

COMMERCIAL INVESTMENT OPPORTUNITY
Saint John, New Brunswick

PLACE400



THE DETAILS



THE PROPERTY

400 Main Street, Saint John, NB

PRICE

\$6,200,000

SIZE

159,989 sf

PROPERTY TYPE

Office/Commercial

STATUS

For Sale

Brunswick Brokers Limited is pleased to present 400 Main Street "Place 400" in Saint John, New Brunswick.

Originally constructed as a shopping mall, this building was subsequently converted to an office complex. The gross leasable area is 159,989 square feet on three floors. The largest floorplates of any multi story building in the market. The property also features a large paved parking field along with some covered parking.

Amenities on site include restaurant/pub and after hours security personnel. The property is professionally managed by Sandalwood Management.



CENTRALLY
LOCATED



TRANSIT
ACCESSIBLE



PARKING
ON-SITE



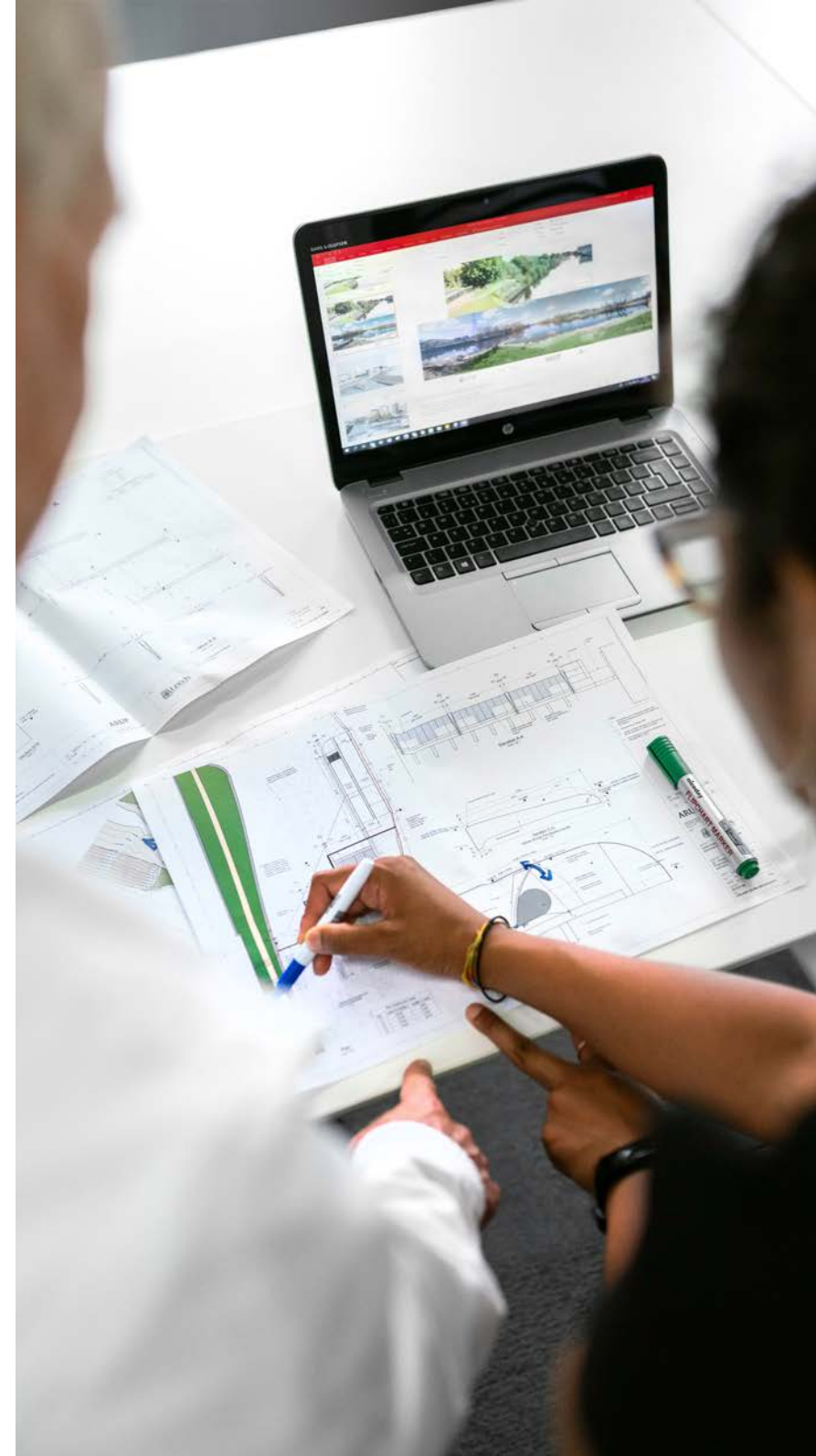
CONNECTED TO
HOTEL

PROPERTY OVERVIEW



Property Specifications

STRUCTURE:	Steel frame with brick exterior façade.									
ROOF:	Modified membrane. Nearing end of useful life.									
HEATING:	Waterloop heat pump system (135 units), oil-fired boilers located on 3rd floor. A single cooling tower located on rooftop.									
ELECTRICAL:	Four 1200 Amp, 347/600 Volt, 4 wire, 3 Phase switchgear units.									
SPRINKLER:	Combination of wet and dry sprinklers throughout with one preaction system in suite 1018.									
ELEVATOR:	Two traction-cable passenger elevators. One each at the east and west of the building. One hydraulic passenger elevator located in the central portion of the building									
FLOORING:	Combination of ceramic tile and carpet									
PARKING:	<p>227 spaces (including 7 handicapped). Additional parking through agreements with Holiday Inn and City of Saint John.</p> <table border="1"> <thead> <tr> <th></th> <th>Number of Spaces</th> <th>Ratio (Spaces per 1,000 sf)</th> </tr> </thead> <tbody> <tr> <td>Onsite Parking</td> <td>227</td> <td>1.42</td> </tr> <tr> <td>Onsite Plus Contract Parking</td> <td>400</td> <td>2.50</td> </tr> </tbody> </table>		Number of Spaces	Ratio (Spaces per 1,000 sf)	Onsite Parking	227	1.42	Onsite Plus Contract Parking	400	2.50
