

For Lease

Flexible office space for lease in **Downtown Moncton**

100 Cameron Street, Moncton, New Brunswick

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Opportunity Type

Office space for lease

Address

100 Cameron Street, Moncton, NB

Available Space

786 SF to 9,629 SF

Finished Suites:

- Suite 2003/2004: 786 SF
- Suite 2005: 1,623 SF
- Suite 2006: 1,769 SF
- Suite 3000: 1,000 SF
- Suite 5001: 2,698 SF
- Suite 5003: 920 SF

Unfinished Suites:

- Suite 2007: 3,558 SF
- Suite 3004 A: 334 SF
- Suite 3004 B: 1,000 SF
- Suite (4th floor): 9,629 SF

Asking Rent

\$12.00 PSF NET

Additional Rent

\$13.50 PSF (includes heat & lights)

Accessibility

Wheelchair accessible with elevator

Zoning

Central Business District

Parking

Paved on-site parking

Opportunity Highlights

Flexible office units for lease in the heart of Downtown Moncton

100 Cameron is a well-located, attractive office building in the heart of Downtown Moncton, offering various units for lease.

Units range from 786 SF to 9,629 SF, providing a range of options for different business needs. Several of the units are finished and ready to go, while others offer open-concept spaces that can be customized to your specific requirements.

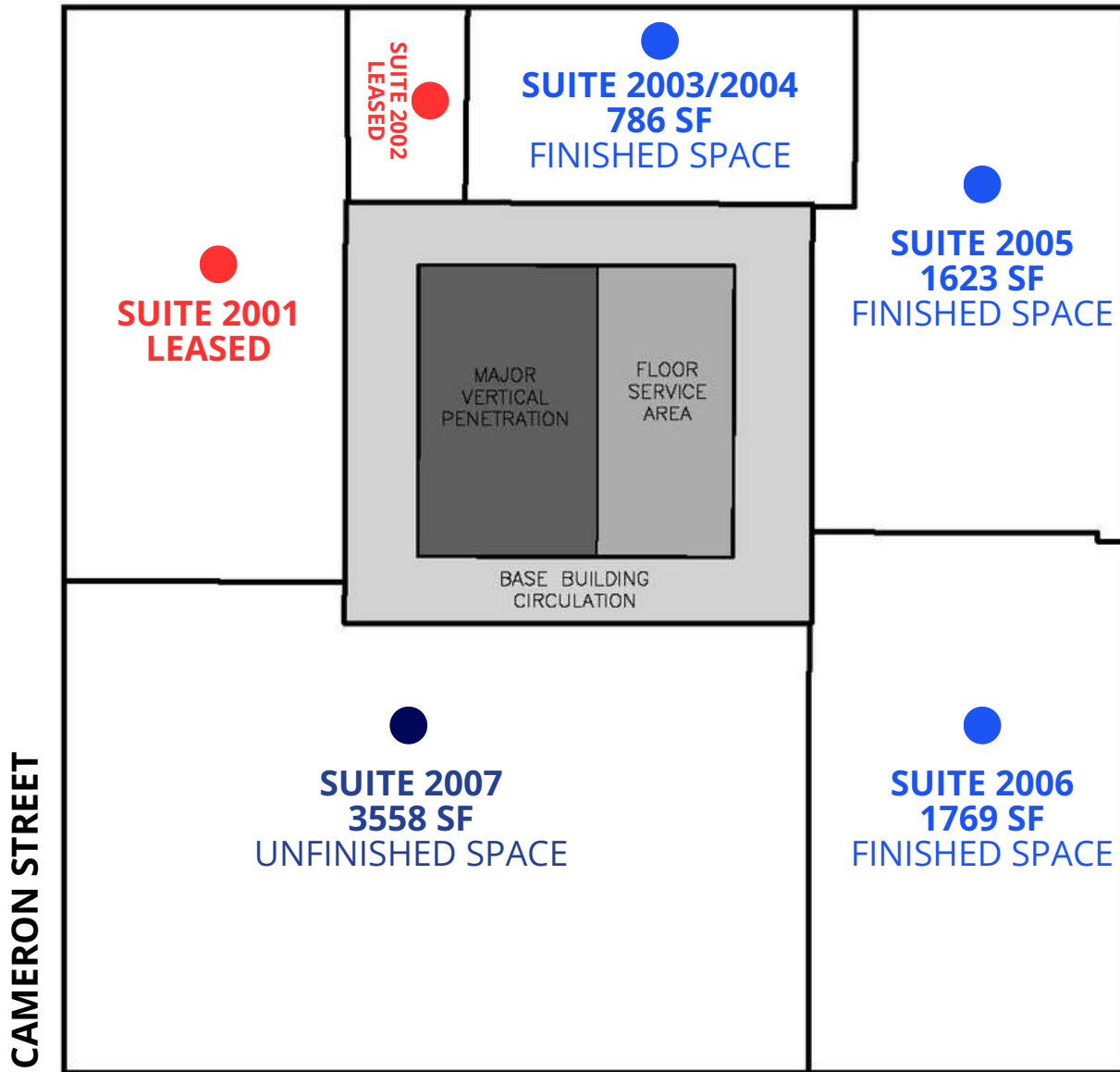
The building offers tons of natural light, attractive common areas and washrooms, bright spaces, and an elevator. A new HVAC system ensures optimal heating and cooling throughout, and there's a local cafe on-site, adding convenience for employees.

