

BRUNSWICK

BROKERS

**Imagine Yourself in This Fabulous
Furnished Office Suite in**

**BRUNSWICK HOUSE
44 CHIPMAN HILL**

FOR SUBLET

Saint John | NB

Stephanie Turner



44 Chipman Hill | Saint John, NB
Stephanie Turner



Property Highlights

BASE RENT
Call for Pricing

6,127 square feet of bright modern office space for sub-lease. This suite is located on the 3rd floor of Brunswick House. Large reception, combination of open area and private offices, boardroom, meeting rooms, kitchen, server room and much more. As built floorplan available.

PLUG & PLAY: Professional Haworth furniture in place and in "like new" condition. Negotiable as part of the lease.

PEDWAY: Step out of your office directly into Saint John's climate control inside connections "pedway" leading to many amenities including: other office buildings, parking garages, hotels, shops, restaurants, pubs, cafes, banks, fitness clubs etc.

VIEWS: Enjoy exciting urban views & breathtaking harbour views from your office.

BRUNSWICK HOUSE: Located at 44 Chipman Hill, Brunswick House is Saint John's original Class A high rise office building, with over 100,000 square feet on 14 floors. Maintained to exacting standards, this property is home to many of the region's top financial, legal and consulting service providers. Brunswick House is certified as a Silver level BOMA BEST building for environmental excellence and building management.

Head lease expires November 30, 2028

As with any sub-lease, lease rates are negotiable. Contact listing agents for rental rate information.

Call now... This opportunity will not last long!

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12 Smythe St, Suite 104
Saint John, NB
E2L 5G5

Stephanie Turner
(506) 333-3442
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Property Details

