

# BRUNSWICK

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BROKERS

**Imagine Yourself in This Fabulous  
Furnished Office Suite in**

**BRUNSWICK HOUSE  
44 CHIPMAN HILL**

**FOR SUBLET**

Saint John | NB

Stephanie Turner





44 Chipman Hill | Saint John, NB  
Stephanie Turner & Brock Turner



## Property Highlights

BASE RENT  
Call for Pricing

6,127 square feet of bright modern office space for sub-lease. This suite is located on the 3rd floor of Brunswick House. Large reception, combination of open area and private offices, boardroom, meeting rooms, kitchen, server room and much more. As built floorplan available.

PLUG & PLAY: Professional Haworth furniture in place and in "like new" condition. Negotiable as part of the lease.

PEDWAY: Step out of your office directly into Saint John's climate control inside connections "pedway" leading to many amenities including: other office buildings, parking garages, hotels, shops, restaurants, pubs, cafes, banks, fitness clubs etc.

VIEWS: Enjoy exciting urban views & breathtaking harbour views from your office.

BRUNSWICK HOUSE: Located at 44 Chipman Hill, Brunswick House is Saint John's original Class A high rise office building, with over 100,000 square feet on 14 floors. Maintained to exacting standards, this property is home to many of the region's top financial, legal and consulting service providers. Brunswick House is certified as a Silver level BOMA BEST building for environmental excellence and building management.

Head lease expires November 30, 2028

As with any sub-lease, lease rates are negotiable. Contact listing agents for rental rate information.

Call now... This opportunity will not last long!

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

**Stephanie Turner**  
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## Property Details

AVAILABLE  
IMMEDIATELY

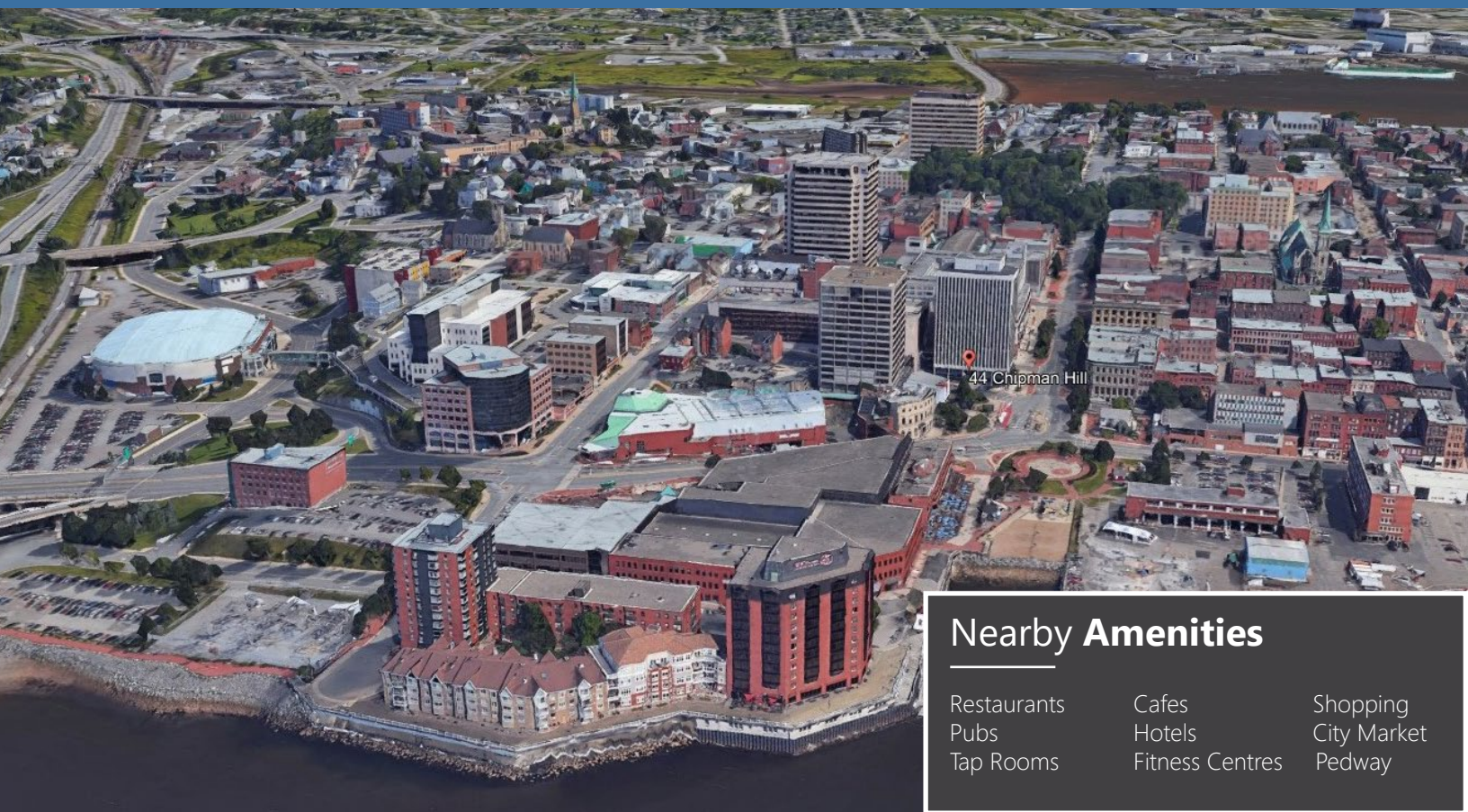
<b>BUILDING CLASS</b>	A
<b>BOMA LEVEL</b>	Best Certified Silver
<b>YEAR BUILT</b>	1965
<b>NUMBER OF FLOORS</b>	14
<b>BUILDING SIZE</b>	109,408 sf
<b>TYPICAL FLOOR SIZE</b>	+/- 8,100 sf
<b>BASE RENT</b>	Call for Pricing
<b>MIN DIVISIBLE SPACE</b>	6,127 sf
<b>MAX CONTIGUOUS SPACE</b>	6,127 sf
<b>FLOOR LOCATION</b>	3rd Floor
<b>PARKING</b>	Monthly parking nearby in private & city managed lots.
<b>LEASE EXPIRY</b>	Head lease expires November 30, 2028





