

BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

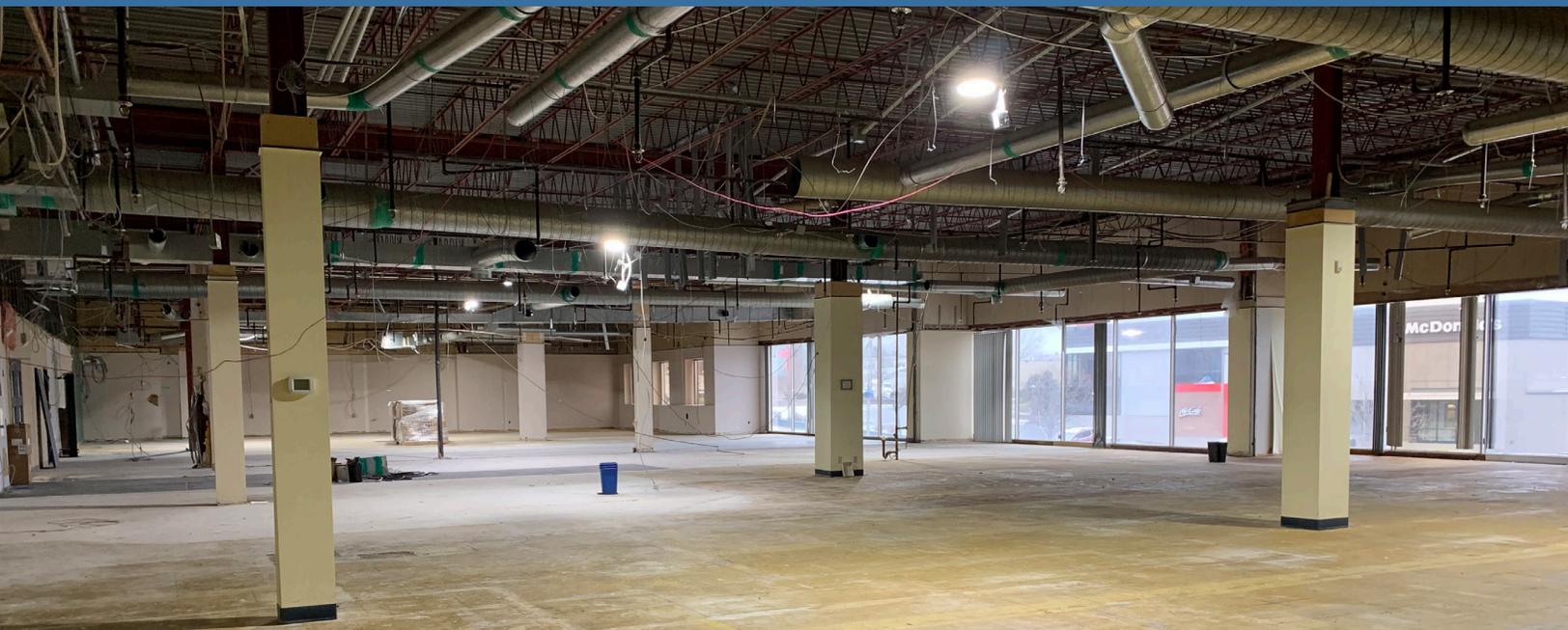
**Up to 12,081 square feet of suburban
office space with free parking**

FOR LEASE
400 Main Street

Saint John | NB

Stephanie Turner





Property Highlights

BASE RENT
\$8.00 psf

ADDITIONAL RENT
\$13.40 psf

Suite 2050 has been gutted and is ready for tenant fit-ups. Can be sub-divided. Accessible from parking lot via 3 banks of elevators. Amenities on site include pub, Holiday Inn Express Hotel and after hours security personnel. Other major tenants in complex include Xerox and Dealermine.

Head-lease expires December 31st, 2026. Sub-lease rates "as is" starting at \$8.00/sq ft (net) + \$13.40/sq ft (CAM & Taxes)

Suite 2080 boasts 10,891 square feet of nicely finished space with furniture (optional). Floor plan features reception area, open area with cubicles, boardroom and meeting rooms, kitchen and more. Turn-key space. Available for occupancy with furniture with as little as 30 days notice. Lease rate for finishes space is \$12.00/sq ft (net) + CAM & Taxes.

Centrally located for quick access to all areas of the city. Within 1 km of Uptown Saint John. In close proximity to Lansdowne Place (Shopping, restaurants and other services). Easy access to Harbour Passage walking trail. Free paved surface parking.



