



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# 210 JOHN STREET

MONCTON, NB  
10,000 SF AVAILABLE



# ABOUT THE SPACE

Explore this extraordinary 10,000 sq ft commercial space nestled on the second floor of a prominent 38,887 sq ft professional office building in central Moncton, NB. This wheelchair-accessible unit offers an abundance of natural light streaming through expansive windows and is equipped with modern LED lighting throughout.

Step into an unparalleled office environment where the building welcomes you with a grand entrance, soaring ceilings, and expansive windows. The 10,000 sq ft suite will be delivered fully furnished and move-in ready, ensuring a seamless transition for new tenants.

## HIGHLIGHTS

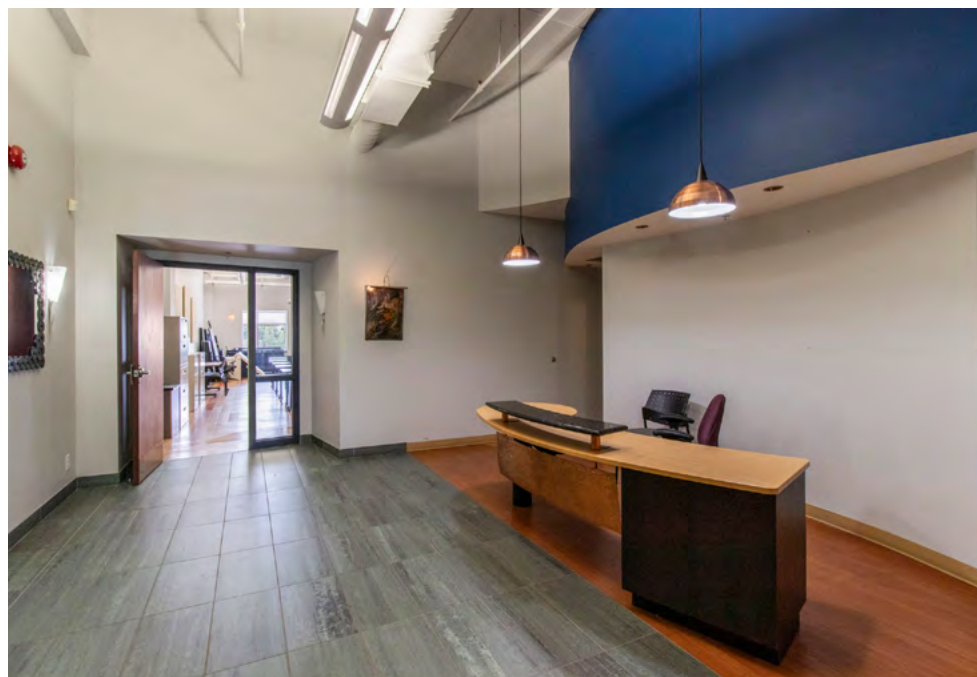
- **Available Space:** 10,000 sq ft
- **Space Configuration:** This versatile layout features multiple private offices, spacious boardroom/meeting areas, a convenient staff kitchen, and a large open training space.
- **Available:** Immediate
- **Rent:** \$17.00 psf NNN
- **Parking:** Ample on-site parking available
- **Safety:** Secure building with cameras, reputable tenants, and an on-site generator.
- **Accessibility:** Wheelchair accessible building with elevator.

### Key Features

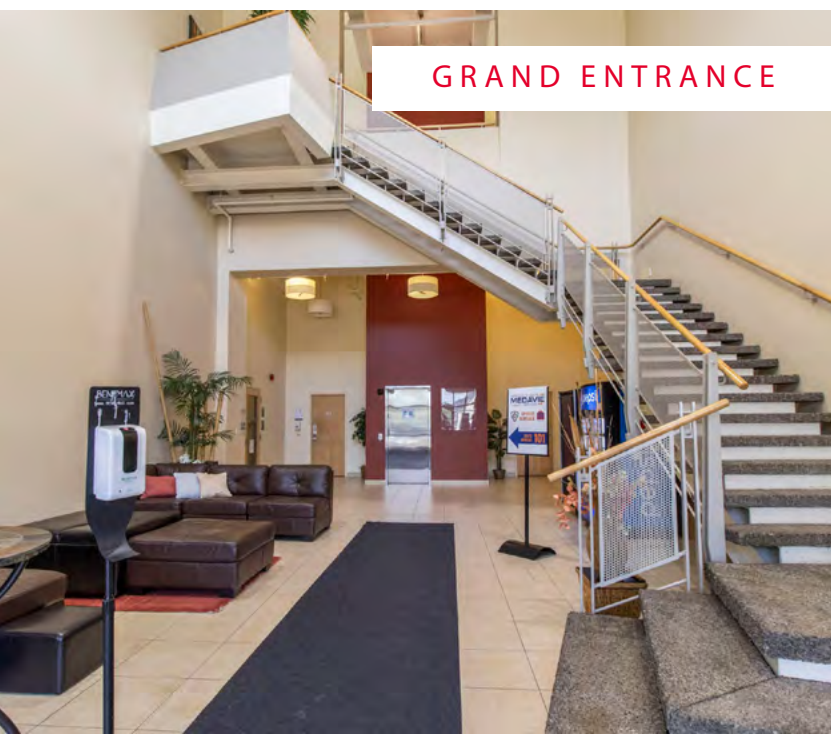
- Well-located property with quick access to Vaughan Harvey Boulevard, Wheeler Boulevard, Mountain Road, and the Trans-Canada Highway
- Abundant natural light from numerous large windows throughout the space
- Signage opportunities within the building, lawn and entrance negotiable
- Efficient and functional space layout
- Close proximity to transit stops



