

For Lease | Suite 100, 890 Main Street, Moncton, NB

**±2,862 SF of exceptionally
maintained office space for lease
in the heart of Downtown Moncton**



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Salient Facts

Opportunity Type:
Office Space for Lease

Location:
890 Main Street,
Moncton, New Brunswick

Leaseable Area:
Unit 100 | ±2, 862 SF

Availability:
As of January 1, 2025

Zoning:
CBD | Central Business District

Assessment:
\$1,352,600

Tax Levy:
\$59,491.91

Signage:
Excellent Signage Opportunities

Parking:
Ample On-Site and in the
Immediate Vicinity

Asking Rent:
\$20 PSF Semi-Gross

Additional Rent:
Tenant pays utilities & a portion
of property taxes

Opportunity

Prime ground-level office space in an incredibly modern and attractive building in the heart of downtown Moncton.

This well-maintained property boasts large floor-to-ceiling windows that flood the space with natural light, ensuring maximum visibility for your business.

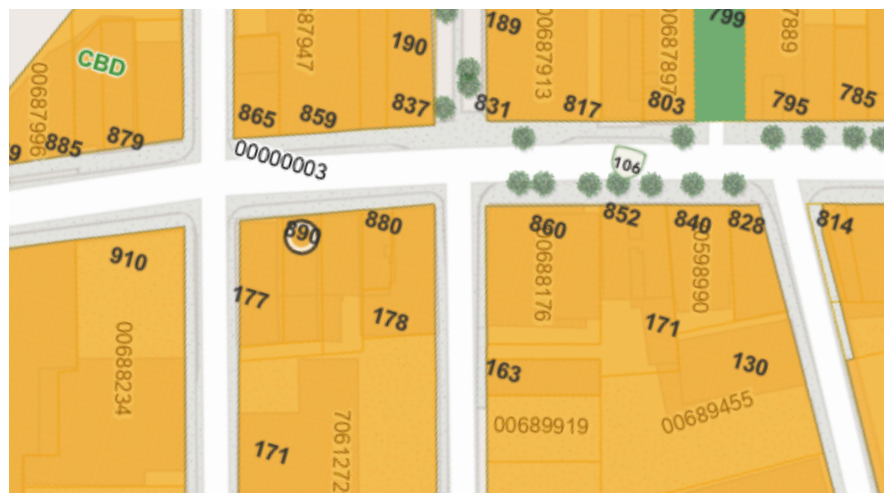
Ideally situated with ample public parking available nearby and within close proximity to essential amenities, this location offers both convenience and prestige.

The interior is thoughtfully designed, featuring a welcoming reception area, a comfortable waiting room, an exam room, and a lunchroom. Versatile enough to accommodate various professional services or office uses.

The landlord is offering a tenant improvement allowance and parking allowance, with terms open for negotiation.

This opportunity is perfect for professional services seeking a high-quality modern space with exceptional access, visibility and signage opportunities.