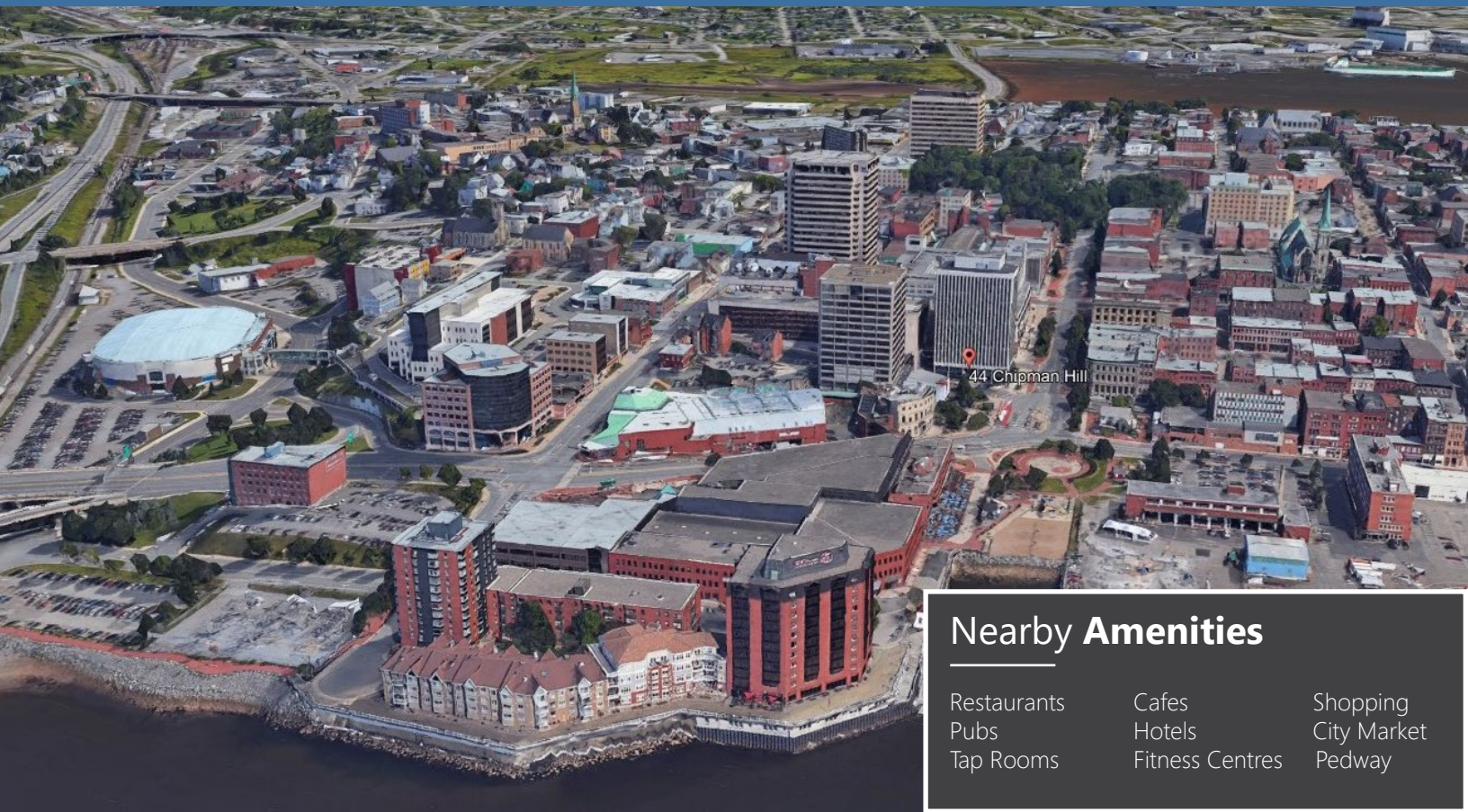
AVAILABLE
IMMEDIATELY

BUILDING CLASS	A
BOMA LEVEL	Best Certified Silver
YEAR BUILT	1965
NUMBER OF FLOORS	14
BUILDING SIZE	109,408 sf
TYPICAL FLOOR SIZE	+/- 8,100 sf
BASE RENT	Call for Pricing
MIN DIVISIBLE SPACE	6,127 sf
MAX CONTIGUOUS SPACE	6,127 sf
FLOOR LOCATION	3rd Floor
PARKING	Monthly parking nearby in private & city managed lots.
LEASE EXPIRY	Head lease expires November 30, 2028



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Saint John

2021 POPULATION	130,613
POPULATION INCREASE (2016 - 2021)	3.5%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000



Property Photos

44 Chipman Hill | Saint John, NB
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**UPTOWN
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**PARKING
NEARBY**



