



For Lease | 264 Botsford Street, Moncton, NB

**±2,264 SF of centrally located
office space for lease** just seconds
from Wheeler Boulevard



Martine Godbout
Commercial Sales & Leasing
506 899 2690
Martine.Godbout@colliers.com

Heidi Daigle
Commercial Sales & Leasing
506 851 5400
Heidi.Daigle@colliers.com

Salient Facts

Opportunity Type:
Office Space for Lease

Location:
264 Botsford Street,
Moncton, New Brunswick

Leaseable Area:
Unit 200 | ±2, 264 SF

Zoning:
Mixed Use

Assessment:
\$1,976,100

Tax Levy:
\$83,753.05

Signage:
Excellent Signage Opportunities

Parking:
Ample On-Site

Access:
Second Floor Walk Up Space

Asking Rent:
\$13 PSF NET

Additional Rent:
\$12.41 PSF

Opportunity

Secure a spot for your business in a centrally located & readily accessible location!

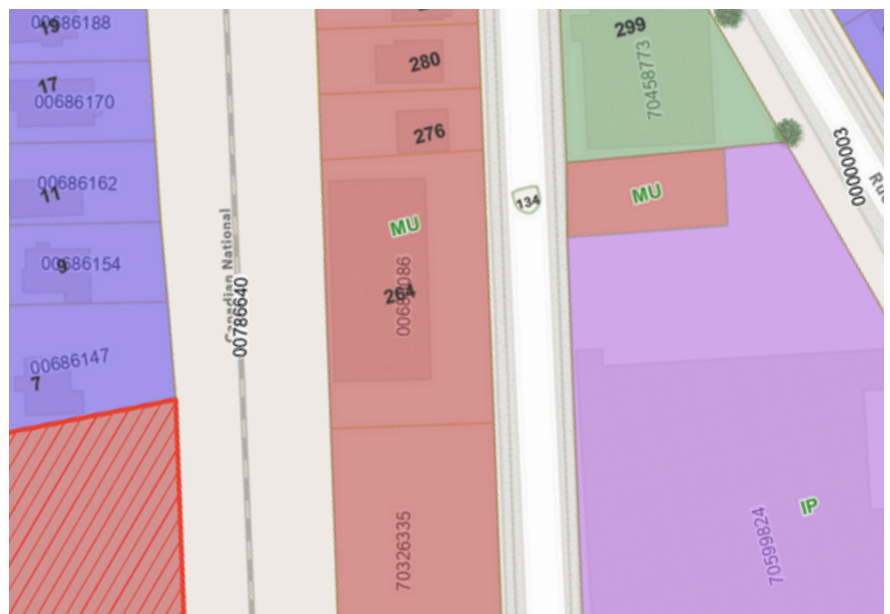
264 Botsford Street has 2,264 square feet of prime office space for lease located on the second floor. This space would be ideal for any professional services looking to have their business in a high-traffic area.

This 2nd-floor walkup is nicely finished and offers lots of windows, wide open space, a board room, and a kitchenette.

The Brown Holder Building is a multi-tenant building that offers a mix of office and retail located minutes from the Downtown core and all the amenities it encompasses. Ideally situated near Wheeler Boulevard, this area offers an easy commute from all major city points for staff and clientele.

This is a rare opportunity to secure an office space with ample on-site paved parking for your staff and clientele. With its high traffic count, this location provides excellent exposure and visibility with exterior signage opportunities.

Zoning Map



 Mixed Use Zone

Location

264 Botsford Street is located minutes away from Moncton's vibrant downtown core.

Strategically located in a high traffic area, your business will benefit from excellent exposure. Surrounded by numerous amenities such as restaurants, cafes, financial institutions, and many other prominent businesses, this is a fantastic location to establish your new workspace. Botsford provides easy access to major thoroughfares, including Mountain Road, St. George Street, and Main Street, which host numerous amenities and professional services.