Zoning Map

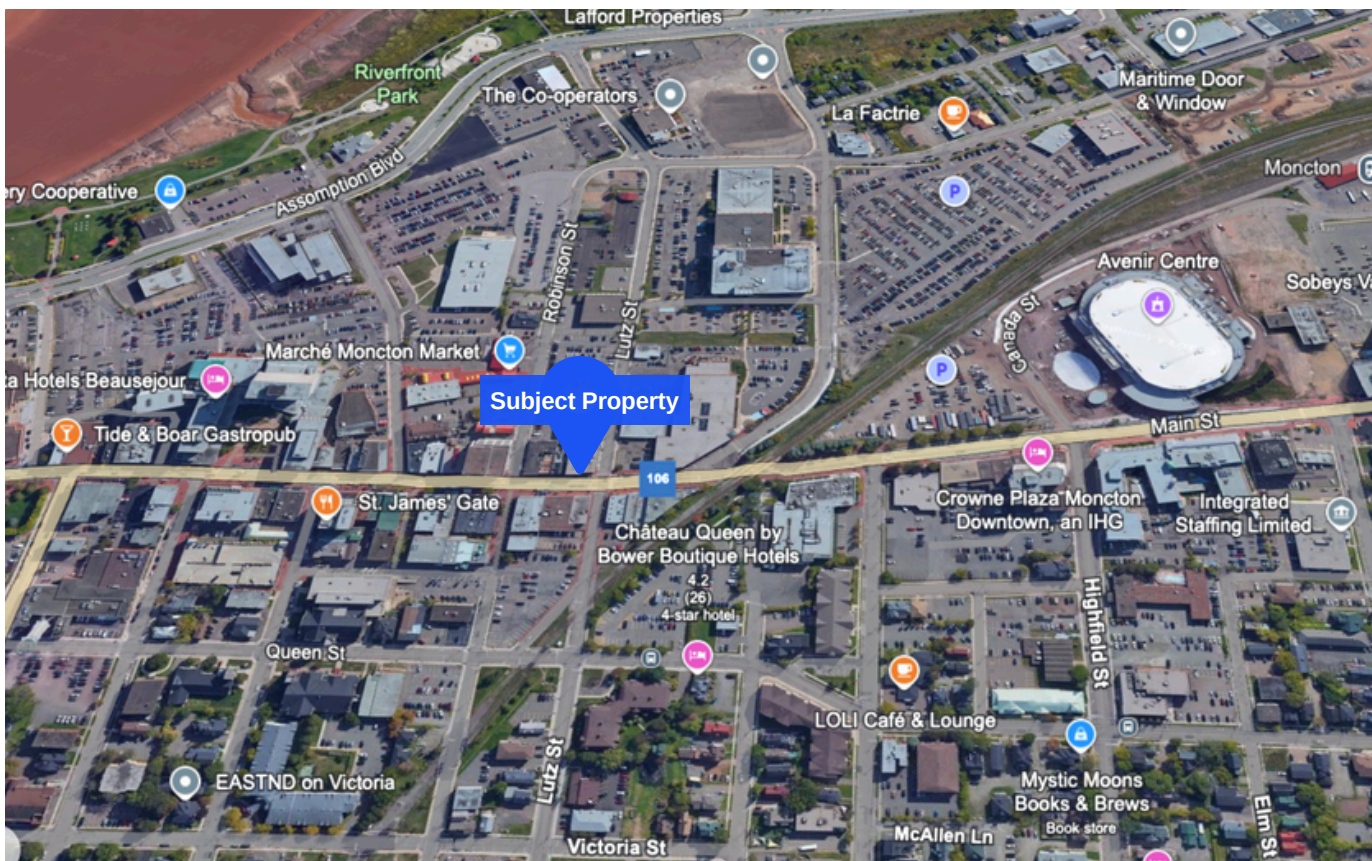


Central Business District

Location

890 Main Street is located in the center of Moncton's vibrant downtown core.

Positioned in a vibrant, high-traffic area, your business will enjoy outstanding visibility and exposure. With an array of amenities right at your doorstep including restaurants, cafes, financial institutions, and other prominent businesses, this location is ideal for establishing your new workspace. Conveniently accessible via the Trans-Canada Highway, Route 106, and public transit, you'll benefit from seamless connectivity. Plus, with ample nearby parking, accessibility for both visitors and staff is greatly enhanced.