**TRANSIT
ACCESSIBLE**

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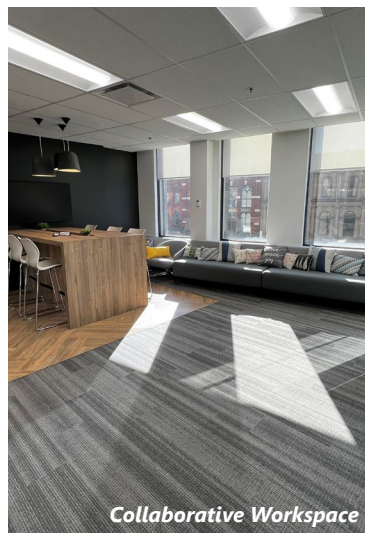
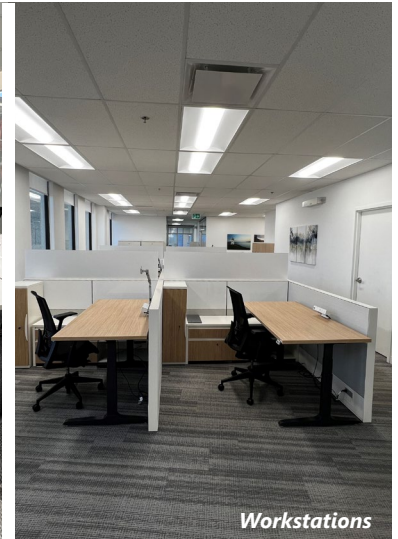
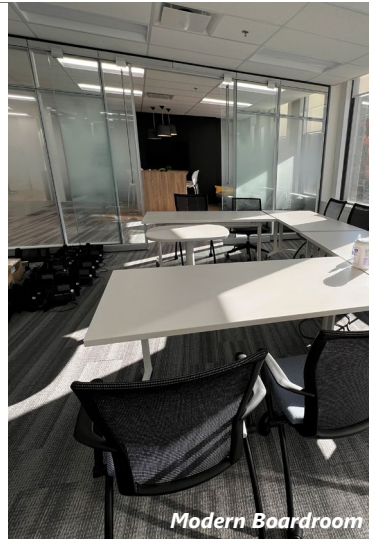
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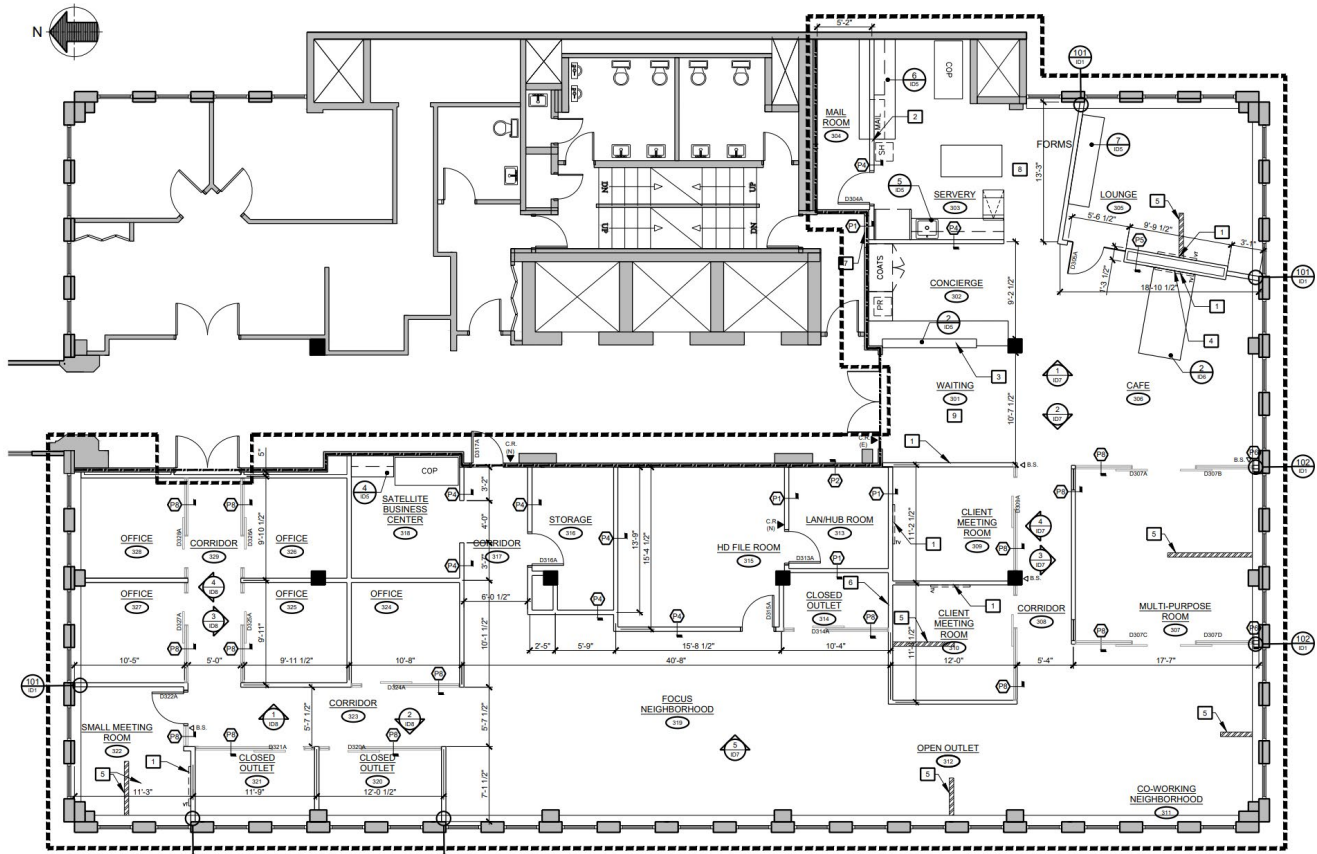
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Floor Plan

6,127 sf





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