



For Lease | Suite 301, 700 Main Street, Moncton, NB

**±1,105 SF of bright open concept commercial space for lease** in the heart of Downtown Moncton



**Martine Godbout**  
Commercial Sales & Leasing  
506 899 2690  
[Martine.Godbout@colliers.com](mailto:Martine.Godbout@colliers.com)

**Heidi Daigle**  
Commercial Sales & Leasing  
506 851 5400  
[Heidi.Daigle@colliers.com](mailto:Heidi.Daigle@colliers.com)

# Salient Facts

**Opportunity Type:**

Commercial Space for Lease

**Location:**

700 Main Street,  
Moncton, New Brunswick

**Available Area:**

Unit 301 | ±1,105 SF

**Availability:**

Immediately

**Elevator Access:**

Yes

**Zoning:**

CBD | Central Business District

**Assessment:**

\$1,665,400

**Tax Levy:**

\$73,249.29

**Signage:**

Excellent Signage Opportunities

**Parking:**

Ample Street and Public Parking  
Nearby

**Asking Rent:**

\$13 PSF NET

(\$2,210/Month + HST inclusive of  
heat/power)

**Additional Rent:**

\$11 PSF

# Opportunity

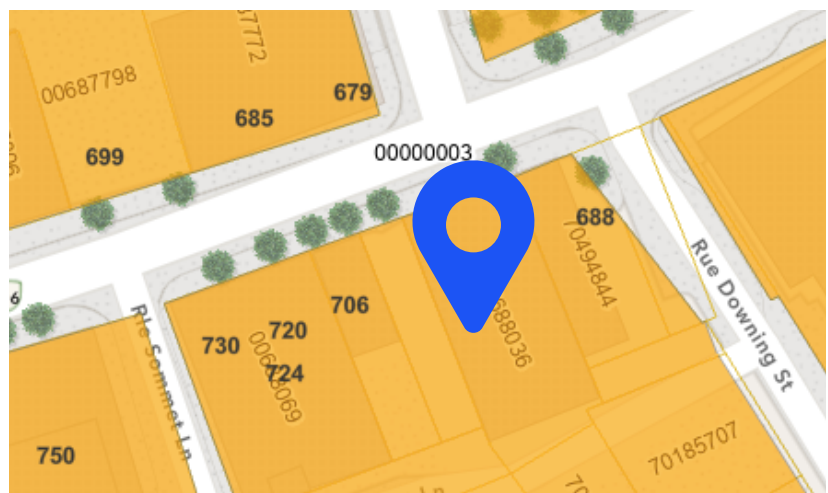
**1,105 SF of prime commercial space available for lease on the 3rd floor of the historic McSweeney Building.**

This space showcases original hardwood floors, floor-to-ceiling windows that flood the area with natural light, and impressive 12-foot ceilings. Overlooking Main and Botsford Streets, it offers a unique charm and an inspiring work environment. The building is home to popular tenants, including Tide & Boar Gastro Pub, McSweeney Dinner Theatre, Handsome Devils Barber, Uproar Productions, and DPL.

Ideal for for a wide range of businesses, including professional services and creative industries like marketing agencies, design studios, and event planning firms. It's also perfect for office space or health and wellness ventures, such as beauty salons, and yoga studios.

700 Main Street offers a high-traffic location, historical appeal, and operational convenience at a competitive rate, making it an attractive choice for businesses seeking a distinctive and inspiring environment.

