

# BRUNSWICK

BROKERS

A Prestigious Address for Your Offices

## FOR LEASE

### BRUNSWICK HOUSE

### 44 CHIPMAN HILL

Saint John | NB

Stephanie Turner





## Property Highlights

BASE RENT  
By Negotiation

Brunswick House is a 14-storey, Class A high-rise office building in historic uptown Saint John, comprising more than 100,000 sf. Home to many of the region's top financial, legal and consulting service providers, Brunswick House enjoys breathtaking views of the Saint John harbour.

A prestigious address for business in Saint John, Brunswick House is at the center of the "Inside Connection", Atlantic Canada's longest indoor, climate-controlled pedway to surrounding hotels, shopping, dining and entertainment.



**UPTOWN  
LOCATION**



**ELEVATOR  
ACCESS**



**BOMA BEST  
CERTIFIED SILVER**



**PARKING  
NEARBY**



**TRANSIT  
ACCESSIBLE**



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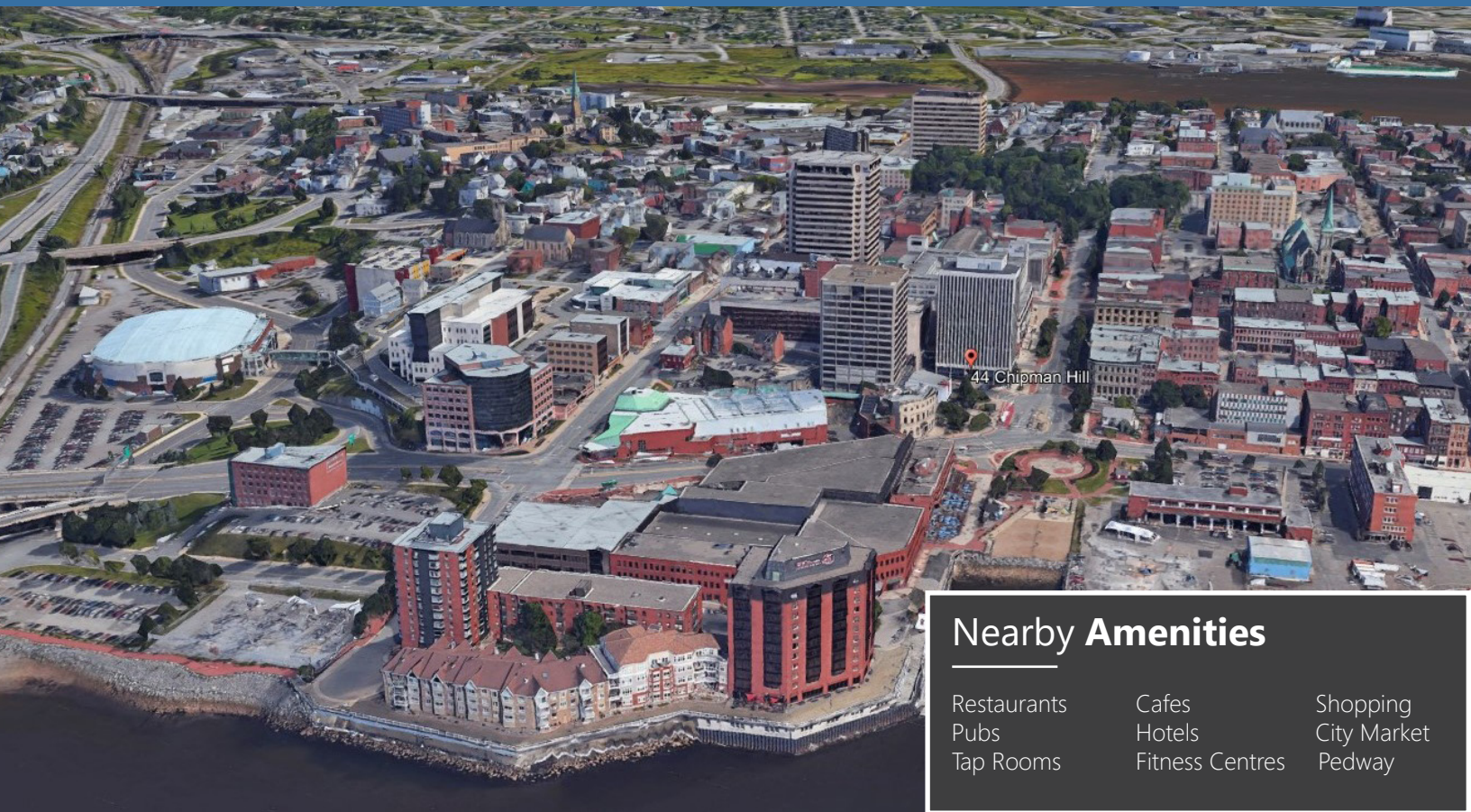
## Property Details

