

BRUNSWICK

BROKERS
COMMERCIAL REAL ESTATE

**Ideal Office and Clinic Location with
Options to Suit**

FOR LEASE

**JONES LAKE PLACE
1600 MAIN STREET**

Moncton | NB

John Johnston



1600 Main Street | Moncton, NB
John Johnston



Property Highlights

BASE RENT
\$16.00 psf

ADDITIONAL RENT
\$16.92 psf

Jones Lake Place is a two-storey, Class-B office building located on Moncton's busy Main Street, situated across from scenic Jones Lake, offering newly renovated lobbies and common areas.

Less than 5 minutes from downtown by car, this property offers business convenience. The location is only 300 meters away from a major intersection (Vaughan Harvey Blvd. and the new bridge access to Riverview).

First level offices are street accessible, while second level office suites are accessible by elevator and interior stairs.



**DOWNTOWN
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**ON-SITE
PARKING**



**PROFESSIONALLY
MANAGED**

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32 Alma Street
Moncton, NB
E1C 4Y1

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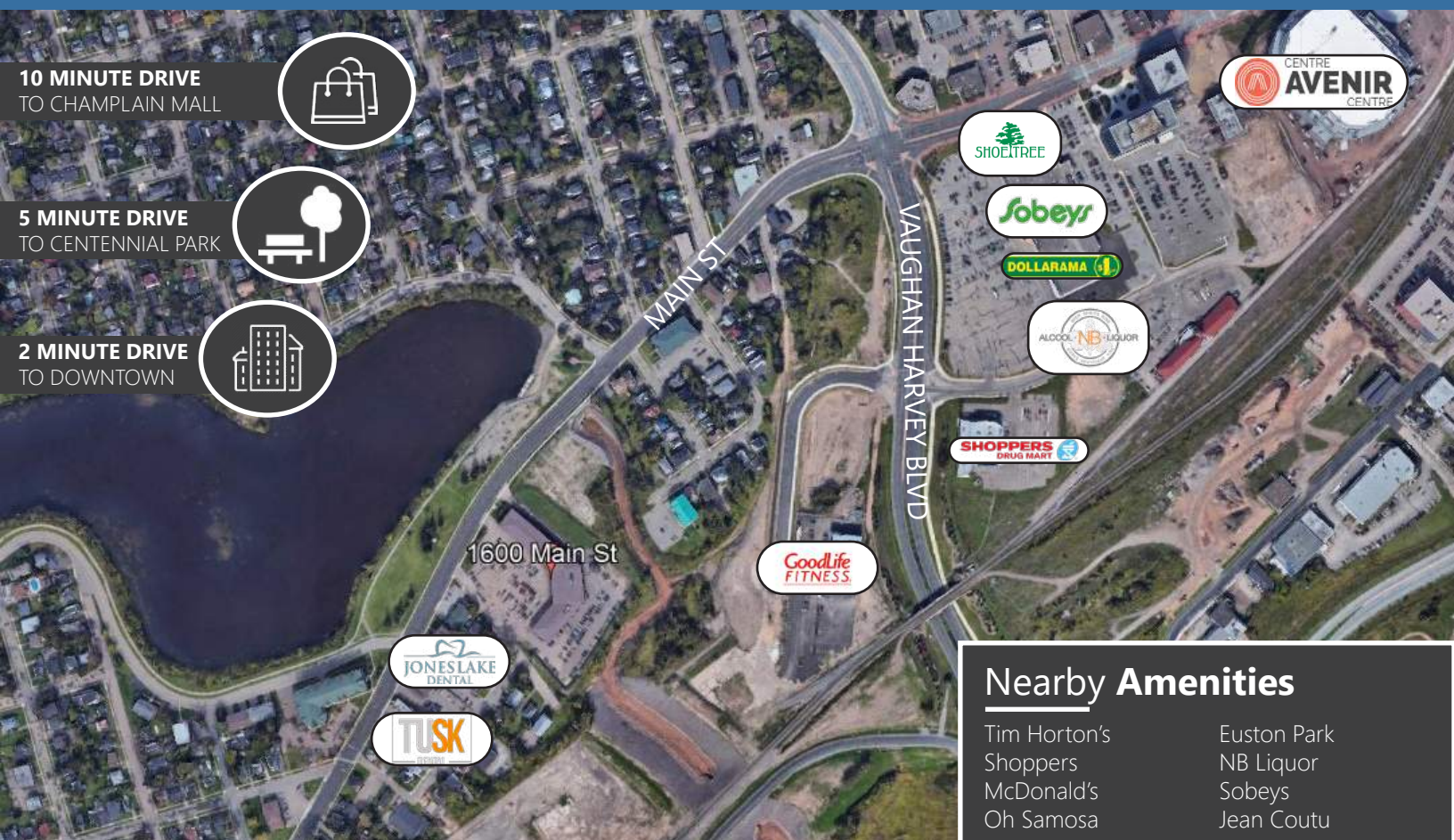
Property Details