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ACCESSIBILITY:	The property offers barrier free access									
COLUMN SPACING:	30'5" x 30'5"									
CEILING HEIGHT:	15'5" to bottom of ceiling truss									



LOCATION OVERVIEW



The Location

Place 400 is located in the north end of the City of Saint John at the corner of Main Street and Chesley Drive. Centrally located for quick access to all areas of the city. Within 1 km of Uptown Saint John. In close proximity to Lansdowne Place. Services in the vicinity include fast food and sit-down dining, shops and other professional services. In addition, a major city transit hub is located at Place 400.

Holiday Inn



The property is conveniently connected internally to the neighboring Holiday Inn Express. Boasting 94 spacious suites with modern design, 4 meeting rooms with rentable equipment and catering, and a business centre. Complimentary high speed internet and hot breakfast is included with the stay.

Harbour Passage



The “Harbour Passage” walking trail is just steps away from Place 400. Harbour Passage is a series of interconnected walking and biking trails, lookouts, and heritage sites that connect the north end of the city to the uptown. The cranberry trails (as it is known) provide views of Saint John Harbour and its active port. Interpretive structures and panels along the way bring Saint John’s vibrant shipbuilding and waterfront history to life.

Highway Interchange



The Highway Interchange near Place 400 is a two-level interchange with two partial cloverleaves. Located directly behind the rear entrance and parking lot of the building, this interchange allows employees and visitors easy access while avoiding local traffic congestion. High pedestrian and vehicle traffic is expected during normal business hours, especially with the additional amenities that will be available within and in the immediate area around Place 400.

