

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**

BRUNSWICK
BROKERS

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

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



12 Smythe Street | Saint John, NB
Stephanie Turner



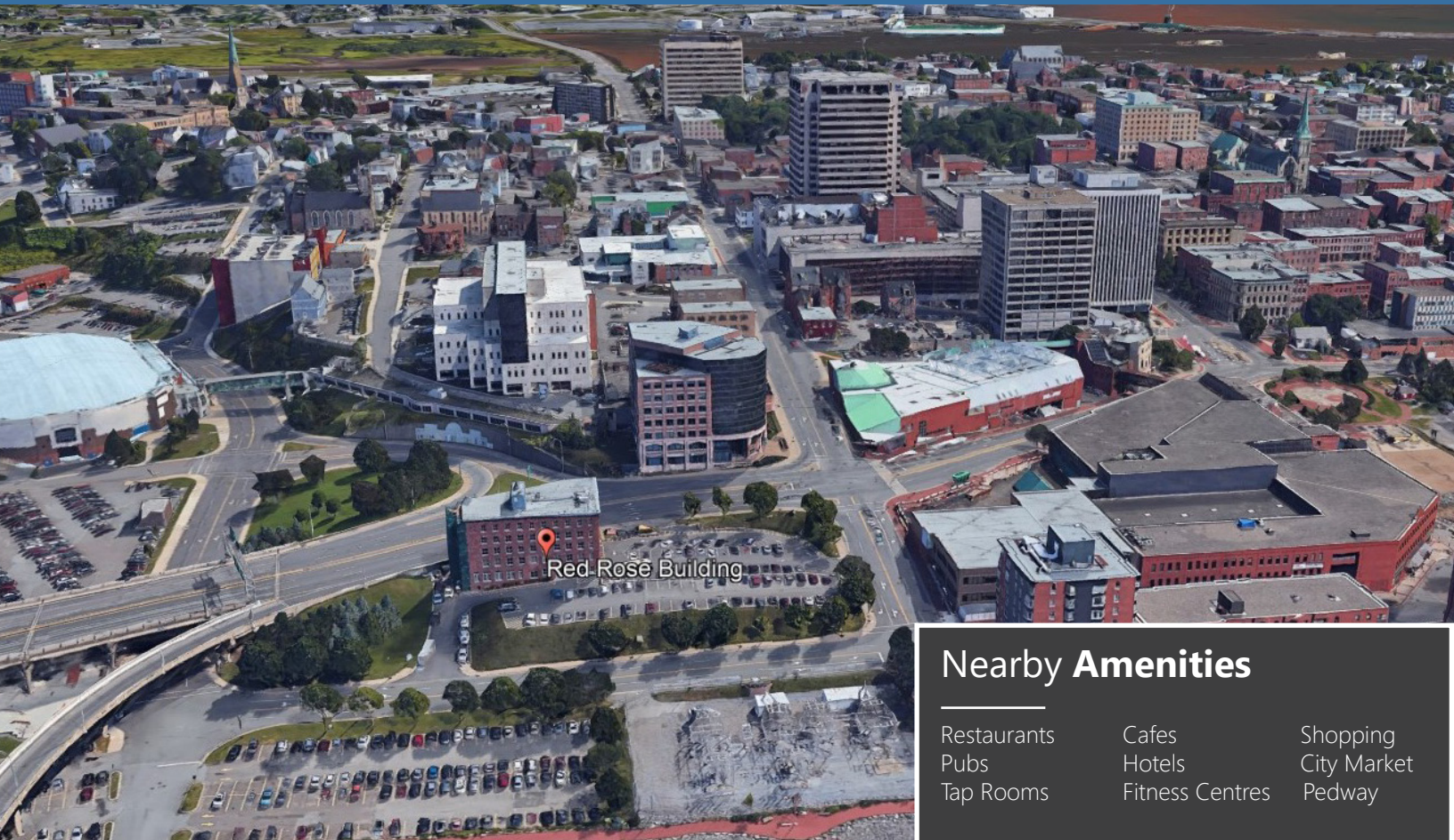
Property Details

AVAILABLE
IMMEDIATELY

NUMBER OF FLOORS	Five
BUILDING SIZE	27,798 sf
SIZES AVAILABLE	Suite 330R: 1,031 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



