

BRUNSWICK

BROKERS
COMMERCIAL REAL ESTATE

3,888 sq ft Office Suite with Heritage Charm
FOR LEASE
107 GERMAIN STREET

Saint John | NB

Stephanie Turner
Brock Turner



107 Germain Street | Saint John, NB
Stephanie Turner & Brock Turner



Property Highlights

BASE RENT
\$5,500 per month + HST & Utilities

Located in the former Bustins building at 107 Germain Street. 3,888 3rd floor office suite is full of heritage charm and available immediately. It features large open concept with 4 offices and/or meeting rooms along with washrooms and kitchenette. Furniture in place negotiable. Building professionally managed by Historica Properties. This is a sub-lease opportunity. Head-lease expires August 31st, 2023. Long term lease available subject to negotiations.

Can be combined with an adjacent suite for a combined for a total of 7,123 sq ft

LEASE RATES: \$5,500 per month +HST +utilities



**UPTOWN
LOCATION**



**PARKING
NEARBY**



**EXPOSED
BRICK**



**PROFESSIONALLY
MANAGED**



**TRANSIT
ACCESSIBLE**

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

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Property Details

AVAILABLE
IMMEDIATELY

PROPERTY TYPE	Office
ZONING	Uptown Commercial
MAX CONTIGUOUS SPACE	7,123 sf
MIN DIVISIBLE SPACE	3,888 sf
PARKING	Hourly and monthly parking in nearby city and private lots
FLOOR LOCATION	3rd Floor
RENT	\$5,500 per month + HST & Utilities



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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	44.4
AVERAGE HOUSEHOLD INCOME	\$63,737

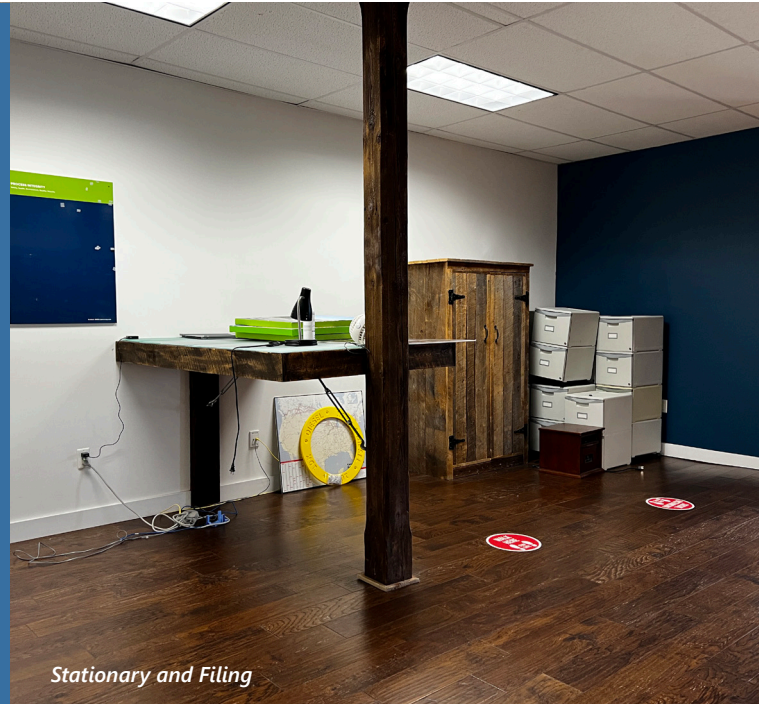


Property Photos

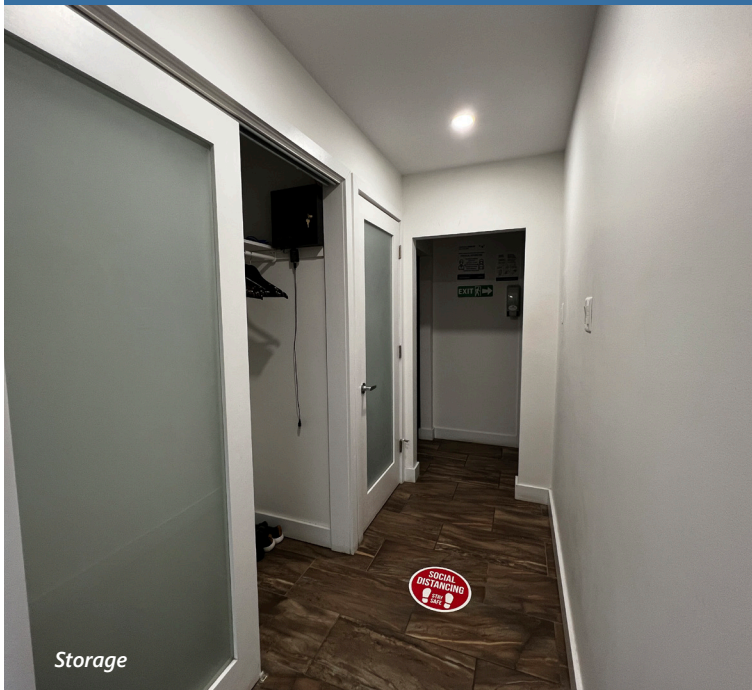
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Open Office



Stationary and Filing



Storage



Kitchen





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