**FIT-UP
READY**

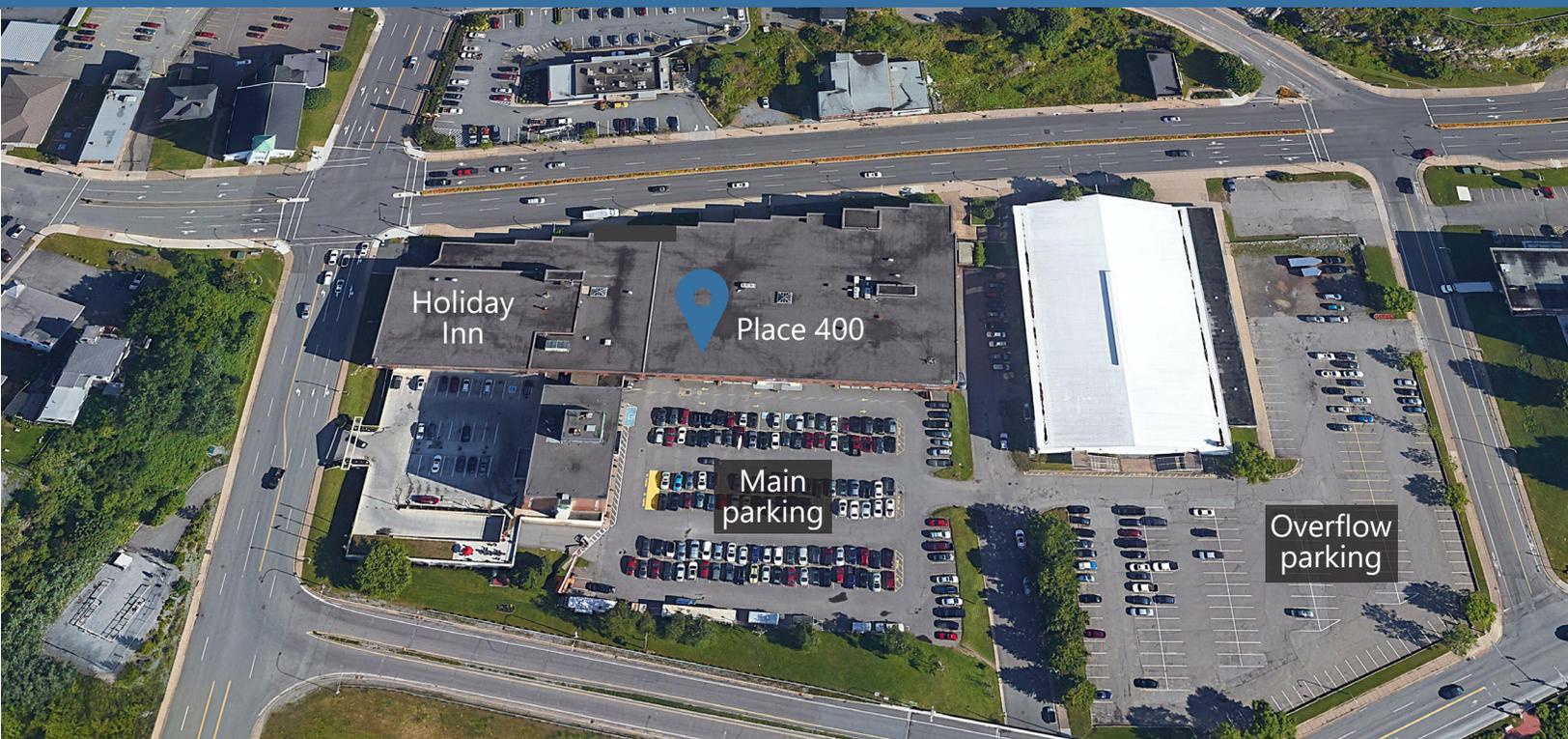


**GREAT
LOCATION**



**ON-SITE
PARKING**





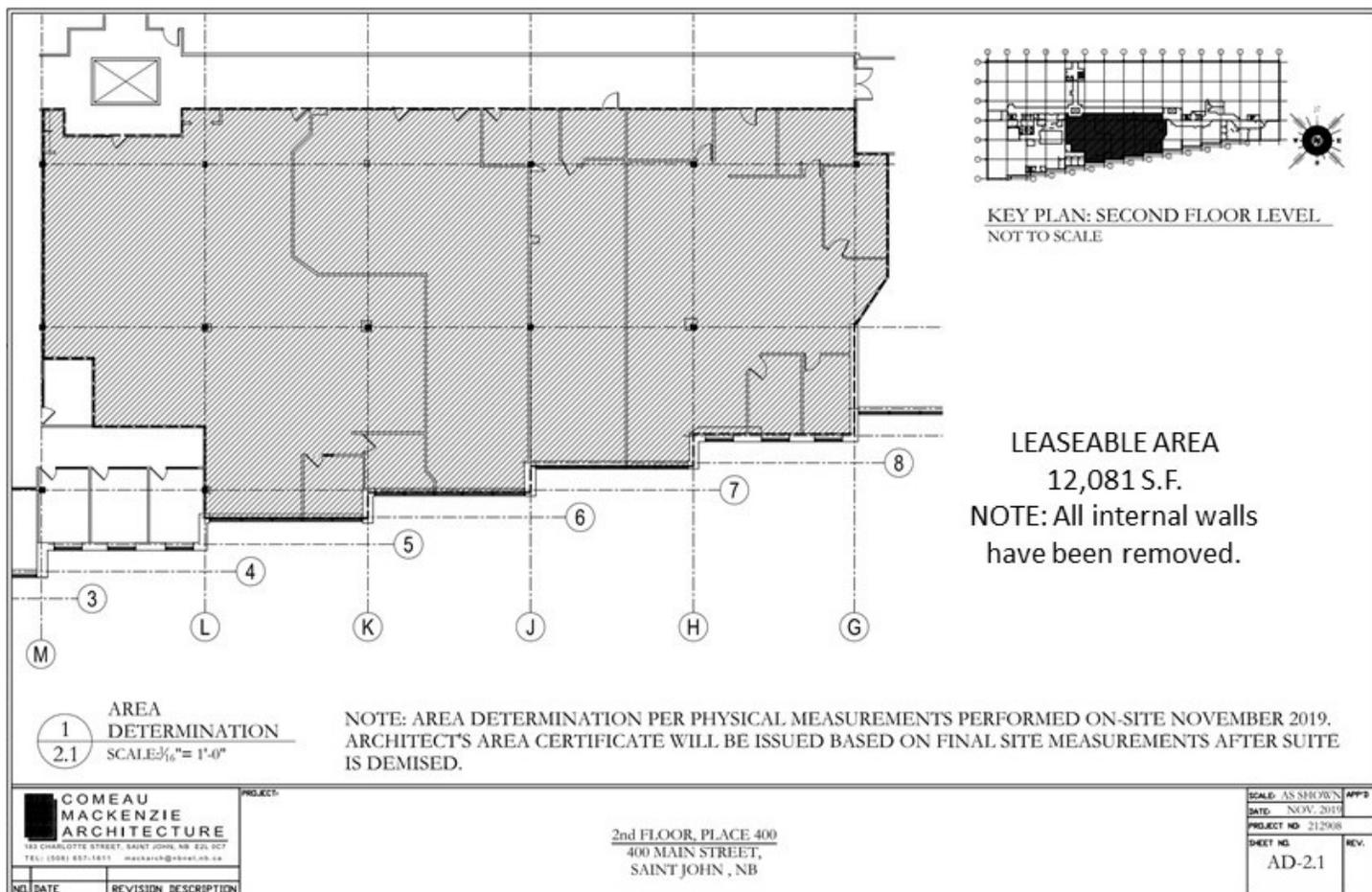
Property Details

PROPERTY TYPE	Office
BUILDING CLASS	B
AVAILABLE SUITES	Suite 2050 - \$8.00 psf (net) + CAM & Taxes Suite 2080 - \$12.00 psf (net) + CAM & Taxes
MAX CONTIGUOUS SPACE	12,081 sf
MIN CONTIGUOUS SPACE	6,000 sf
FLOOR LOCATION	2nd floor
TOTAL FLOORS	3
PARKING	Free paved surface parking
AVAILABILITY	Immediately