The property also features ample paved parking and is situated on a Codiac bus route. In the immediate area, you'll find a variety of professional services, restaurants, and more, making it a prime location for businesses.



Second Floor

GORDON STREET



● LEASED

● FOR LEASE | FINISHED

- SUITE 2003/2004: 786 SF
- SUITE 2005: 1623 SF
- SUITE 2006: 1769 SF

● FOR LEASE | UNFINISHED

- SUITE 2007: 3558 SF

Second Floor

SUITE 2003/2004: 786 SF | FINISHED



Second Floor

SUITE 2005: 1623 SF | FINISHED



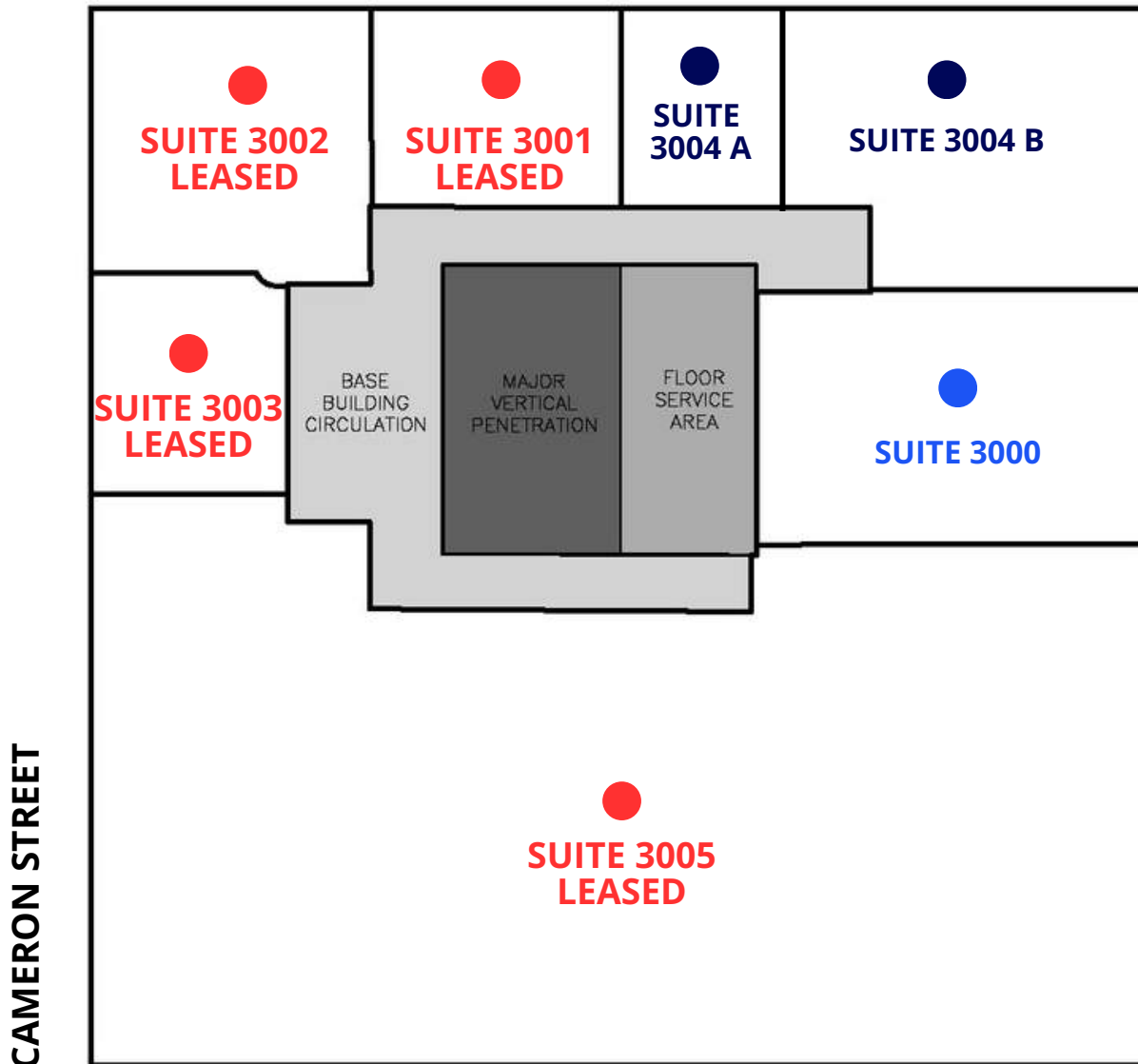
Second Floor

SUITE 2006: 1769 SF | FINISHED



Third Floor

GORDON STREET



● LEASED

● FOR LEASE | FINISHED

- SUITE 3000: 1,000 SF (to be confirmed)

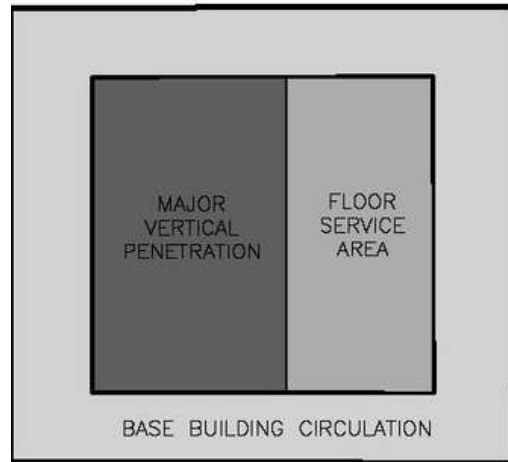
● FOR LEASE | UNFINISHED

- SUITE 3004 A: Approx. 334 SF (to be confirmed)
- SUITE 3004 B: Approx. 1,000 SF (to be confirmed)

