AREA**
2,552 S.F.
- BASE BUILDING = 177 S.F.**

Unit 320
2,617 SF

Unit 330
3,158 SF

Unit 310
1,054 SF

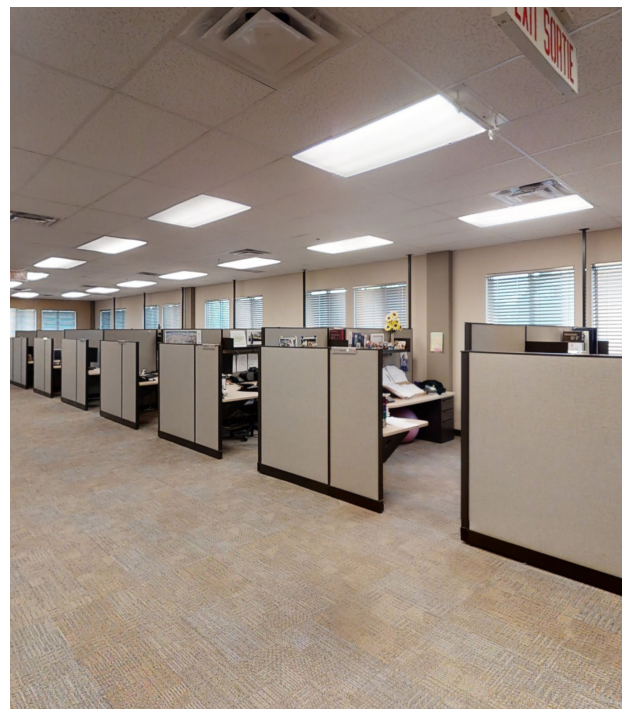
COMMON AREA
2,222 S.F.

BASE BUILDING = 327 S.F.

Rooms and areas labeled include: OFFICE, WORK STATIONS, COMM., FILEWORK AREA, STAIR #1, MALE WR., FEMALE WR., MEETING ROOM, KITCHENETTE, SERVER ROOM, BOARDROOM, STAIR #2, STAIR #3, STAFF ROOM, and ELEV. CAR.

THIRD FLOOR





Area Overview

This location is truly at the centre of all the action. Downtown Moncton has a working population of approximately 20,000 people and is home to roughly 109 businesses.

With the add of the Avenir Centre and approximately 3,000 restaurants, bar, coffee shop seats, Downtown Moncton's vibrancy is on the rise.



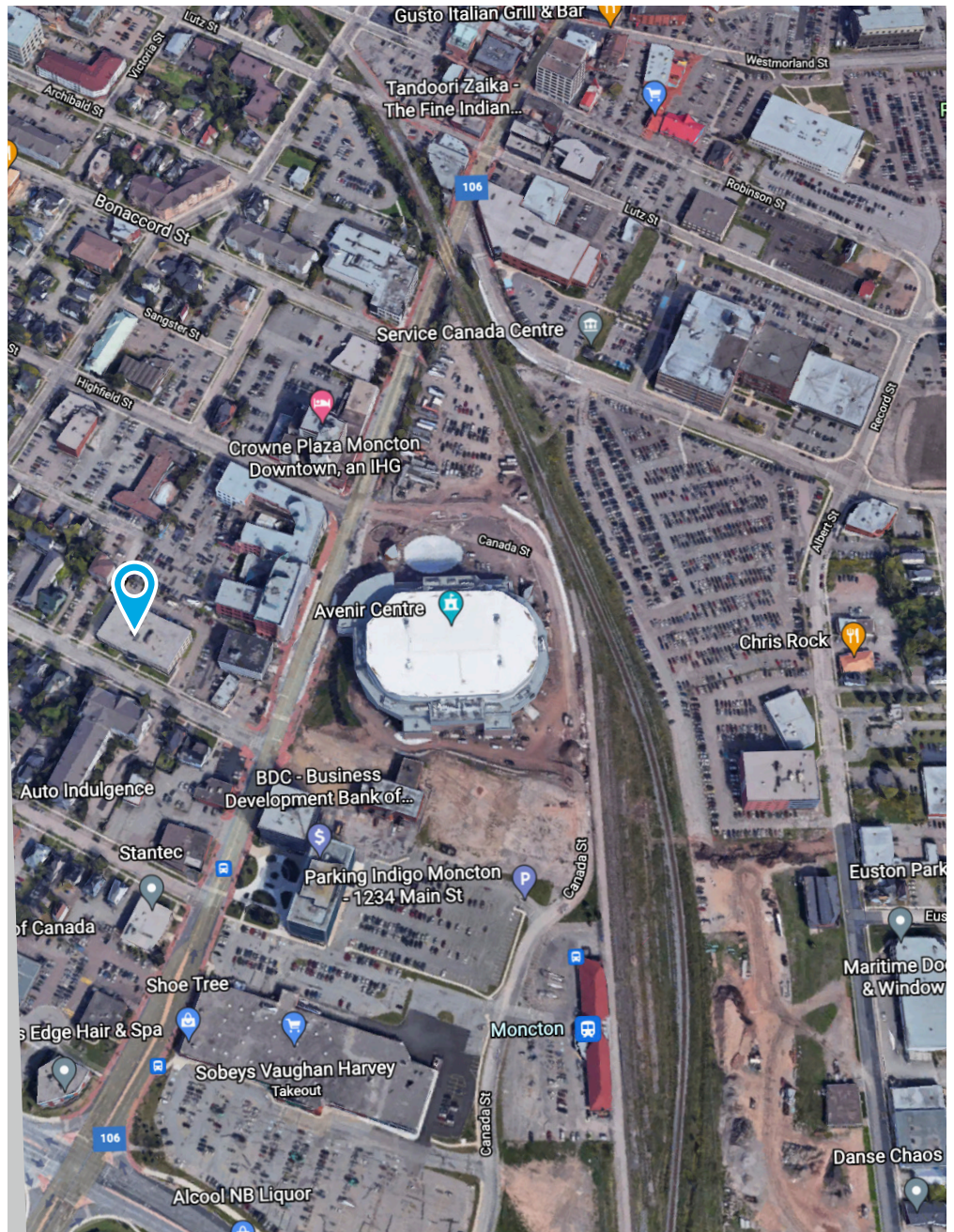
75

Walkscore®



75

Bikescore®



Demographics



City of Moncton
Population

75,401



Metro Area
Population

155,825



Average Family
Income

\$82,541



Median Age

40.1



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