AVAILABLE  
**IMMEDIATELY**

<b>LISTING ID</b>	20084
<b>NUMBER OF FLOORS</b>	14
<b>BUILDING SIZE</b>	109,408 sf
<b>TYPICAL FLOOR SIZE</b>	+/- 8,100 sf
<b>SIZES AVAILABLE</b>	Suite 320: 1,007 sf Suite 400: 8,117 sf Suite 800: 5,168 sf (can be combined with Suite 810) Suite 810: 1,578 sf (can be combined with Suite 800)
<b>MAX CONTIGUOUS SPACE</b>	8,117 sf
<b>MIN DIVISIBLE SPACE</b>	1,007 sf
<b>PARKING</b>	Adjacent monthly and hourly parking
<b>BOMA LEVEL</b>	Best Certified Silver
<b>TENANT IMPROVEMENT ALLOWANCE</b>	To be negotiated based on tenant, terms & conditions
<b>LEASE TERM</b>	Minimum 5 years



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### Nearby Amenities

Restaurants  
Pubs  
Tap Rooms

Cafes  
Hotels  
Fitness Centres

Shopping  
City Market  
Pedway

## Saint John

<b>2020 POPULATION</b>	131,772
<b>POPULATION INCREASE (2016 - 2020)</b>	4.4%
<b>MEDIAN AGE</b>	43.8
<b>AVERAGE HOUSEHOLD INCOME</b>	\$63,737



# Property Photos

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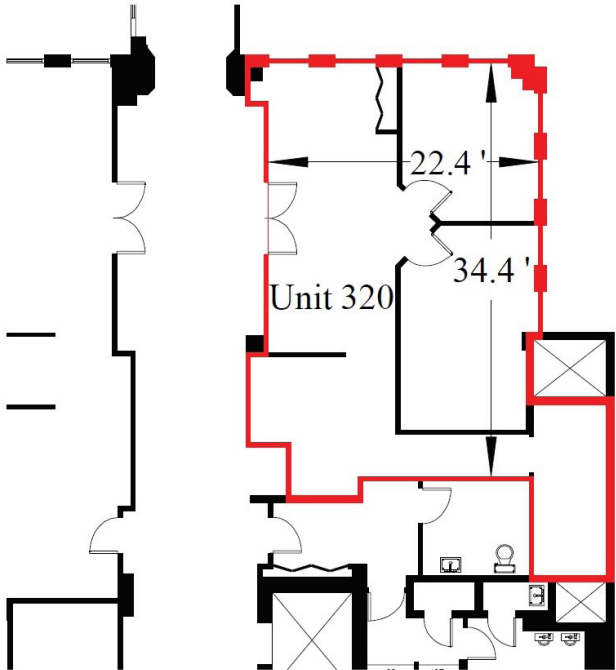
**BRUNSWICK**  
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12 Smythe St, Suite 104  
Saint John, NB  
E2L 5G5