PRIVATE PATIO



GRAND ENTRANCE



BRIGHT KITCHEN



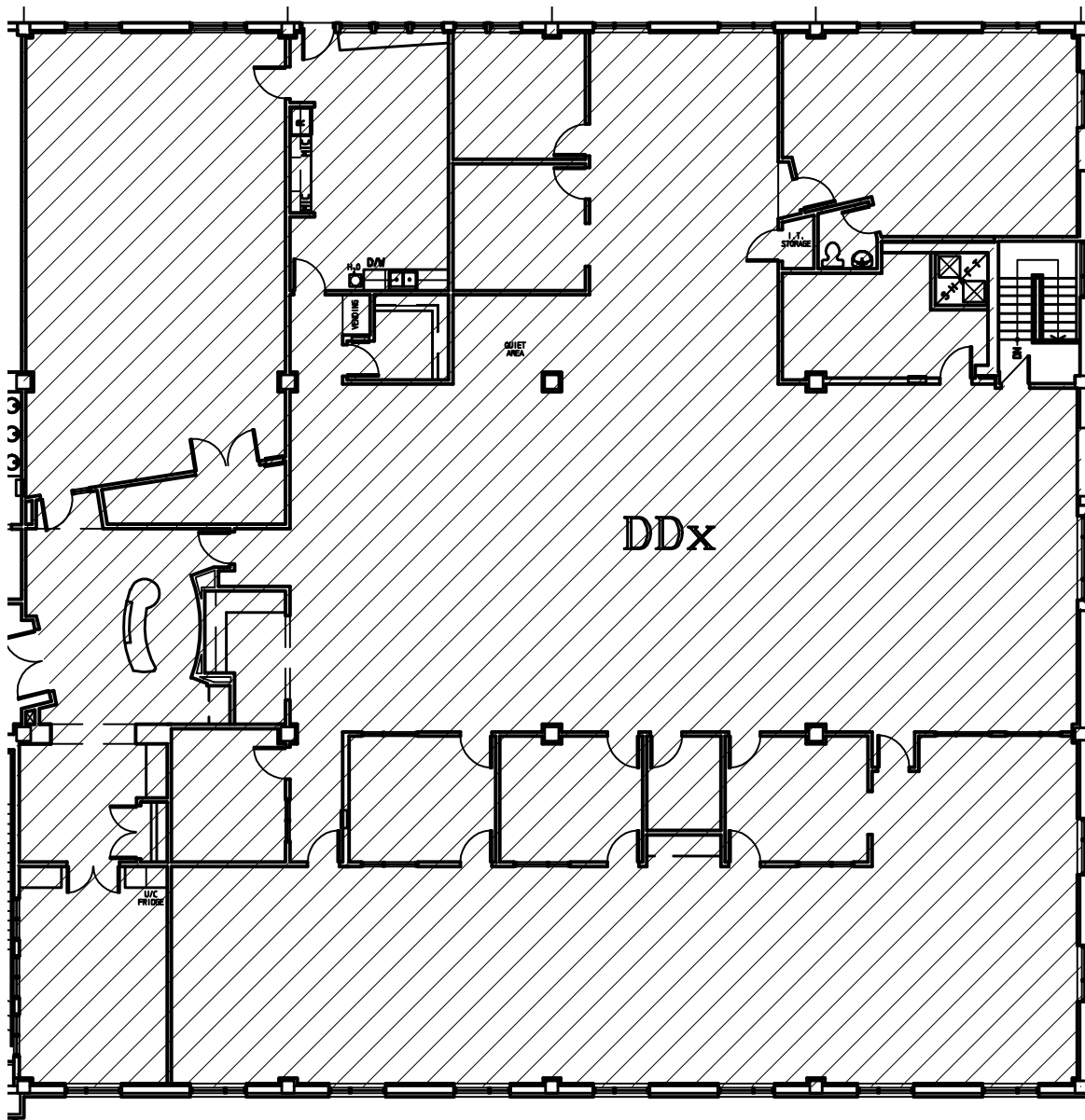
EXECUTIVE OFFICE



FURNITURE INCLUDED



# FLOOR PLAN





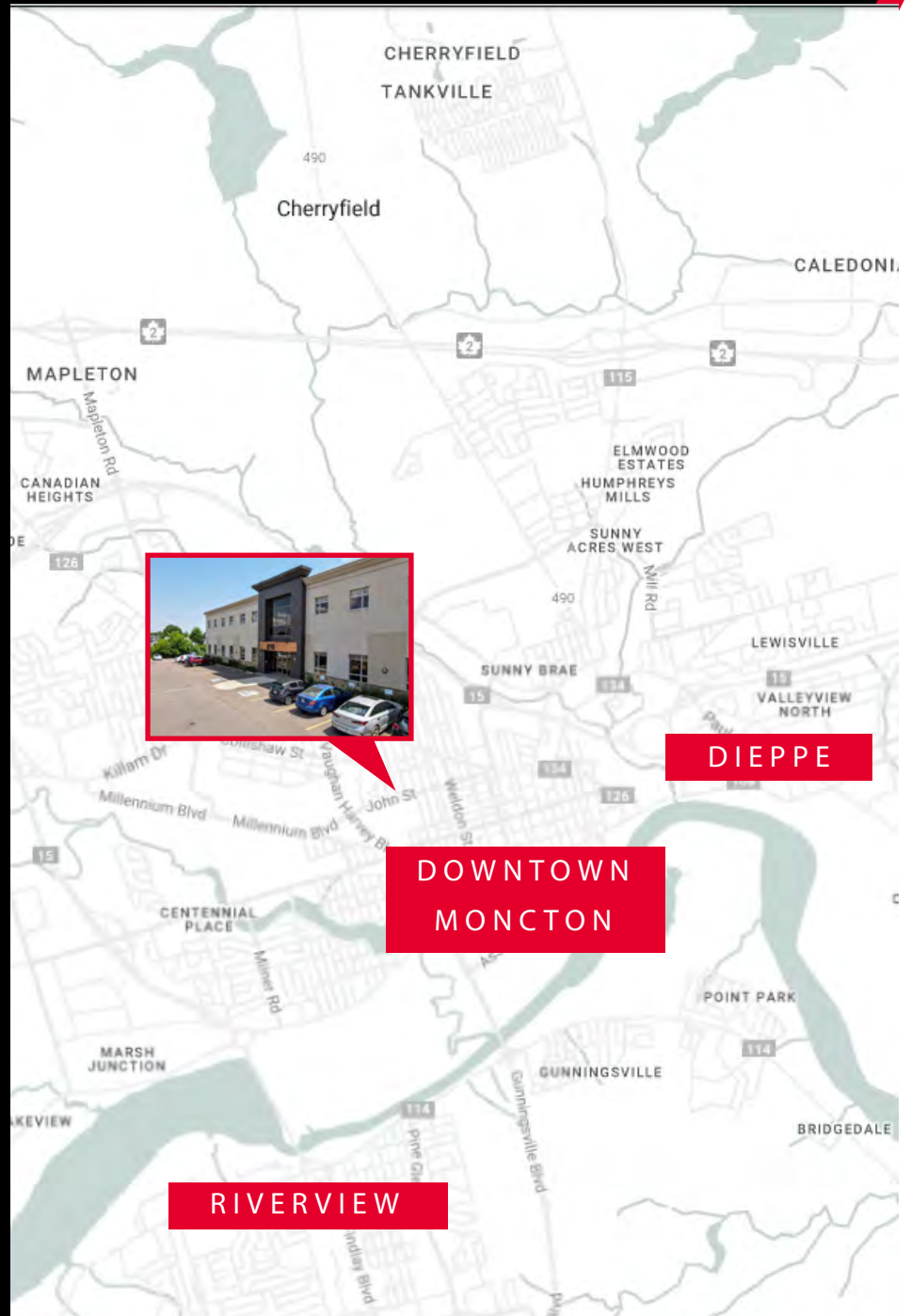
# LOCATION

Situated on John Street, this property benefits from being in the central core, while being close to major arteries throughout Moncton.

- Easy access to Vaughan Harvey Boulevard, and Mountain Road
- Near multiple transit stops resulting in easy maneuvering through the Greater Moncton Area

## Drive Times:

- Downtown Moncton - 6 minutes
- Dieppe - 9 minutes
- Riverview - 11 minutes
- Airport - 16 minutes







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