## Zoning Map



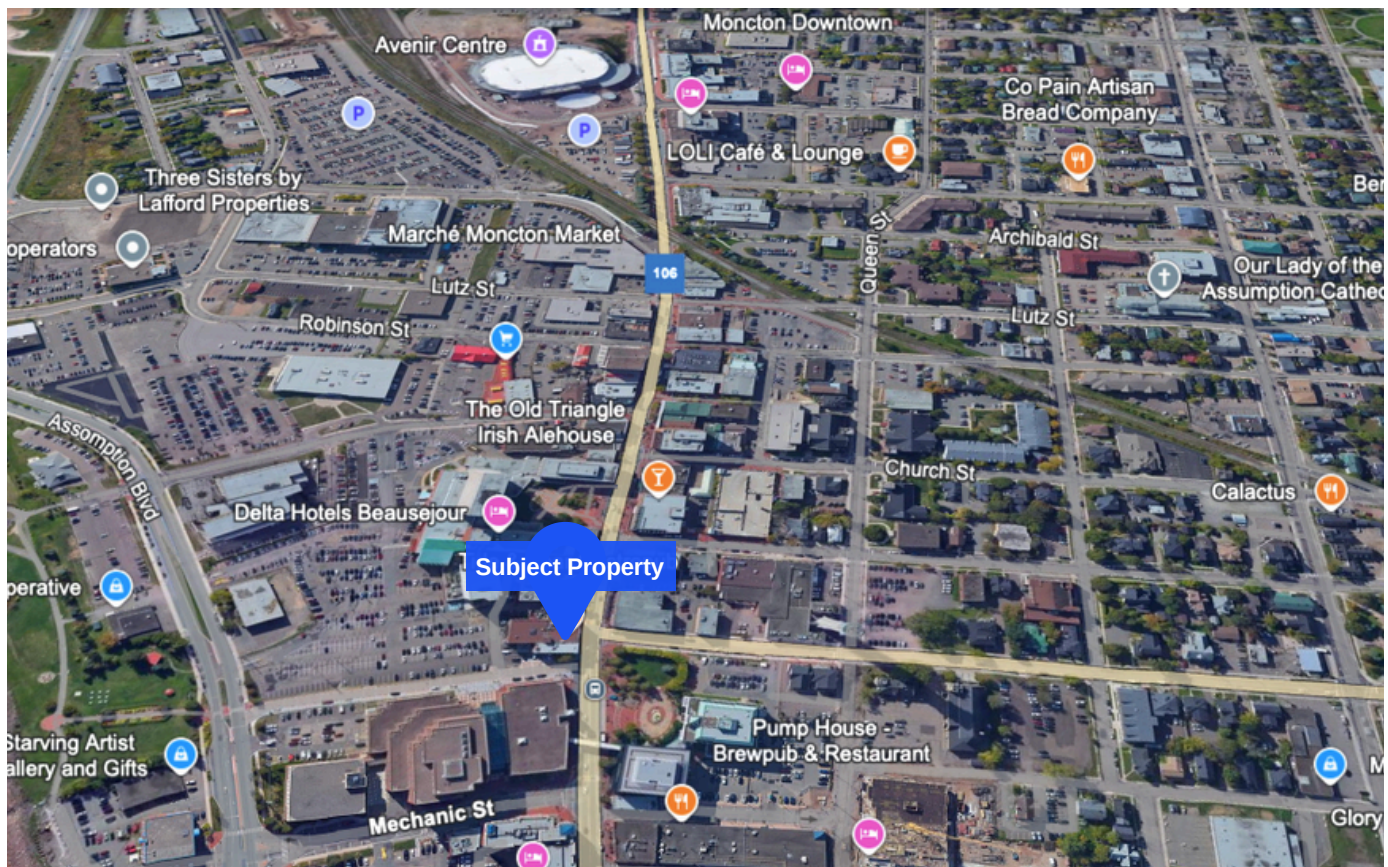
Central Business District



# Location

Situated in downtown Moncton, this property provides easy access to a vibrant urban setting.

Nearby amenities include a variety of restaurants, coffee shops, and boutiques, as well as arts and entertainment venues. Additionally, downtown Moncton offers convenient access to public transportation, parking options, and major routes, creating an ideal environment for both clients and employees.