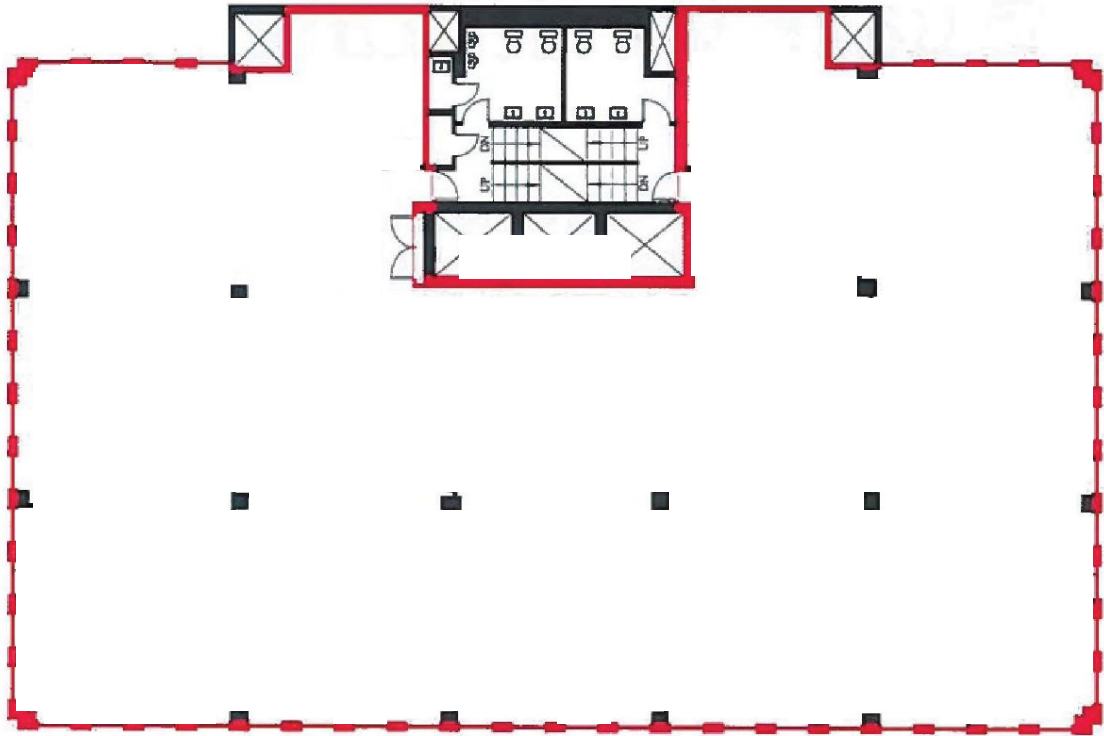
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**SUITE 320**  
1,007 sf

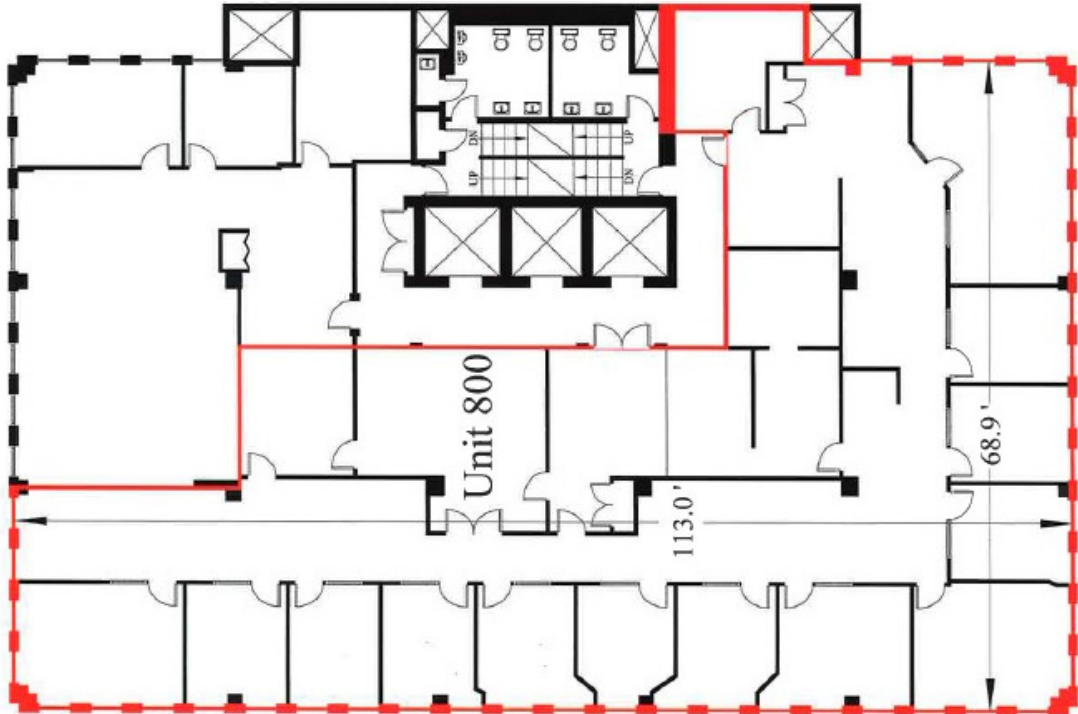


**SUITE 400**  
8,117 sf



**SUITE 800**

5,168 sf\*



**SUITE 810**

1,578 sf\*



\*Can be combined for 8,086 sf





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