Fourth Floor

GORDON STREET

CAMERON STREET



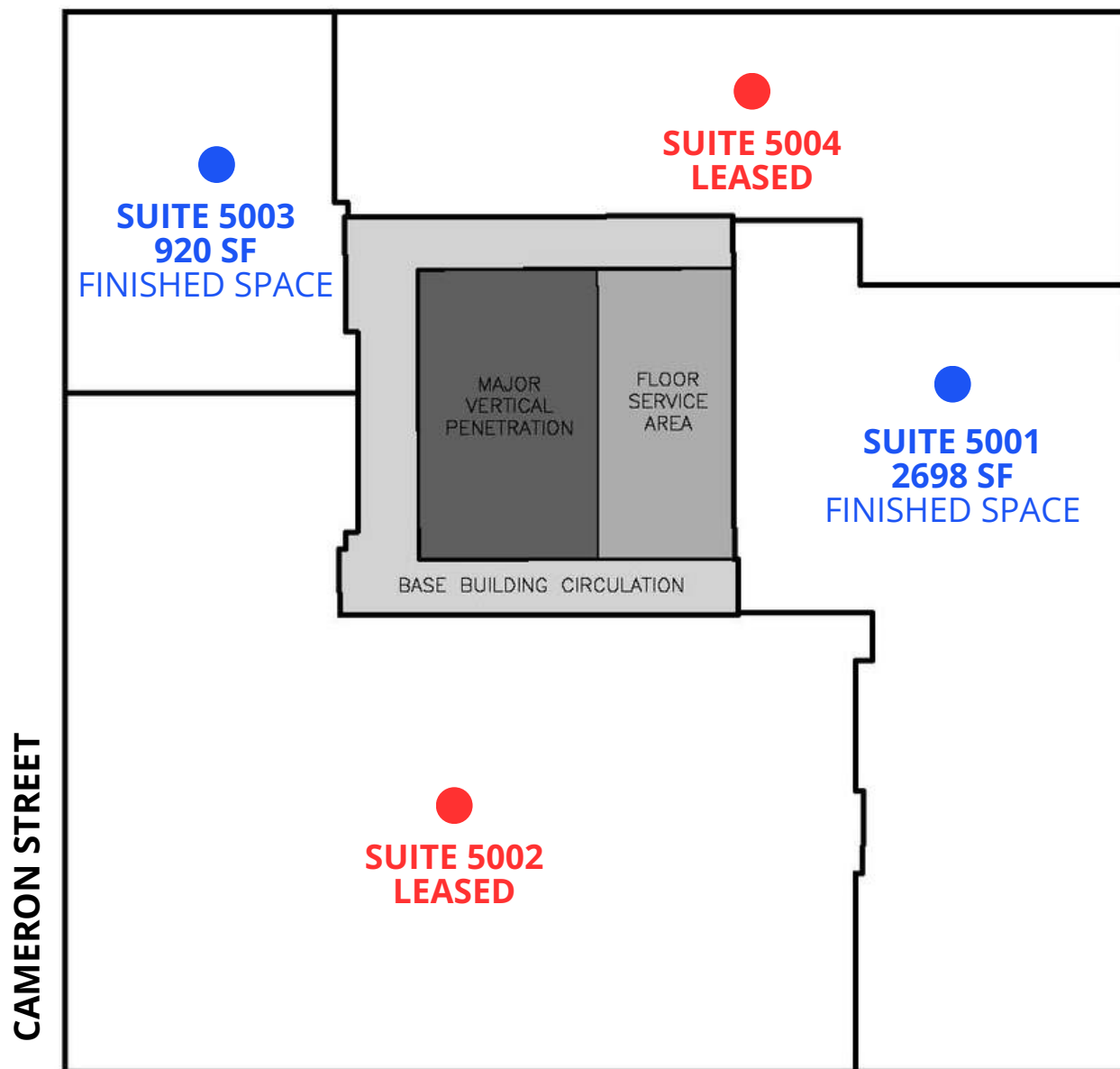
SUITE 4TH FLOOR
9629 SF
UNFINISHED SPACE

● FOR LEASE | UNFINISHED

- SUITE 4TH FLOOR: 9629 SF

Fifth Floor

GORDON STREET



● FOR LEASE | FINISHED

- SUITE 5001: 2698 SF
