

# 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**

**BRUNSWICK**  
BROKERS

32 Alma Street  
Moncton, NB  
E1C 4Y1

**John Johnston**  
(506) 377-9331  
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## Property Details

AVAILABLE  
IMMEDIATELY

<b>PROPERTY TYPE</b>	Office, Retail
<b>BOMA LEVEL</b>	BEST® Certified Silver
<b>SIZE AVAILABLE</b>	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
<b>NUMBER OF FLOORS</b>	Two
<b>FLOOR LOCATION</b>	First
<b>FULL FLOOR</b>	No
<b>ENTIRE BUILDING</b>	No
<b>PARKING</b>	260 on-site surface parking spaces
<b>EXISTING CONDITION</b>	Vacant



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### Nearby Amenities

- Tim Horton's
- Shoppers
- McDonald's
- Oh Samosa
- Euston Park
- NB Liquor
- Sobeys
- Jean Coutu

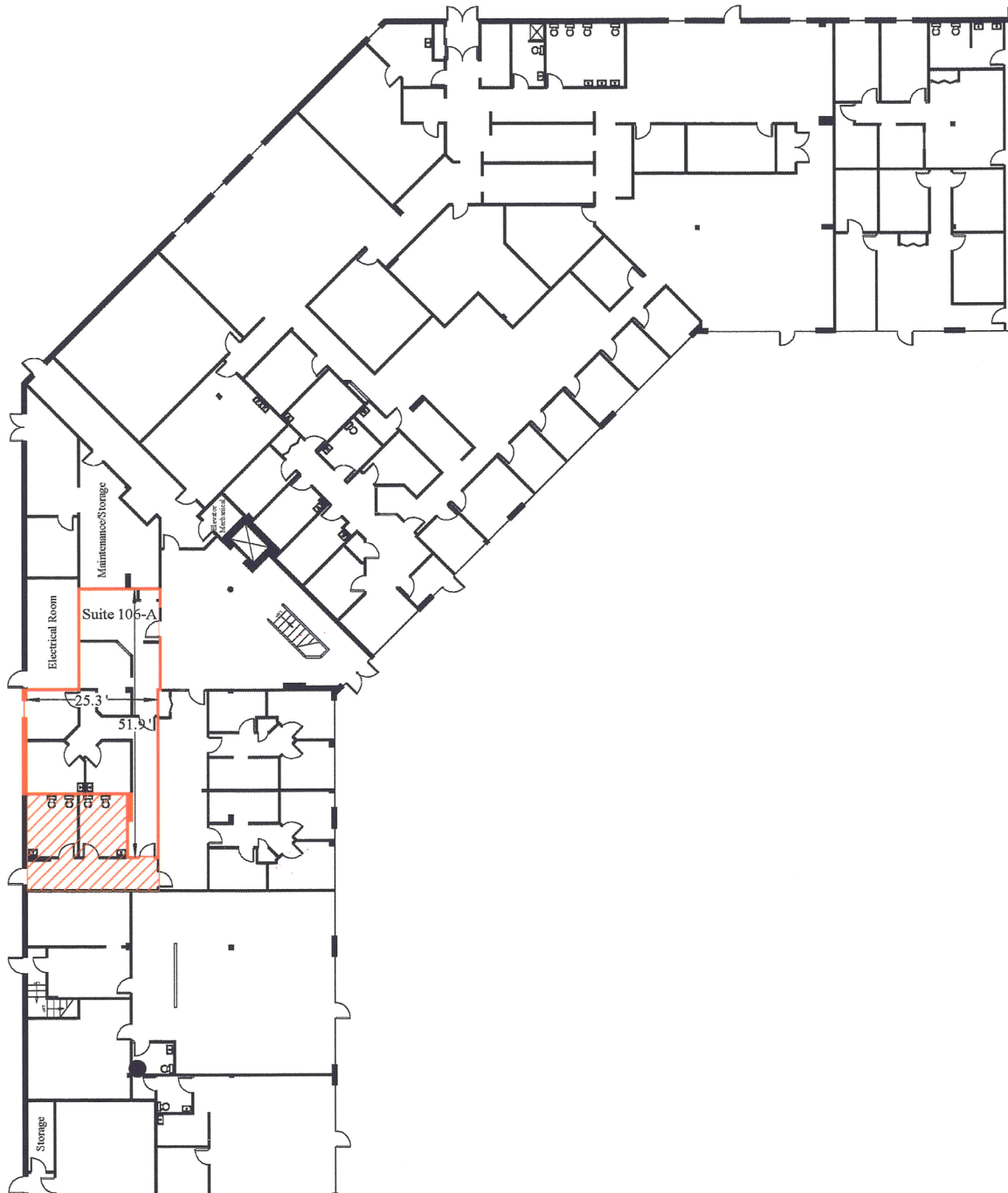
## Moncton

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



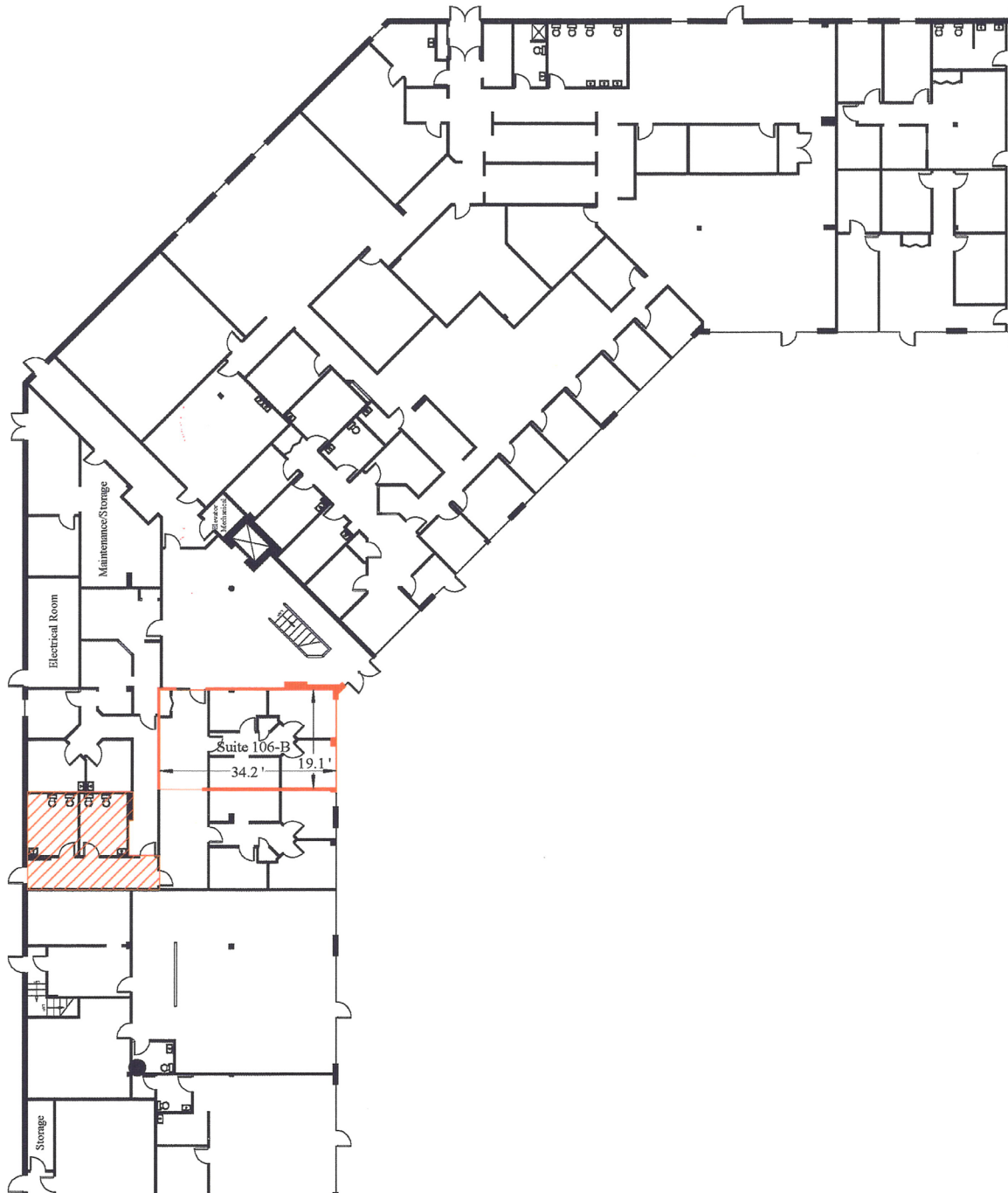
## SUITE 106A

- 1,093 SF
- May be rented individually



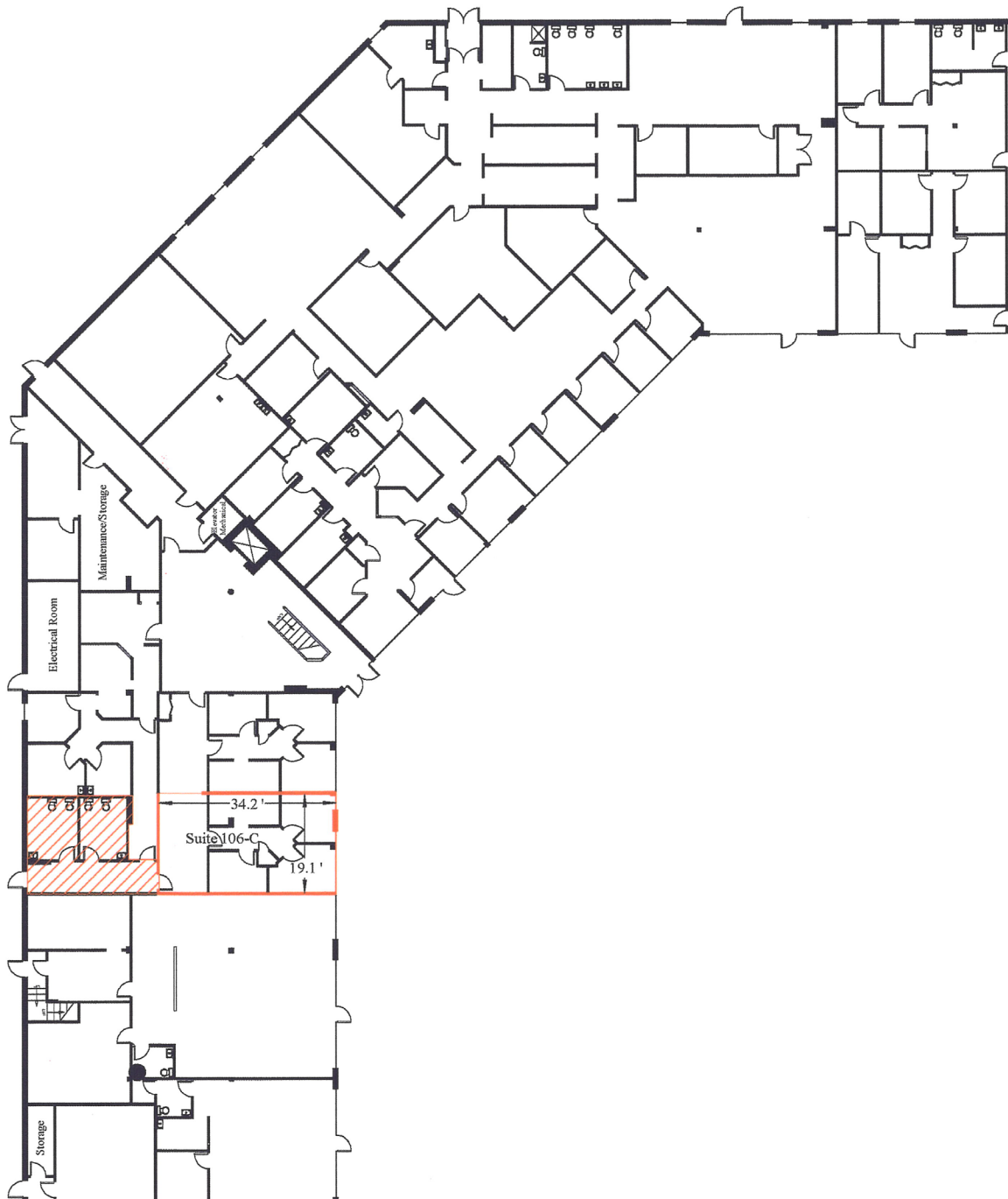
## SUITE 106B

- 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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