The Location

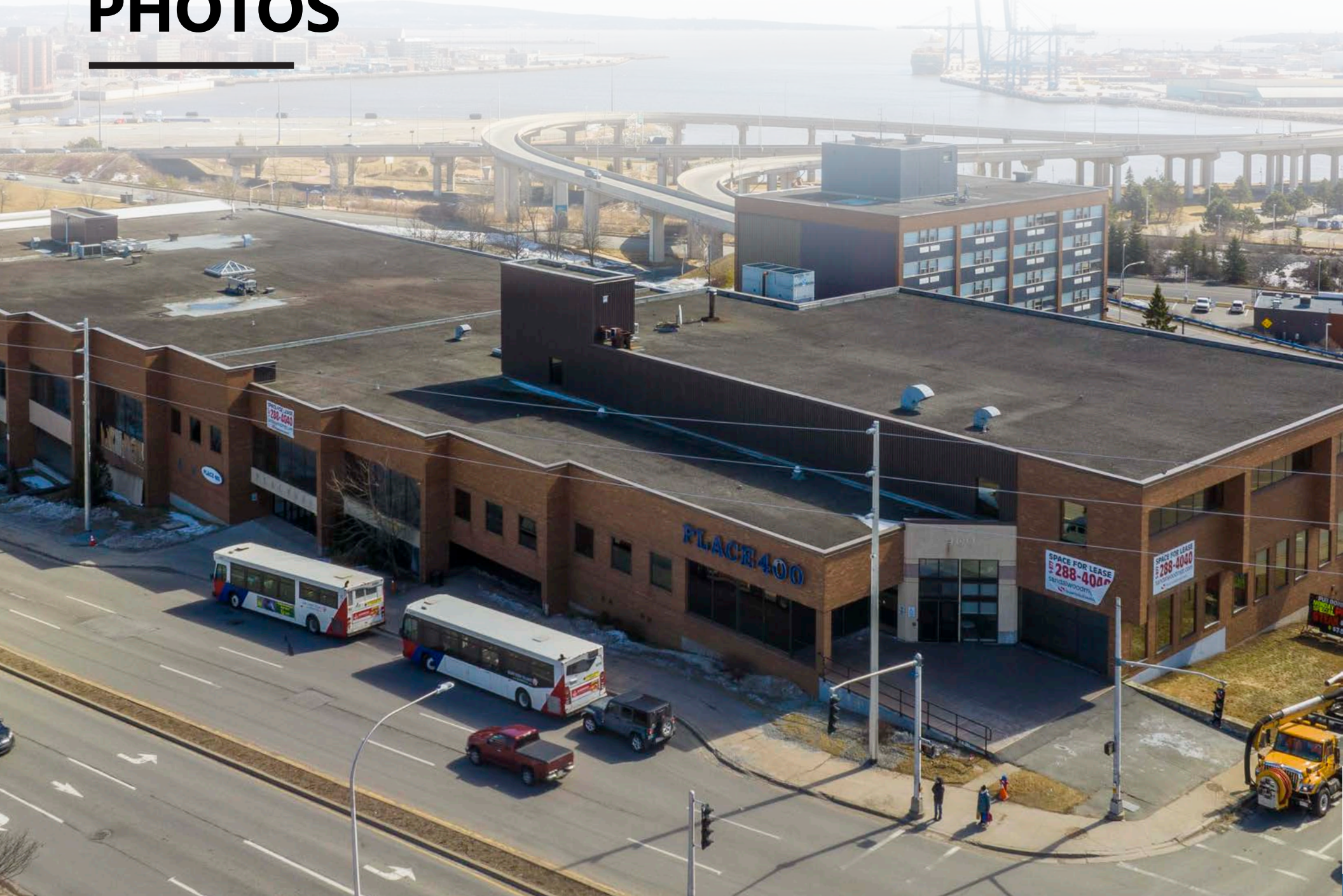
Southwest View



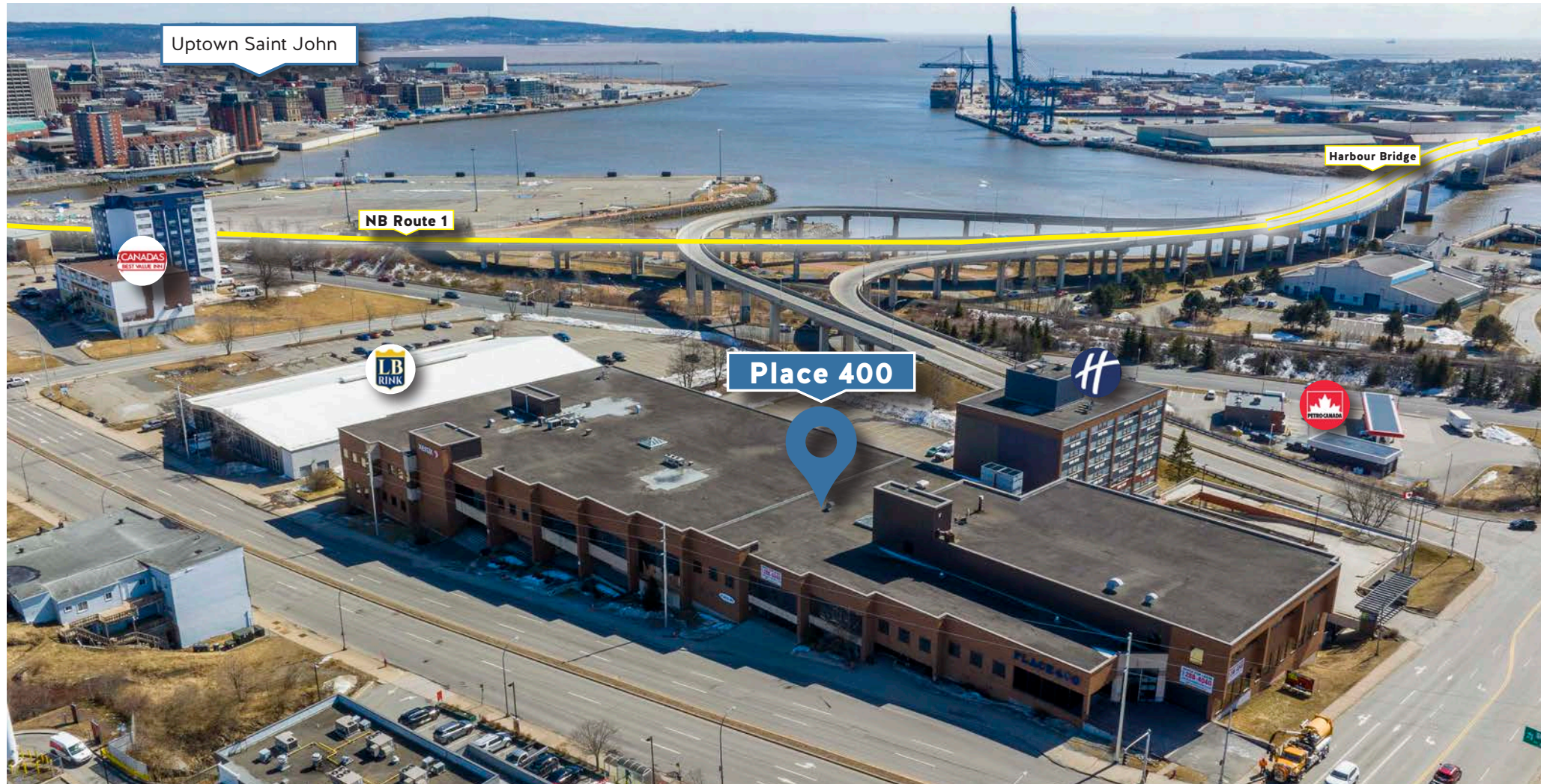
PID Map



PROPERTY PHOTOS



Aerial Photos



Uptown Saint John