Demographics

Within 5 km of Suite 100, 890 Main Street, Moncton, NB

Current
Population
83,860

Total
Daytime
Population
102,091

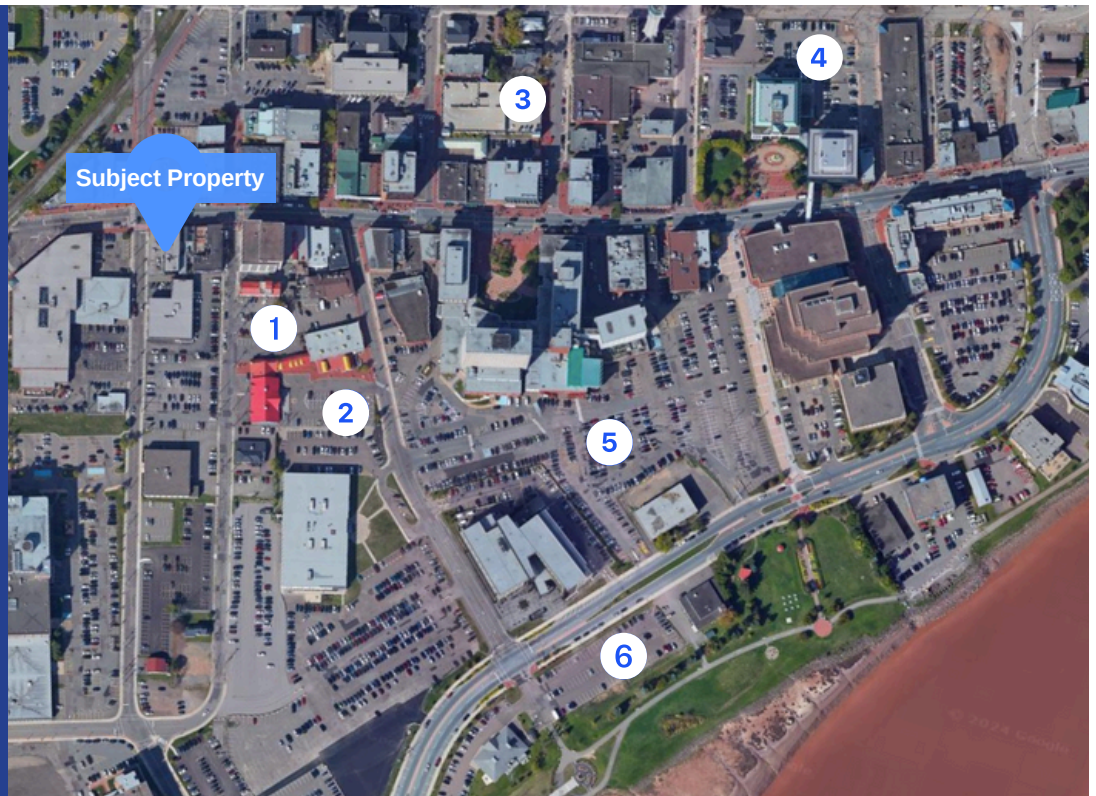
Median
Age
41.5

Average
Household
Income
\$87,027

Number of
Households