- SUITE 5003: 920 SF

Fifth Floor

SUITE 5001: 2698 SF | FINISHED

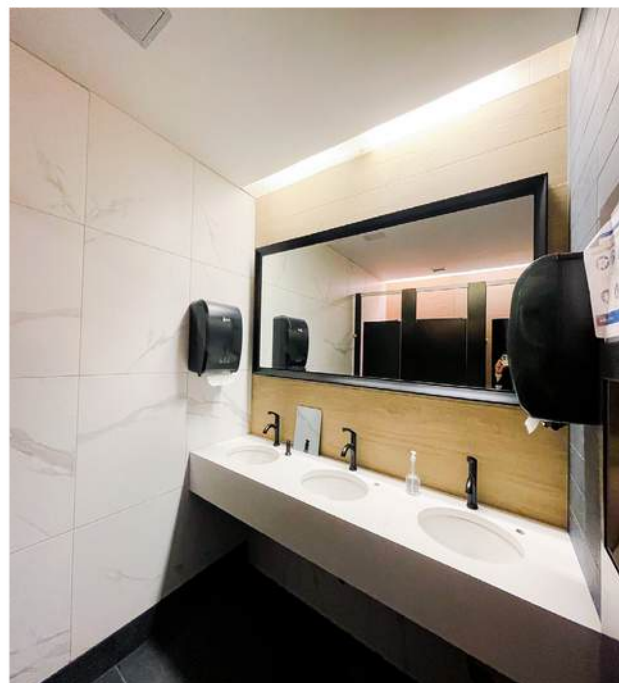


Fifth Floor

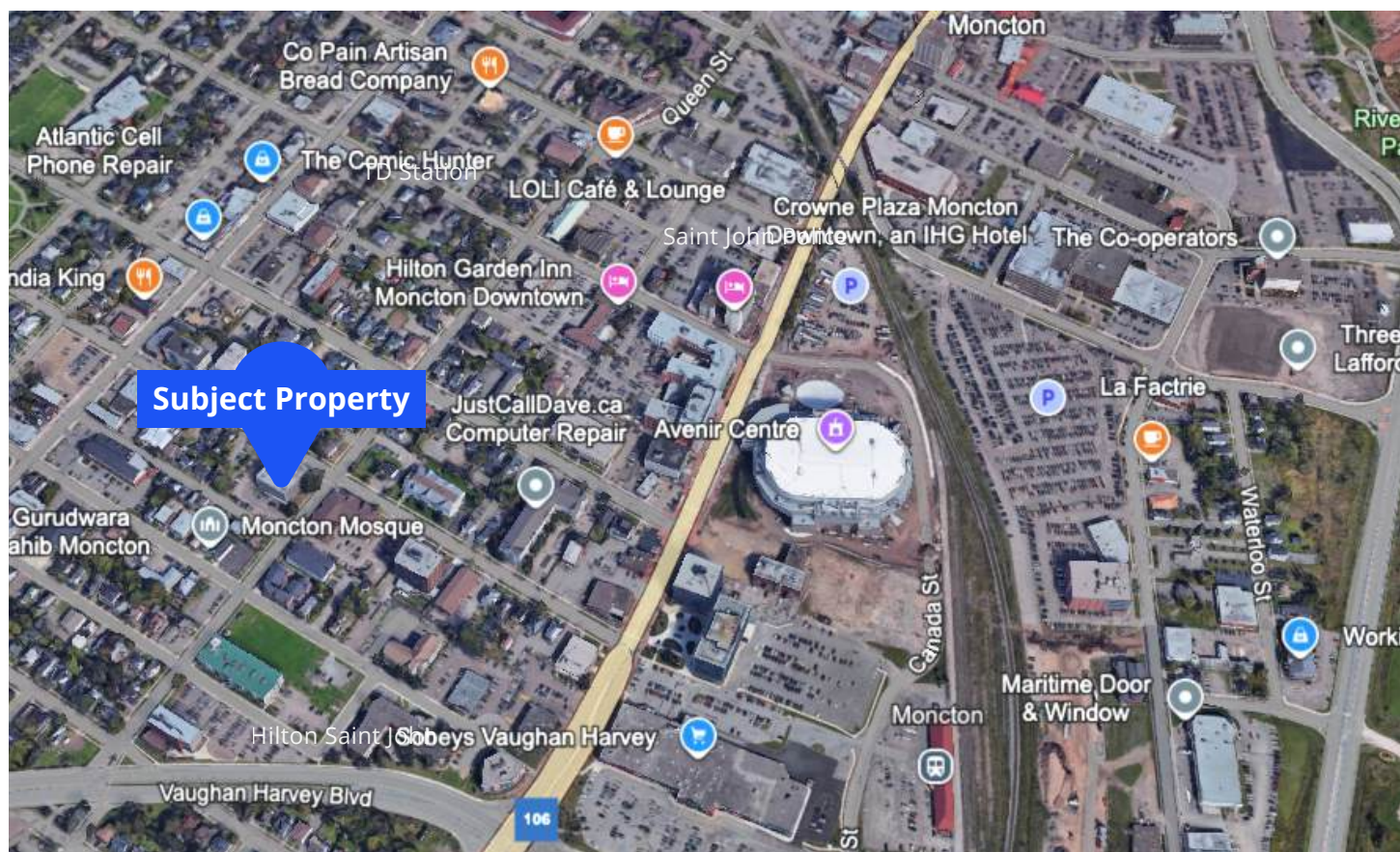
SUITE 5003: 920 SF | FINISHED



Common Areas



Map Overview