Demographics

Within 5 km of 264 Botsford Street, Moncton, NB

Current
Population
80,135

Total
Daytime
Population
99,526

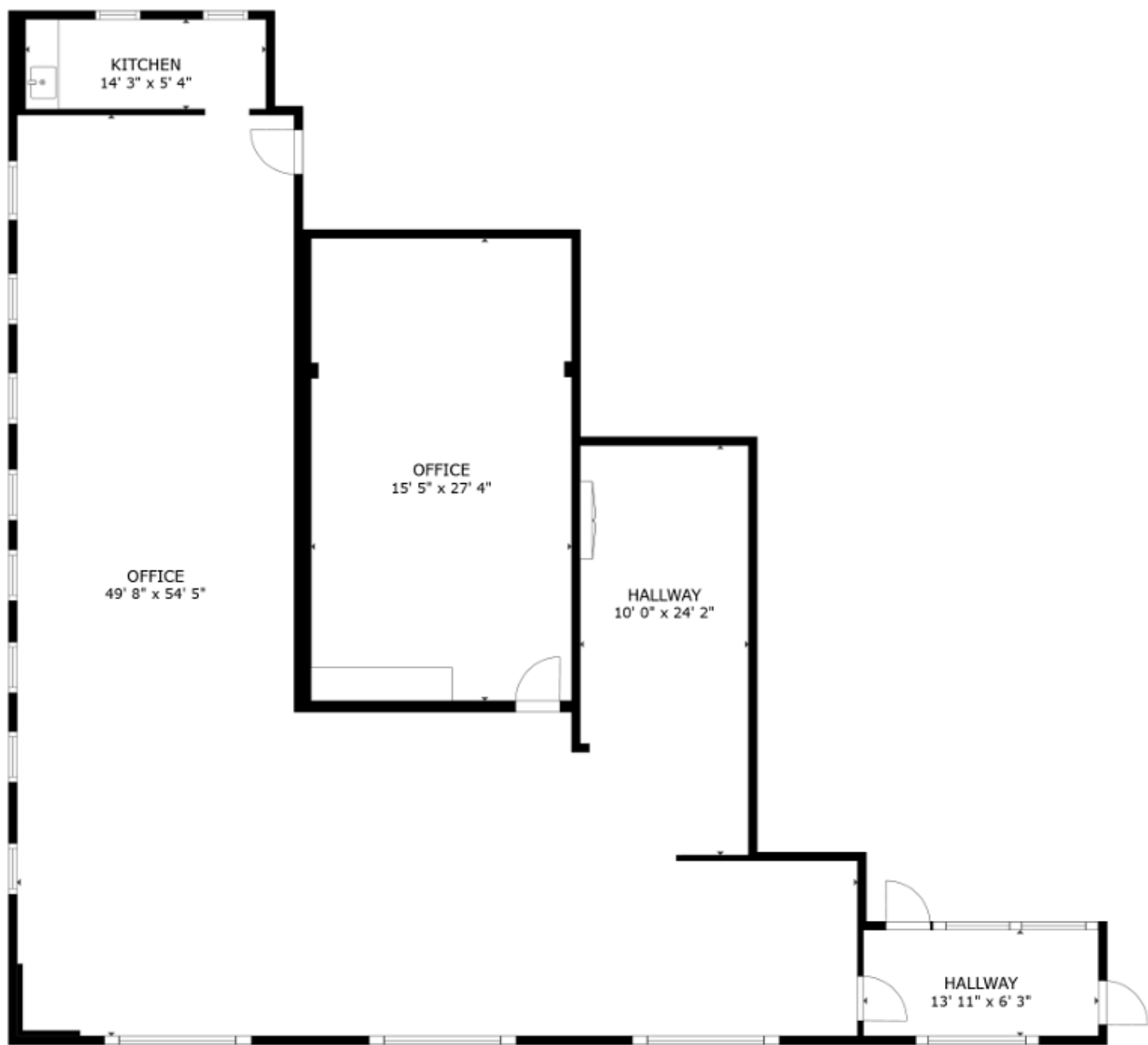
Median
Age
41.1

Average
Household
Income
\$87,814

Number of
Households
36,121

