

BRUNSWICK

BROKERS

**Iconic Gateway Office Building
with Modern Features**

FOR LEASE
RED ROSE BUILDING
12 SMYTHE STREET

Saint John | NB

Stephanie Turner



12 Smythe Street | Saint John, NB
Stephanie Turner



Property Highlights

BASE RENT
\$12.00/sq ft (net)

This five-storey brick and beam office building lies at the gateway of Uptown Saint John and with its notable architectural features and details, has remained loyal to its history despite a complete conversion in 2001.

Home to some of the city's most innovative organizations and businesses, the building obtained a level three (Silver) certification in the BOMA BEST program in 2022 for environmental excellence and building management standards.



**UPTOWN
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**ON-SITE
PARKING**



**PROFESSIONALLY
MANAGED**

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

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Property Details

AVAILABLE
IMMEDIATELY

NUMBER OF FLOORS	Five
BUILDING SIZE	27,798 sf
SIZES AVAILABLE	Suite 126: 1,041 sf Suite 330R: 1,031 sf
MAX CONTIGUOUS SPACE	1,041 sf
MIN DIVISIBLE SPACE	486 sf
PARKING	On-site monthly and hourly parking available
BOMA LEVEL	Best® Certified Silver
TENANT IMPROVEMENT ALLOWANCE	To be negotiated based on tenant, terms & conditions



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Nearby Amenities

Restaurants
Pubs
Tap Rooms

Cafes
Hotels
Fitness Centres

Shopping
City Market
Pedway

Saint John

2021 POPULATION	130,613
POPULATION INCREASE (2016 - 2021)	3.5%
MEDIAN AGE	44
AVERAGE HOUSEHOLD INCOME	\$63,737



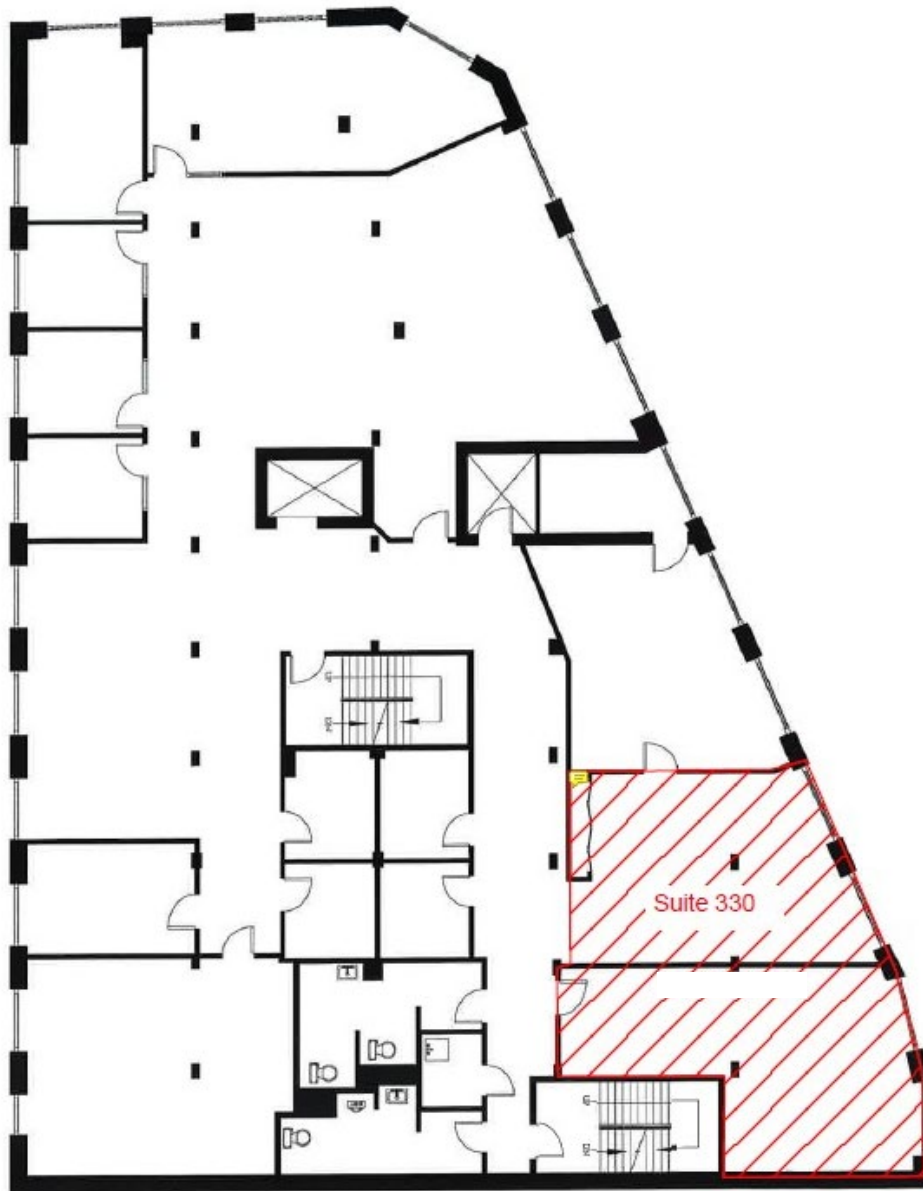
Property Photos

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SUITE 330R
1,031 sf

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