

BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**Prime Class A Space in Prestigious
Downtown Office Building**

FOR LEASE **MERCANTILE CENTRE**

55 UNION STREET Saint John | NB

Stephanie Turner



55 Union Street | Saint John, NB
Stephanie Turner



Property Highlights

Boasting spectacular harbour views and modern Class A office space, the Mercantile Centre has been certified for its environmental excellence and building management standards, achieving level 3 (silver) in the BOMA BEST program.

BASE RENT
\$12.00 - \$14.00 psf
MINIMUM LEASE TERM
5 YEARS

Located in the central business district of Saint John, the Mercantile Centre is also connected to the internal pedway system, all local amenities including shopping, hotels, recreation, cultural centres and downtown office buildings.



**UPTOWN
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**PARKING
GARAGE**



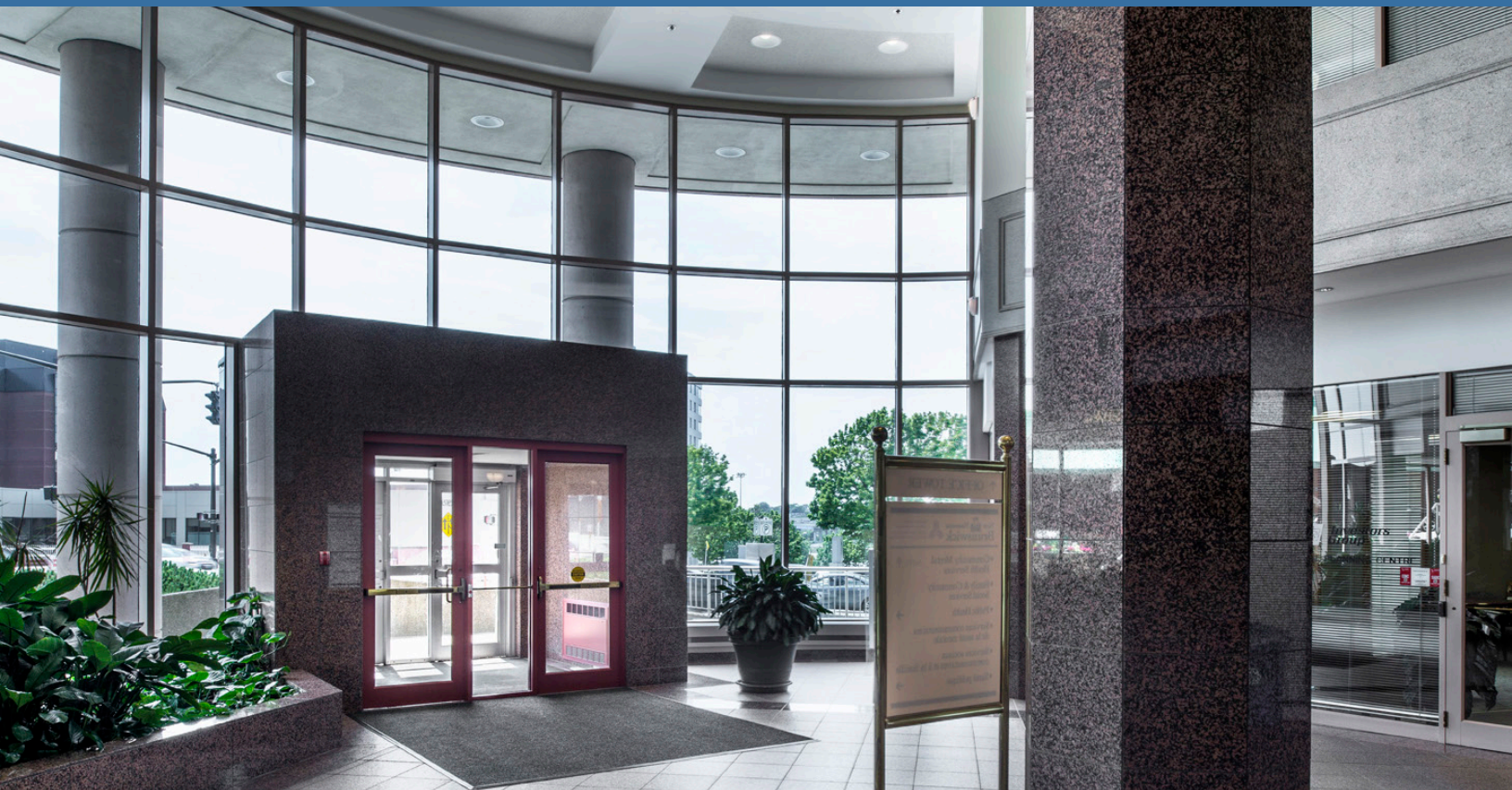
**TRANSIT
ACCESSIBLE**

BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

Stephanie Turner
(506) 333-3442
sturner@bbrokers.ca
www.bbrokers.ca

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

55 Union Street | Saint John, NB
Stephanie Turner



Property Details

AVAILABLE
IMMEDIATELY

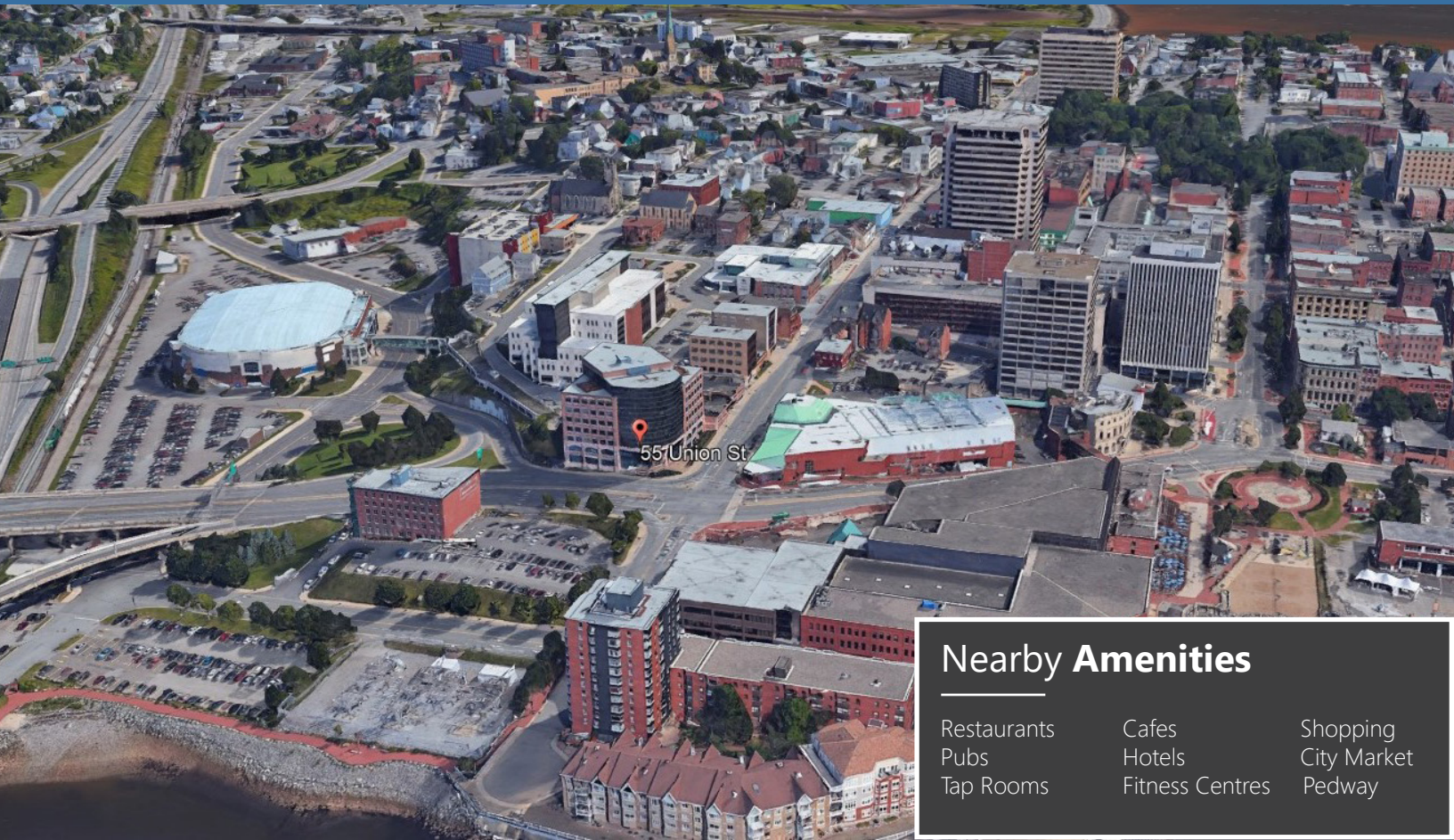
LISTING ID	20005
NUMBER OF FLOORS	Eight (seven plus penthouse)
BUILDING SIZE	120,555 sf
SIZES AVAILABLE	Suite 145: 707 sf Suite 117: 1,142 sf (can be combined with suite 145 for a total of 1,849 sf) 6th Floor: 4,938 sf
MAX CONTIGUOUS SPACE	4,938 sf
MIN DIVISIBLE SPACE	707 sf
PARKING	Attached 110-car covered parking garage (negotiable)
BOMA LEVEL	Best Certified Silver
TENANT IMPROVEMENT ALLOWANCE	To be negotiated based on tenant, terms & conditions

BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

Stephanie Turner
(506) 333-3442
sturner@bbrokers.ca
www.bbrokers.ca

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

55 Union Street | Saint John, NB
Stephanie Turner



Nearby Amenities

Restaurants
Pubs
Tap Rooms

Cafes
Hotels
Fitness Centres

Shopping
City Market
Pedway

Saint John

2016 POPULATION	70,785
POPULATION INCREASE (2016 - 2020)	1.7%
MEDIAN AGE	43.8
AVERAGE HOUSEHOLD INCOME	\$63,737

BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

Stephanie Turner
(506) 333-3442
sturner@bbrokers.ca
www.bbrokers.ca

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

Property Photos

55 Union Street | Saint John, NB
Stephanie Turner



BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

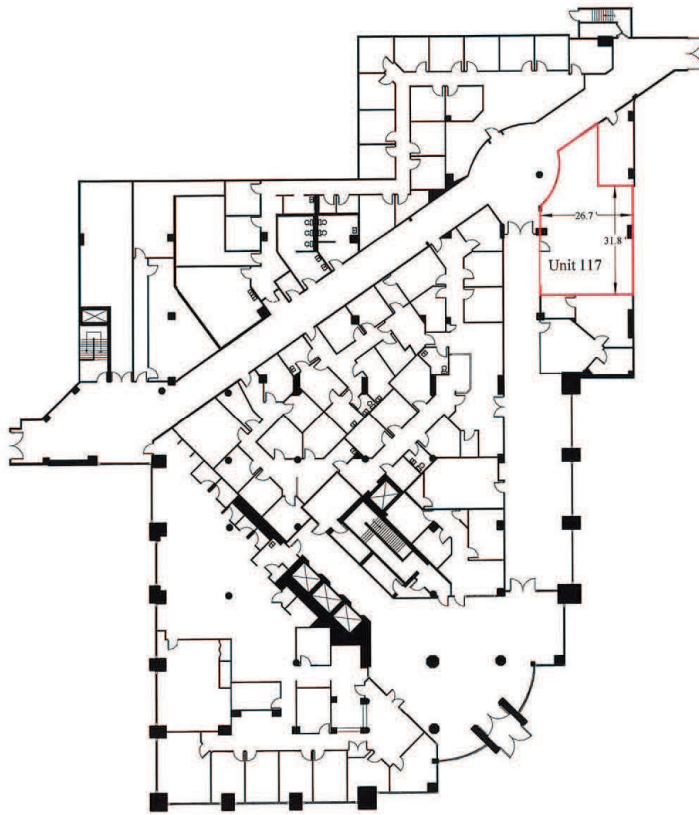
Stephanie Turner
(506) 333-3442
sturner@bbrokers.ca
www.bbrokers.ca

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

SUITE 117

1,142 sf

55 Union Street | Saint John, NB
Stephanie Turner



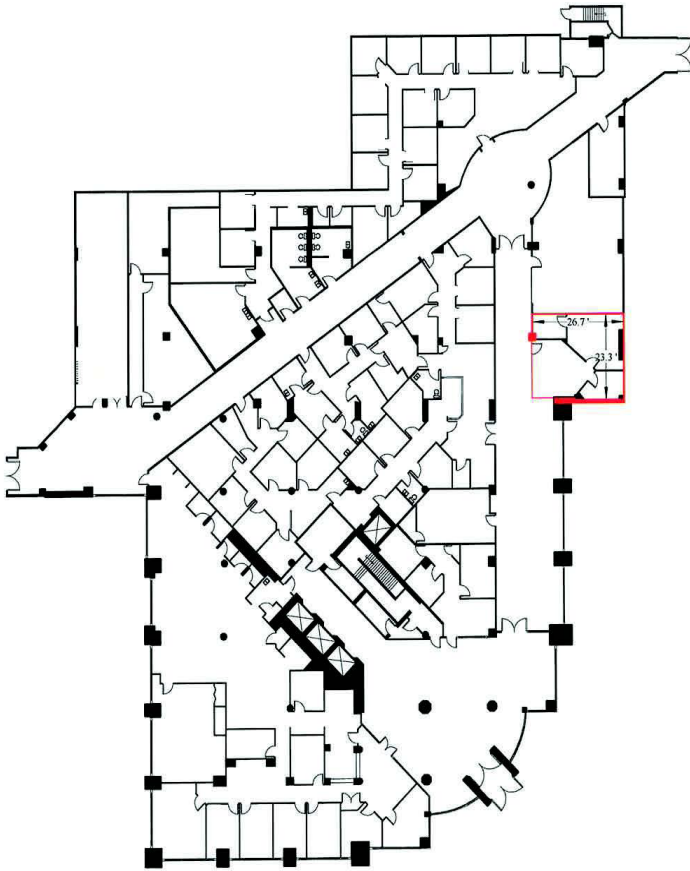
- Exposure to Mercantile Centre corridor and Saint John pedway system
- Excellent visibility
- Adjacent monthly parking
- Can be combined with Suite 145 to create 1,849 sf