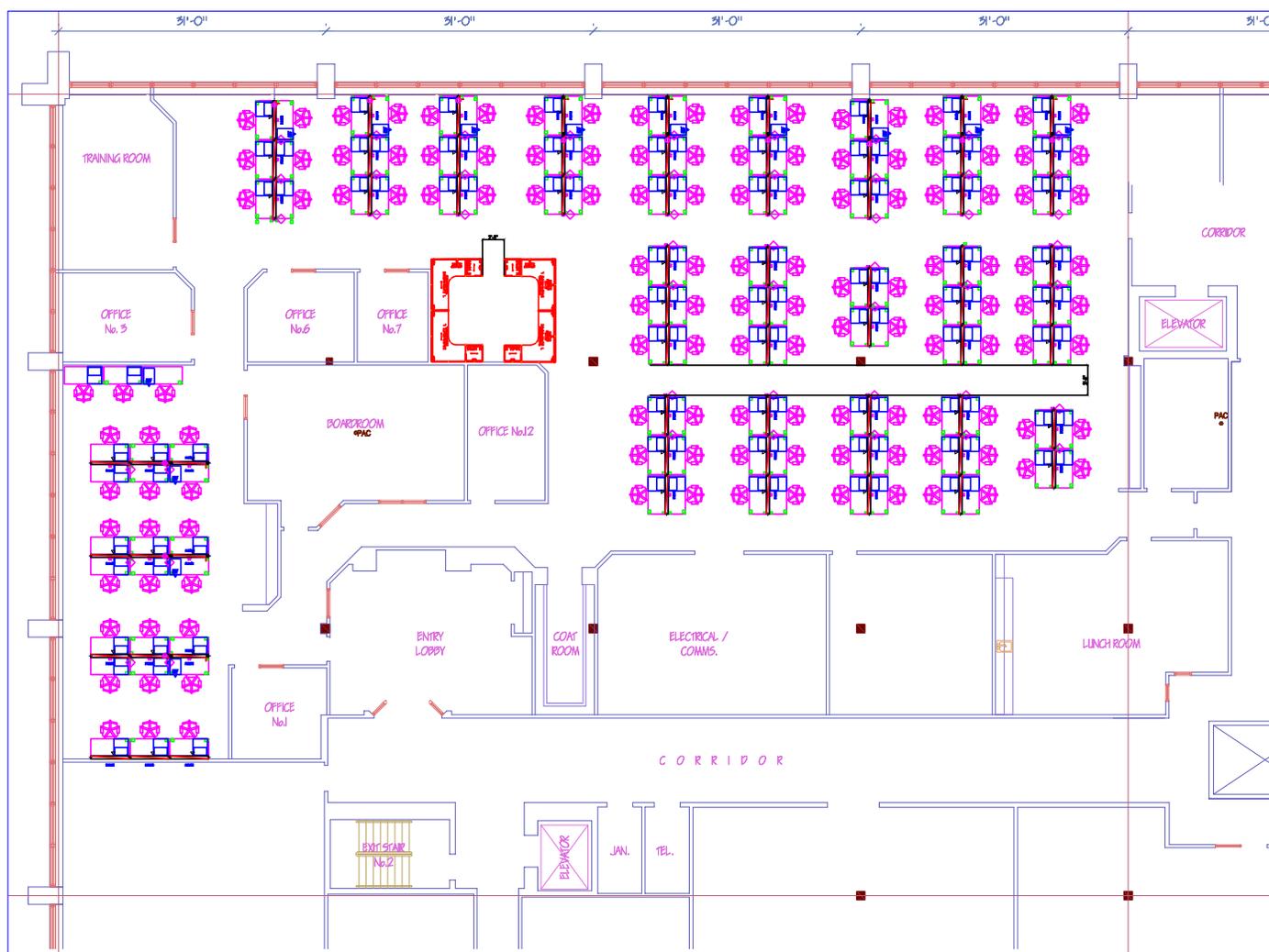
Suite 2050

12,081 sf



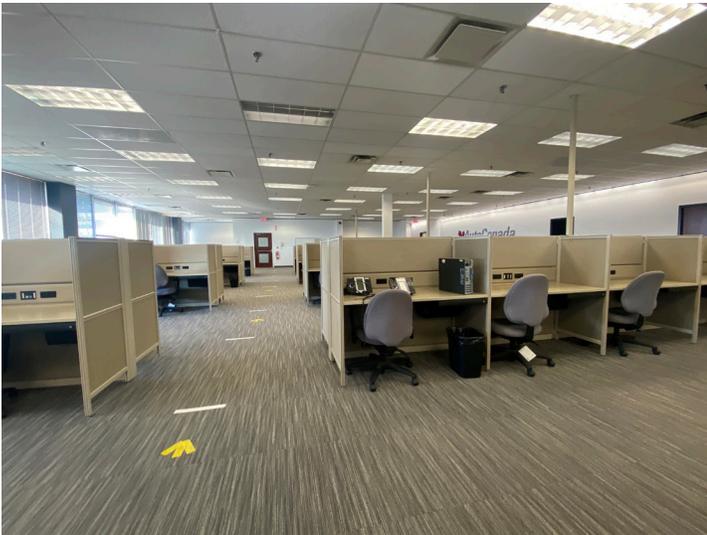
Suite 2080

10,891 sf



Suite 2080

Photos





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