

# BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**Ideal Office and Clinic Location with  
Options to Suit**

## FOR LEASE

### JONES LAKE PLACE 1600 MAIN STREET

Moncton | NB

**Steve Morrison**





1600 Main Street | Moncton, NB  
Steve Morrison



## Property Highlights

BASE RENT  
**\$14.00 psf**

ADDITIONAL RENT  
**\$15.48 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 Harvery 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

633 Main Street, Suite 420  
Moncton, NB  
E1C 9X9

**Steve Morrison**  
(506) 381-5885  
smorrison@bbrokers.ca  
www.bbrokers.ca



1600 Main Street | Moncton, NB  
Steve Morrison



## Property Details

AVAILABLE  
IMMEDIATELY

<b>PROPERTY TYPE</b>	Office, Retail
<b>BOMA LEVEL</b>	BEST® Certified Silver
<b>SIZE AVAILABLE</b>	Suite 200: 9,436 sf Suite 265: 984 sf Suite 270: 1,389 sf
<b>NUMBER OF FLOORS</b>	Two
<b>FLOOR LOCATION</b>	Second
<b>FULL FLOOR</b>	No
<b>ENTIRE BUILDING</b>	No
<b>MAX CONTIGUOUS SPACE</b>	9,436 sf
<b>MIN DIVISIBLE SPACE</b>	984 sf
<b>PARKING</b>	260 on-site surface parking spaces
<b>EXISTING CONDITION</b>	Vacant





1600 Main Street | Moncton, NB  
Steve Morrison



### Nearby Amenities

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

## Moncton

<b>2020 POPULATION</b>	158,695 persons
<b>POPULATION CHANGE (2016 - 2020)</b>	6.8%
<b>MEDIAN AGE</b>	40.4 years old
<b>AVERAGE HOUSEHOLD INCOME</b>	\$78,783

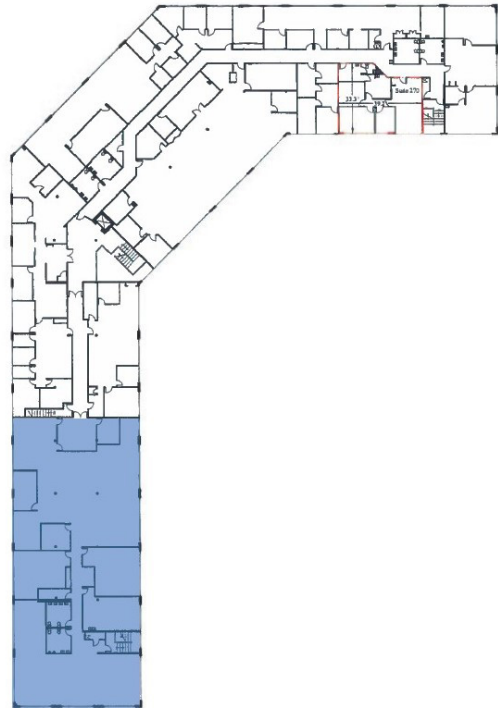


# Floor Plan

1600 Main Street | Moncton, NB  
Steve Morrison

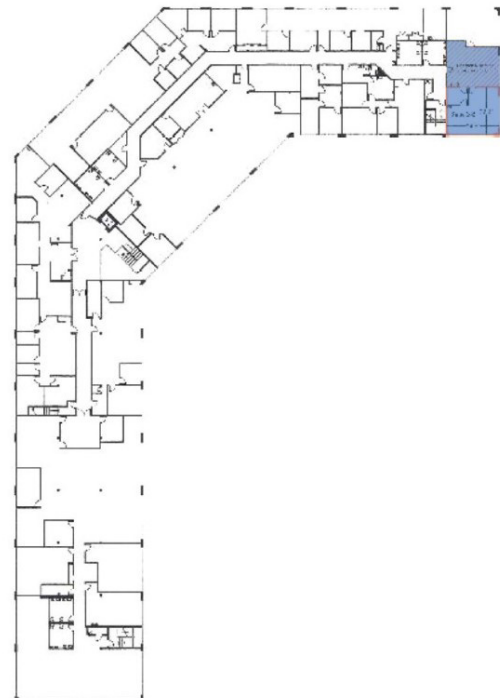
## SUITE 200

- 9,436 sf
- Second floor with elevator access
- Available immediately



## SUITE 265

- 984 sf
- Second floor
- Ideal physician's office
- Opportunity for shared patient waiting area
- Available immediately



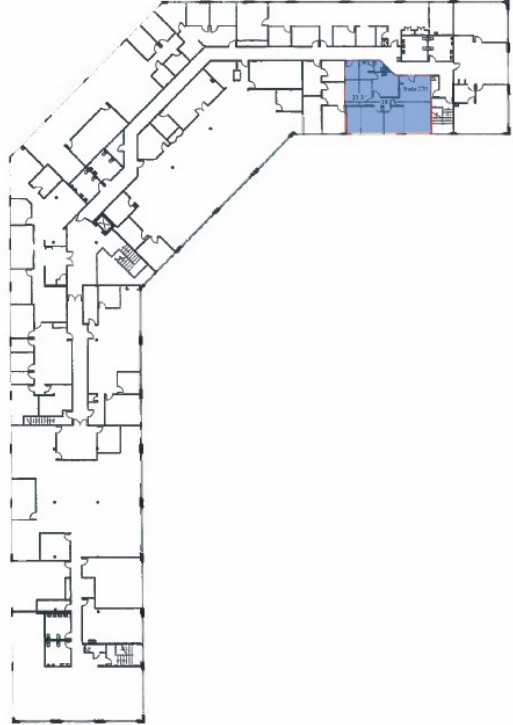
# Floor Plan

---

1600 Main Street | Moncton, NB  
Steve Morrison

## SUITE 270

- 1,389 sf
- Second floor
- Leaseholds in place
- Former physician's office with kitchenette
- Available immediately







1600 Main Street | Moncton, NB

**Steve Morrison**

(506) 381-5885

smorrison@bbrokers.ca

633 Main Street, Suite 420

Moncton, NB

E1C 9X9

**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.*