SUITE 145

707 sf

55 Union Street | Saint John, NB
Stephanie Turner



- A reception area with glass walls
- One private office and two storage rooms
- Entrance from main lobby
- Excellent visibility
- Adjacent monthly parking
- Can be combined with Suite 117 to create 1,849 sf

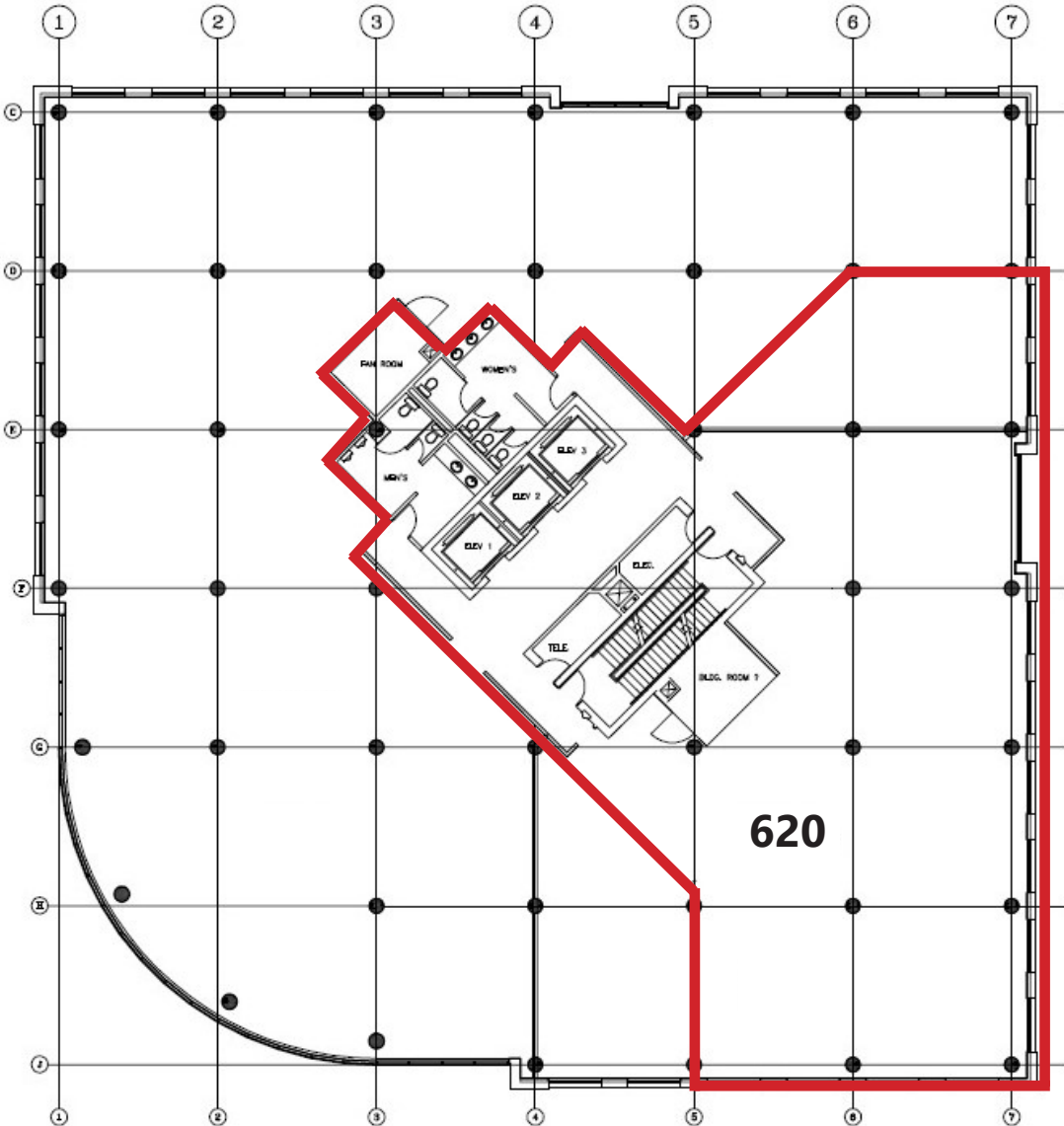


BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

Stephanie Turner
(506) 333-3442
sturner@bbrokers.ca
www.bbrokers.ca

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

6th Floor
4,938 sf



- Excellent visibility
- Adjacent monthly parking
- Large windows overlooking harbour





55 Union Street | Saint John, NB

Stephanie Turner
(506) 333-3442
sturner@bbrokers.ca

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

bbrokers.ca

BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.