## Demographics

Within 5 km of Suite 301, 700 Main Street, Moncton, NB

Current  
Population  
**90,391**

Total  
Daytime  
Population  
**106,489**

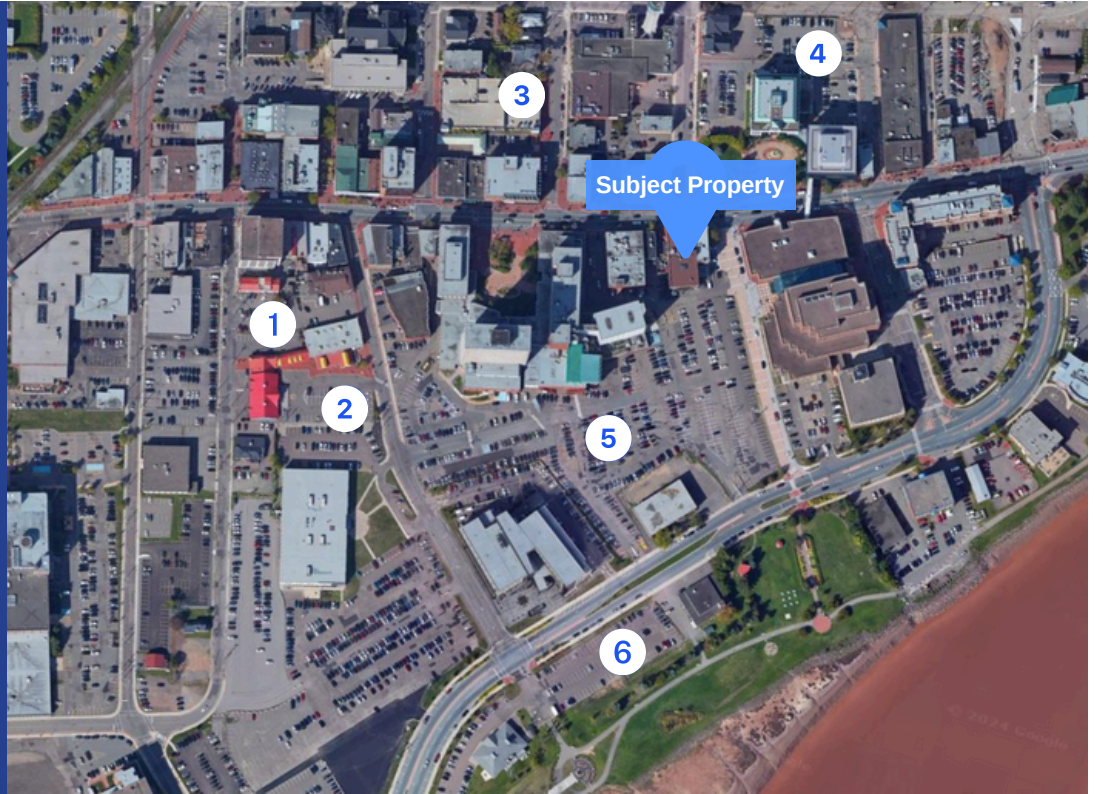
Median  
Age  
**39.9**

Average  
Household  
Income  
**\$92,170**

Number of  
Households  
**39,880**

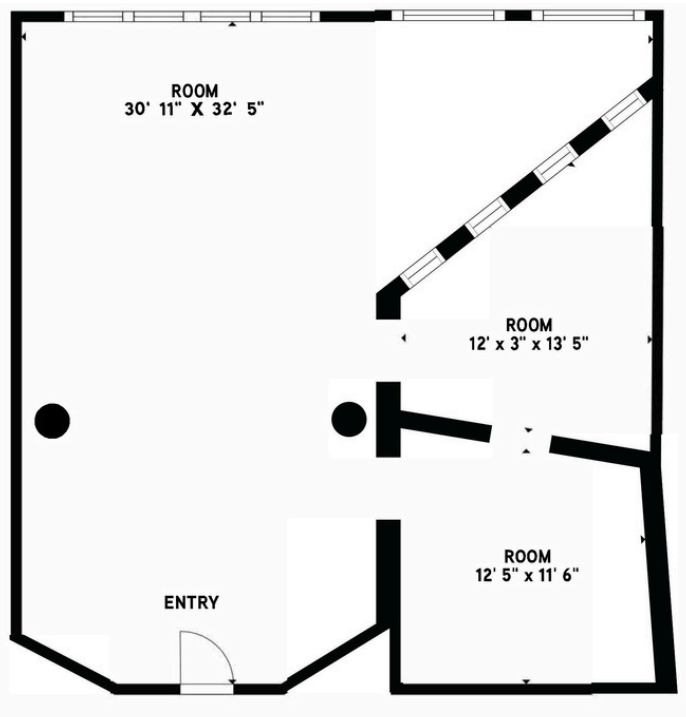
# Parking Nearby

- 1 City Parking Lot**  
*Robinson Street*  
5 Minute Walk
- 2 City Parking Lot**  
*Westmorland Street*  
5 Minute Walk
- 3 City Parking Garage**  
*Church & Alma Street*  
2 Minute Walk
- 4 City Parking Lot**  
*Queen Street & Orange Lane*  
2 Minute Walk
- 5 Paid Parking Lot**  
*Westmorland Street & Assumption Boulevard*  
1 Minute walk
- 6 City Parking Lot**  
*Assumption Boulevard*  
8 Minute Walk