Harbour Bridge

NB Route 1

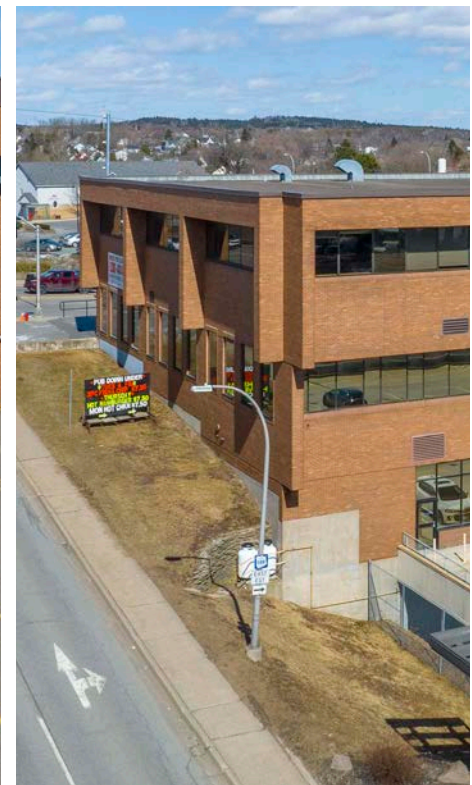
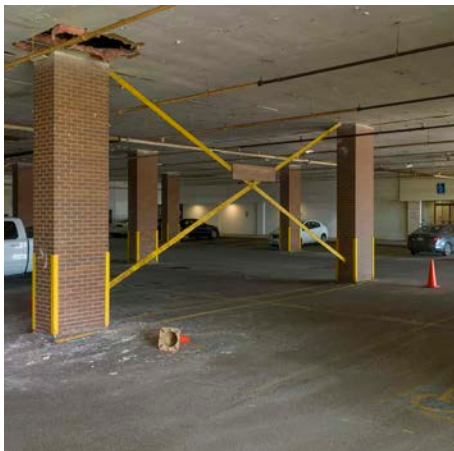
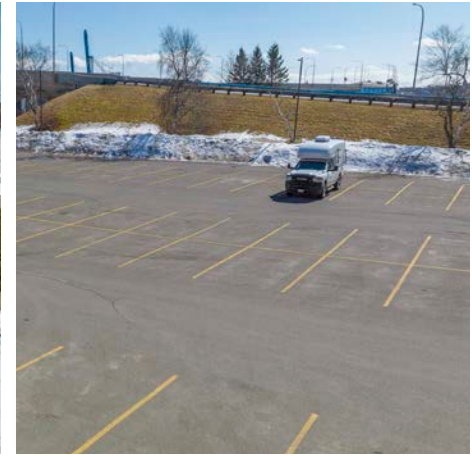
Place 400