Demographics within 5 KM of 100 Cameron Street, Moncton, New Brunswick



Current
Population

86,278



Daytime
Population

106,357



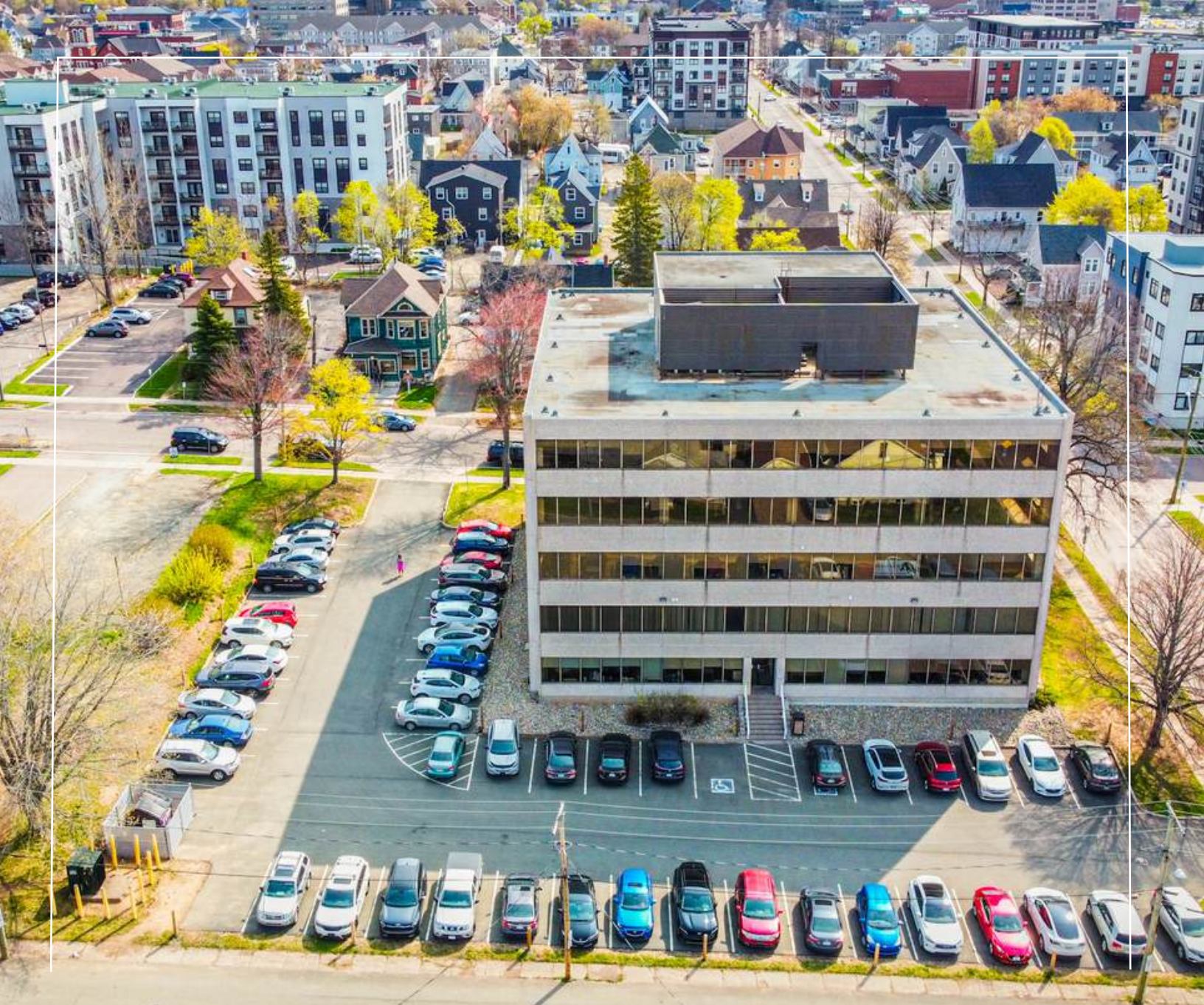
Average
Household
Income

\$85,581



Labour
Employment Rate

92.4%



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