37,824

Parking Nearby

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

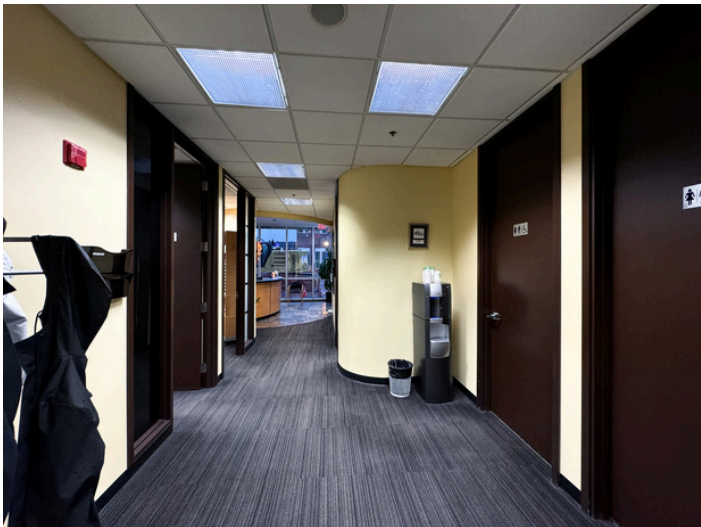


Photos



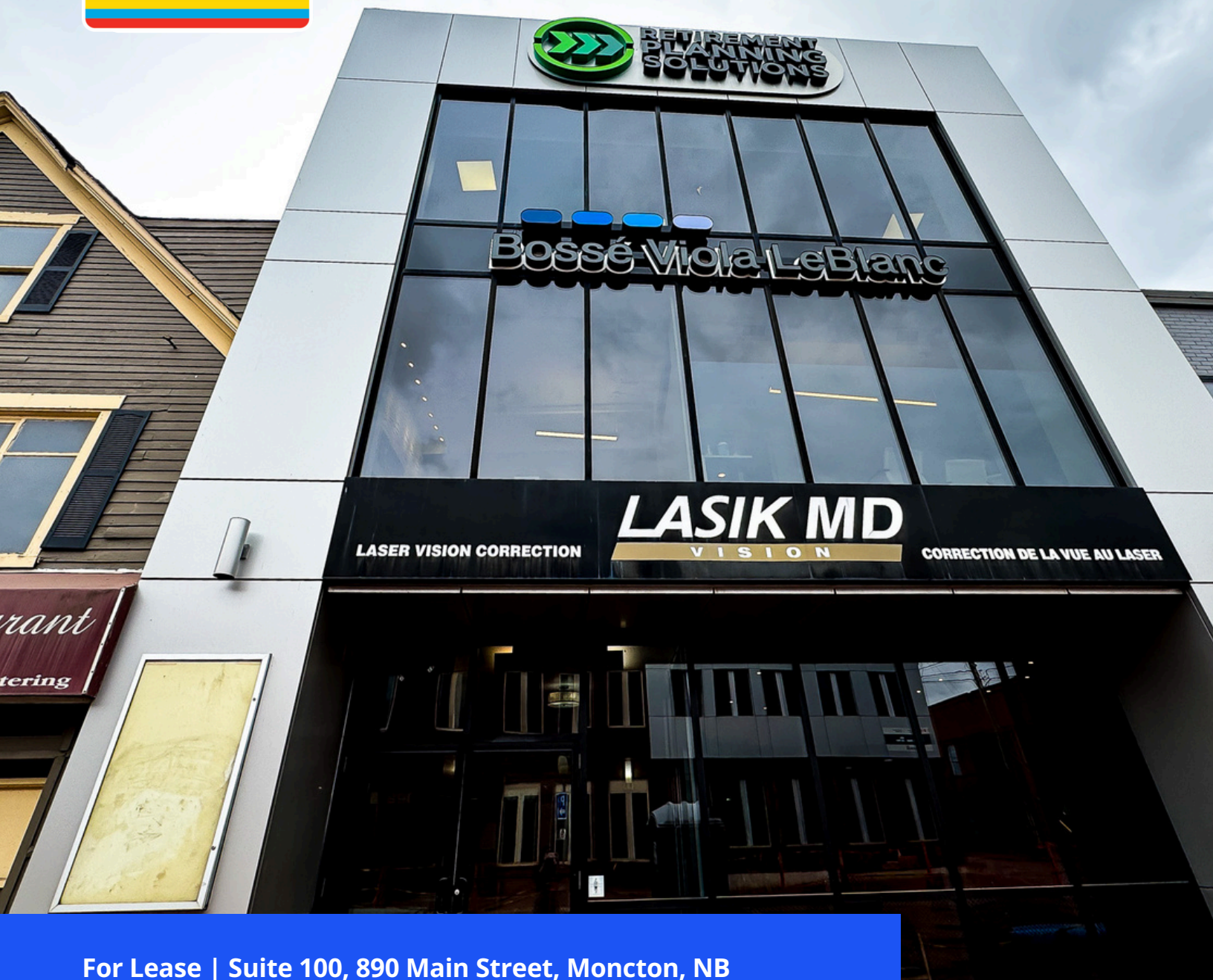
Photos

Interior





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