12 Smythe Street | Saint John, NB
Stephanie Turner



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



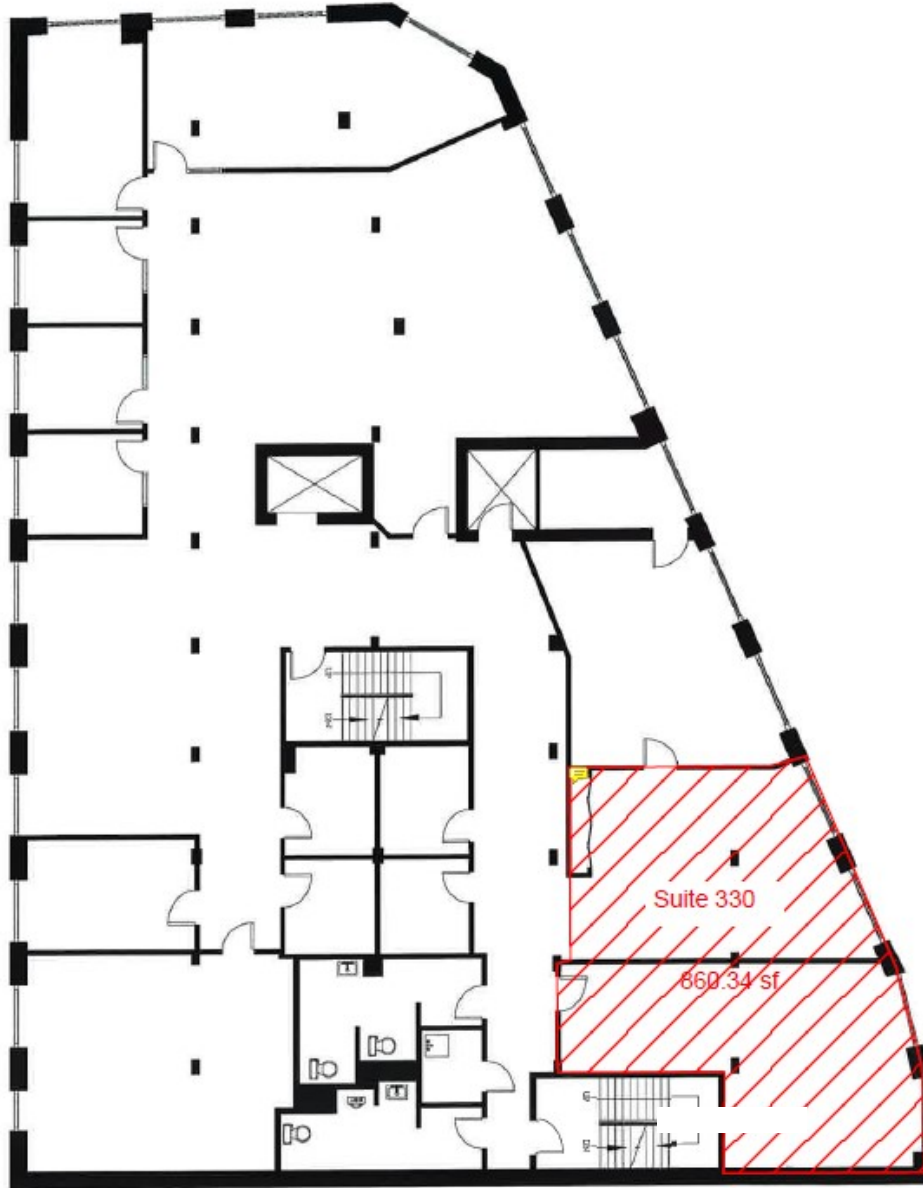
Property Photos

12 Smythe Street | Saint John, NB
Stephanie Turner



SUITE 330R
1,031 sf

12 Smythe Street | Saint John, NB
Stephanie Turner





12 Smythe 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
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.