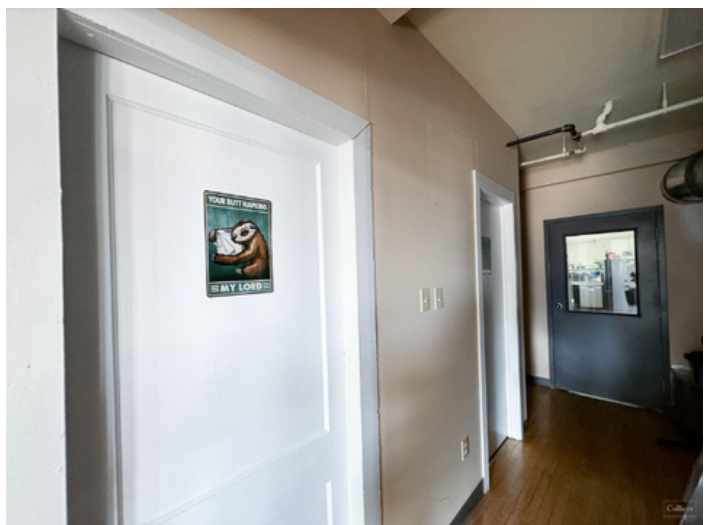
Floor Plan

Unit 200 | Second Floor | ±2,264 SF



Photos

Interior



Photos

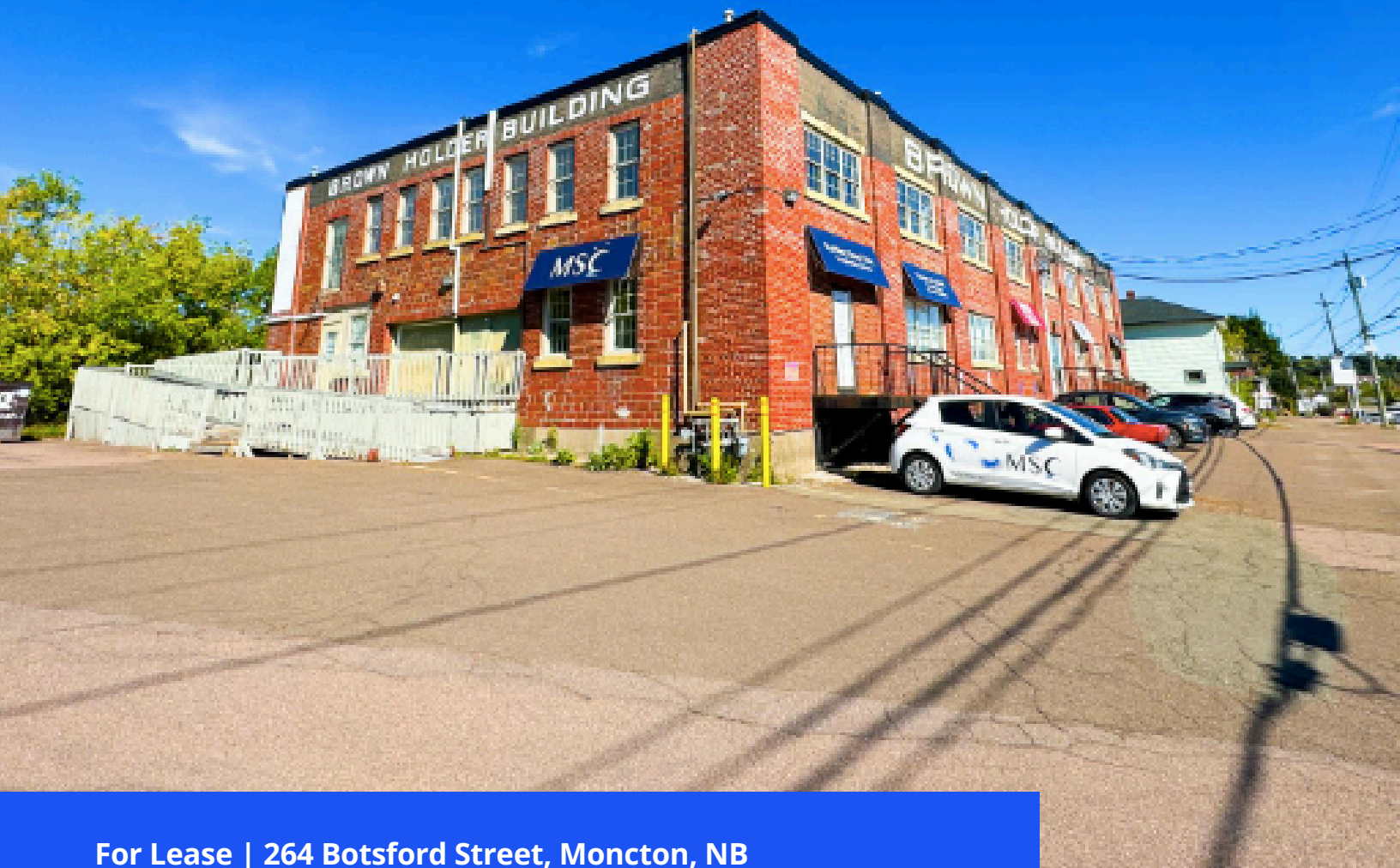
Exterior



Photos

Exterior





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