

BRUNSWICK

BROKERS

FOR LEASE 85 Charlotte Street

Saint John | NB
Stephanie Turner



85 Charlotte Street | Saint John, NB
Stephanie Turner



Property Highlights

ASKING RENT
Starting at \$8.00 psf_(Net)

Located in Saint John's Central Business District. Ready access to parking, public transit, Kings Square Park, shopping, restaurants & hotels. On-site management office. Existing tenants are established national and regional companies.

Suite 200 consists of 10,719 sq ft of finished office space. Vacant and ready for occupancy. Current layout features reception area, large open area, 6 private offices, large boardroom, lunch room, meeting room, equipment/mail room. Two smaller suites on lobby level.



**UPTOWN
LOCATION**



**PARKING
NEARBY**



**PROFESSIONALLY
MANAGED**



**TRANSIT
ACCESSIBLE**

BRUNSWICK
BROKERS

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

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



85 Charlotte Street | Saint John, NB
Stephanie Turner



Property Details

AVAILABLE
IMMEDIATELY

PID	55147763
PROPERTY TYPE	Office
ZONING	Uptown Commercial
EXTERIOR WALLS	Brick
FIRE PROTECTION	Sprinklers
MAX CONTIGUOUS SPACE	10,719 sf
MIN CONTIGUOUS SPACE	871 sf
BASE RENT	\$8.00 (ground floor) - \$10.00 psf (2nd floor)
ADDITIONAL RENT	\$13.80 psf

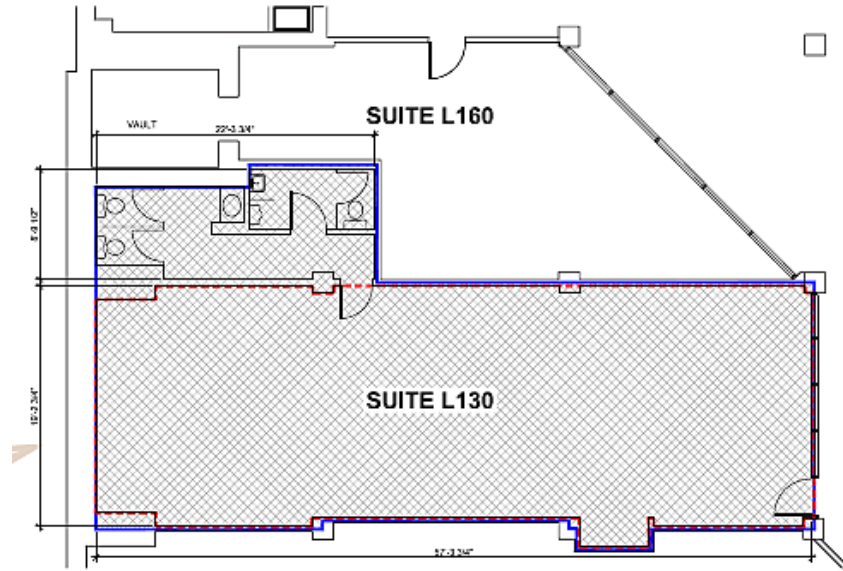


Property Photos

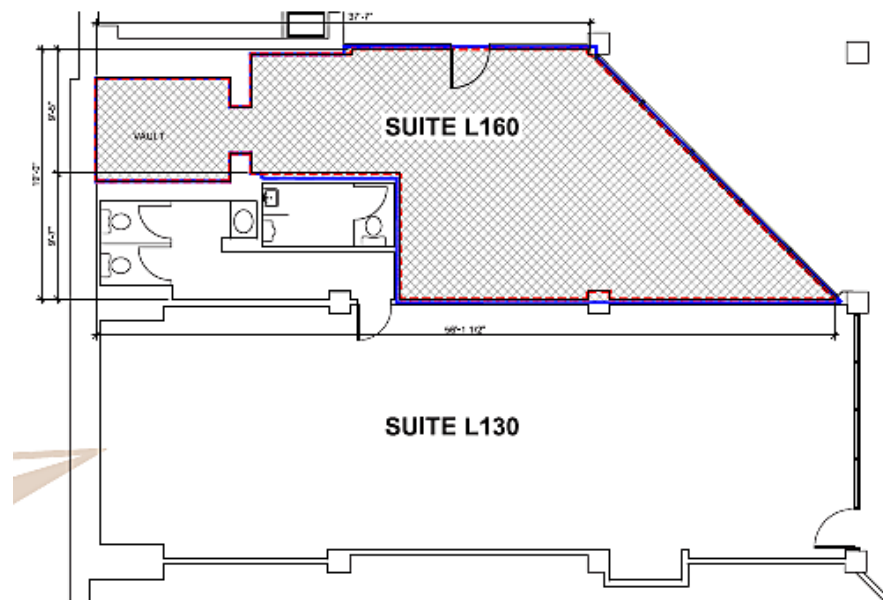
85 Charlotte Street | Saint John, NB
Stephanie Turner



Lobby Level



1,696 sqft



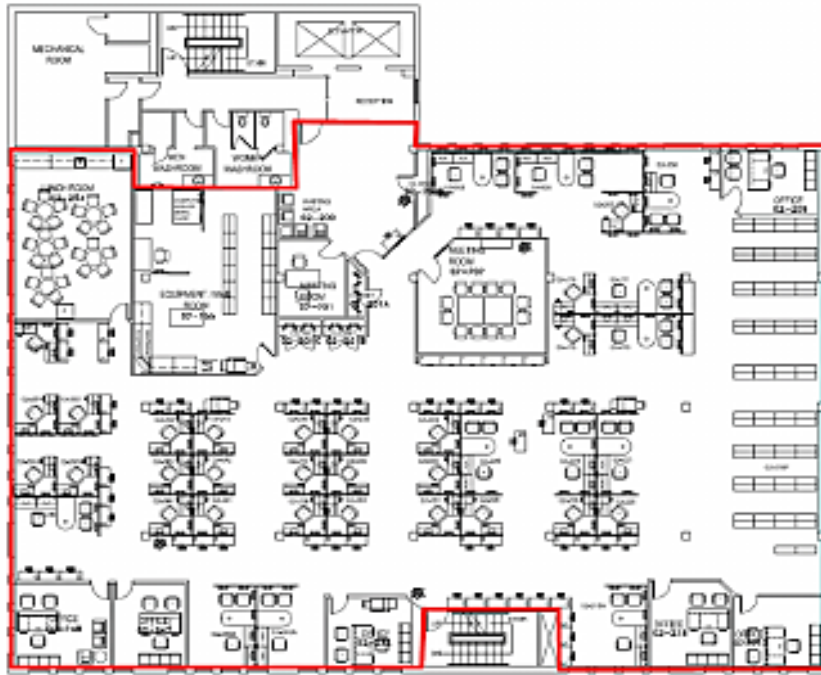
871 sqft



Floor Plans

85 Charlotte Street | Saint John, NB
Stephanie Turner

2nd Floor



10,719 sqft





85 Charlotte 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

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.