AVAILABLE
IMMEDIATELY

PROPERTY TYPE	Office, Retail
BOMA LEVEL	BEST ® Certified Silver
SIZE AVAILABLE	Suite 106: 2,755 SF - Suite A, B, and C may be combined Suite 106A: 1,093 SF - May be rented individually Suite 106B: 828 SF Suite 106C: 834 SF] Suites B and C must be rented together
NUMBER OF FLOORS	Two
FLOOR LOCATION	First
FULL FLOOR	No
ENTIRE BUILDING	No
PARKING	260 on-site surface parking spaces
EXISTING CONDITION	Vacant



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Moncton

2021 POPULATION (Estimate)	162,422 persons
POPULATION CHANGE (2017 - 2021)	8%
MEDIAN AGE	40.4 years old
AVERAGE HOUSEHOLD INCOME	\$78,783



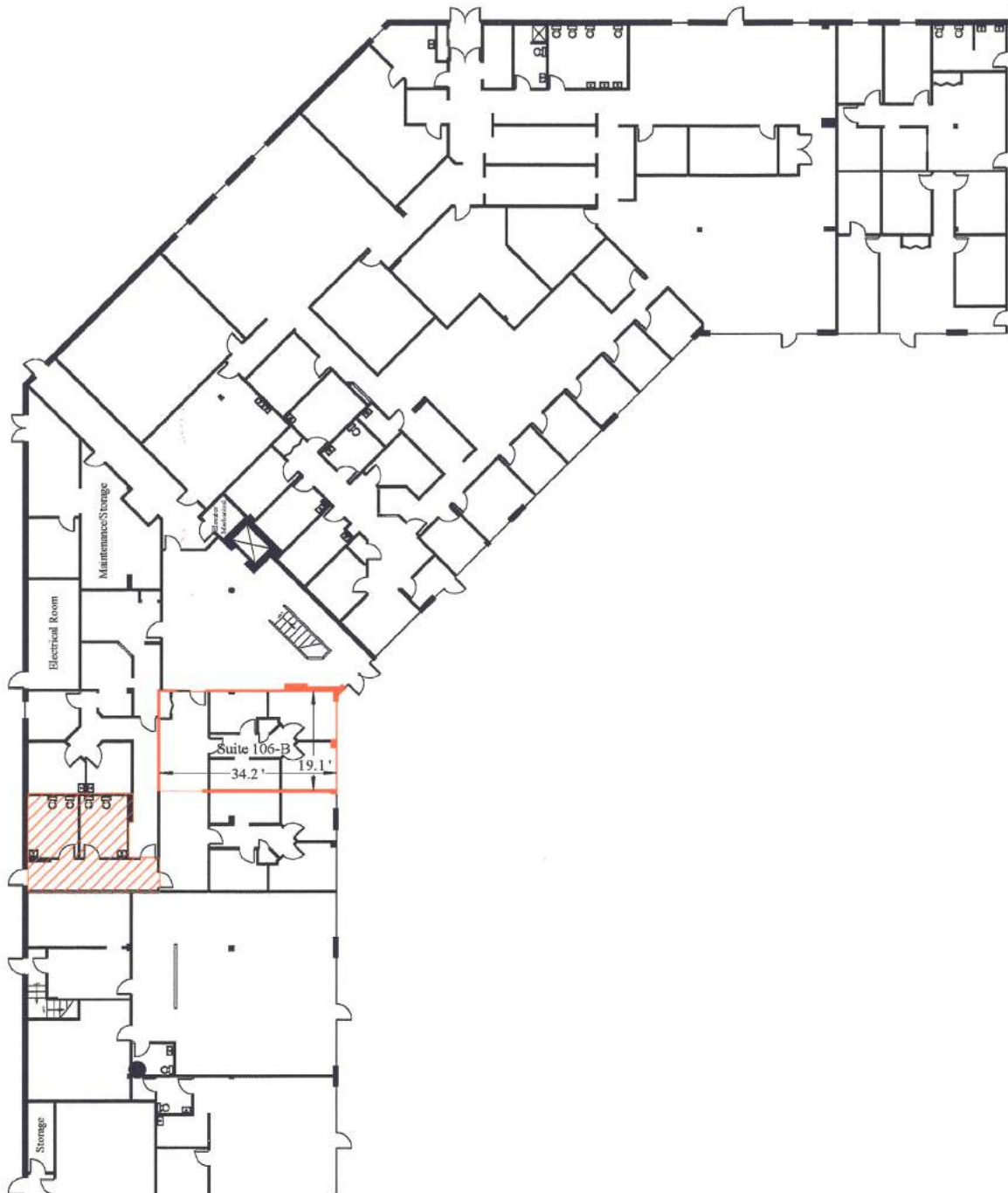
SUITE 106A

- 1,093 SF
- May be rented individually



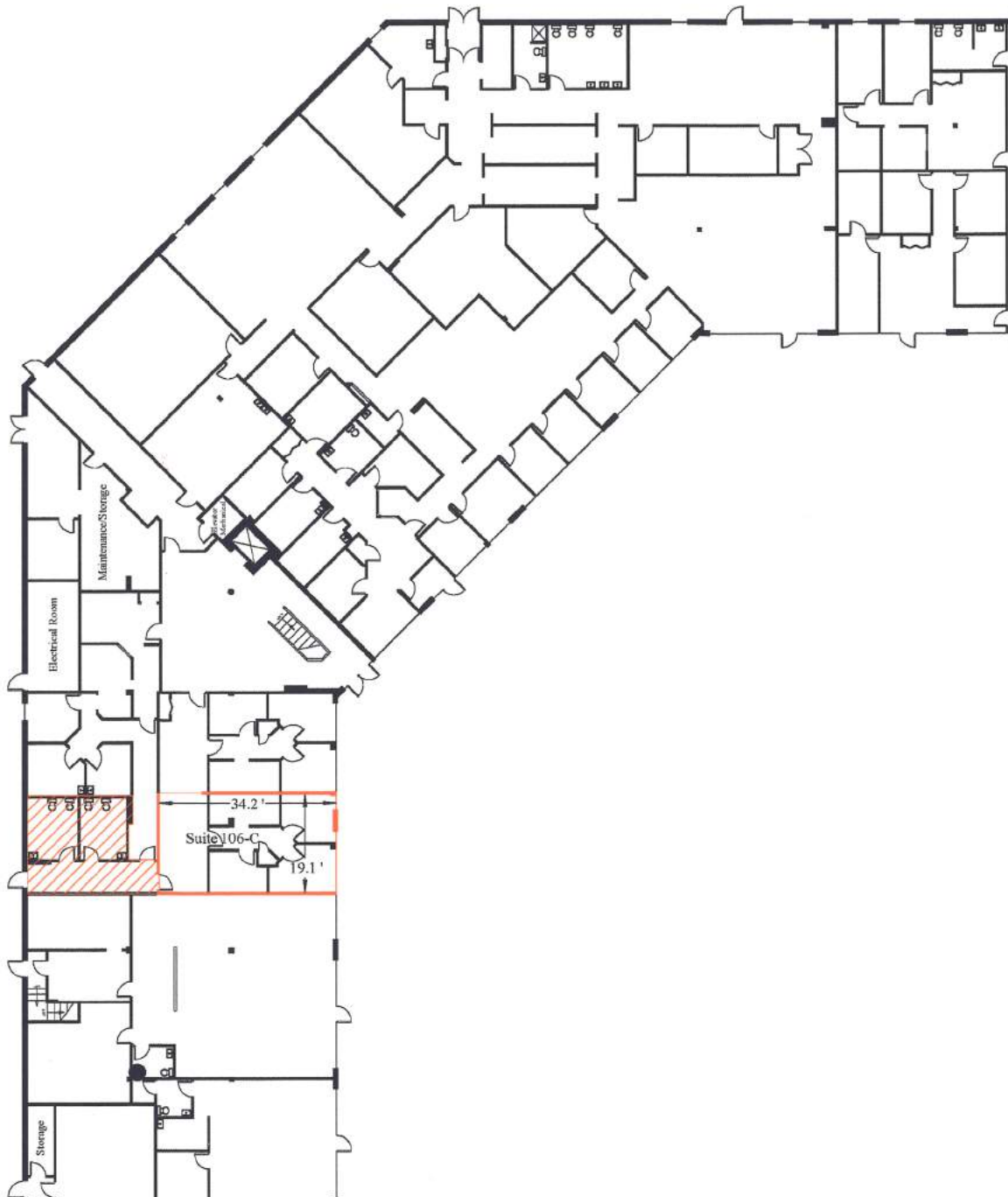
SUITE 106B

- 828 SF
- Must be rented in conjunction with Suite 106C. See next page for floor plan.



SUITE 106C

- 834 sf
- Must be rented in conjunction with Suite 106B. See previous page for floor plan.





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