# Floor Plan

Unit 301 | ±1,105 SF





# Photos

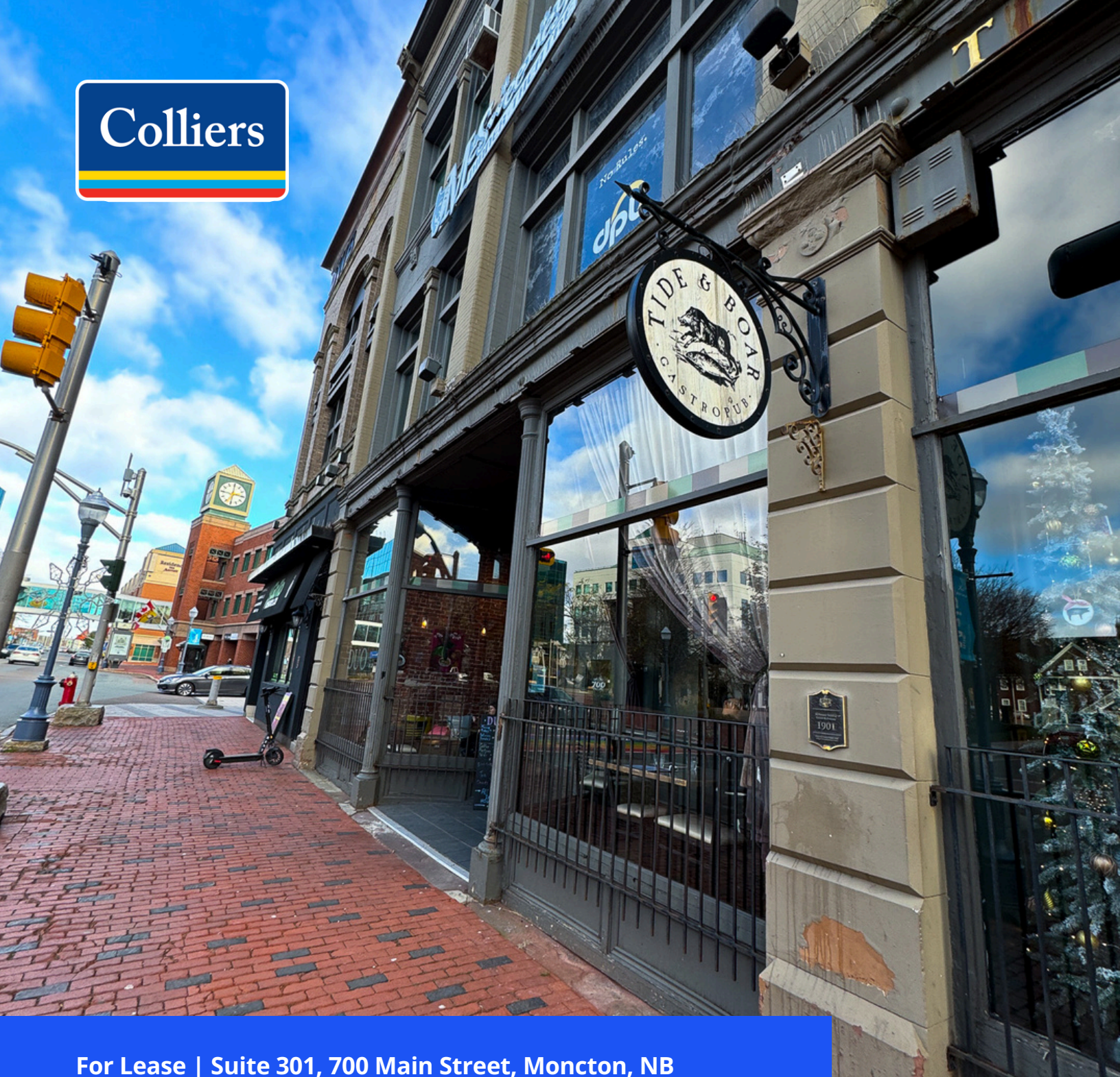
## Interior







# Colliers



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