CANADAS
BEST VALUE 2021

LB
RINK

HEROGRAN

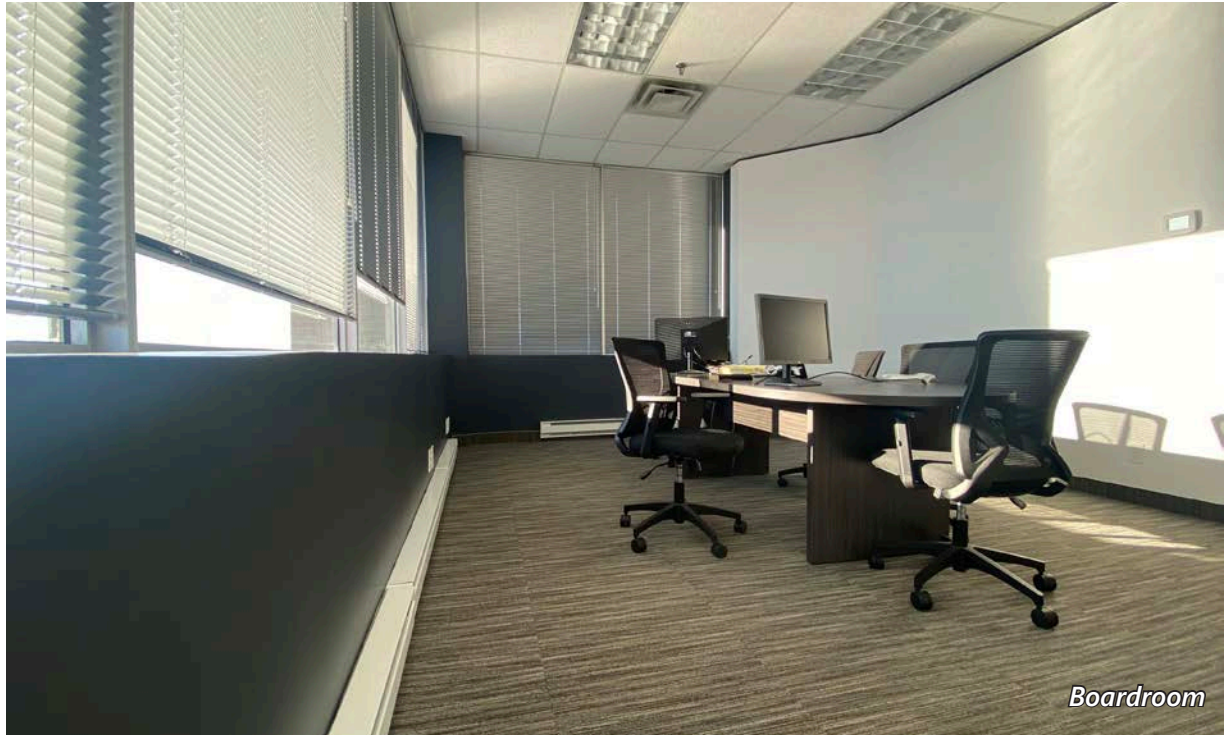
Exterior Photos



Interior Photos



Large Kitchen



Boardroom



Modern Open Office Space



Reception Area



Cubicles with Large Windows

Interior Photos



Large Kitchen



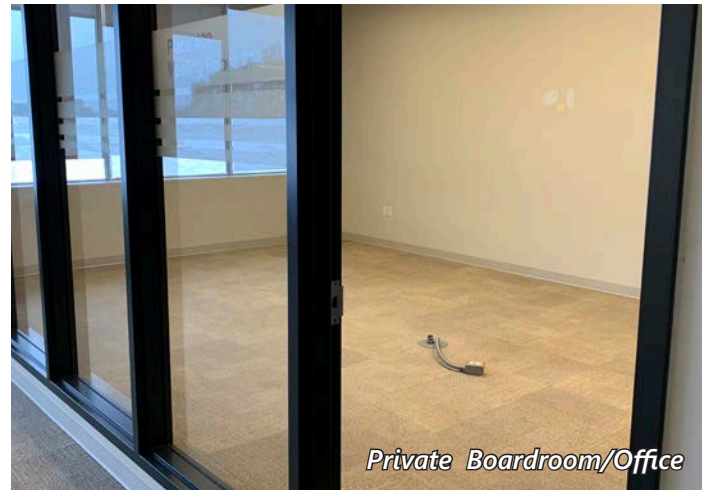
Collaborative Office Space



Modern Open Office Space



Private Office



Private Boardroom/Office

PLACE400



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