# 44 Chipman Hill | Saint John, NB

## Stephanie Turner & Brock Turner



## Saint John

<b>2021 POPULATION</b>	130,613
<b>POPULATION INCREASE (2016 - 2021)</b>	3.5%
<b>MEDIAN AGE</b>	44.4
<b>AVERAGE HOUSEHOLD INCOME</b>	\$74,000





# Property Photos

44 Chipman Hill | Saint John, NB  
Stephanie Turner & Brock Turner



**UPTOWN  
LOCATION**



**ELEVATOR  
ACCESS**



**BOMA BEST  
CERTIFIED SILVER**



**PARKING  
NEARBY**



**TRANSIT  
ACCESSIBLE**

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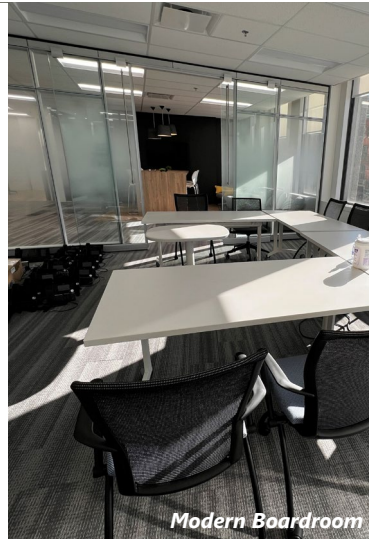


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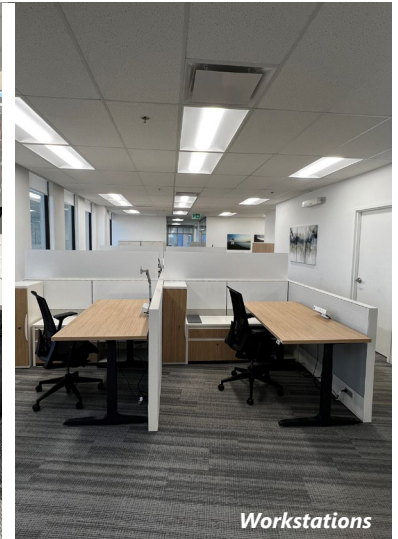
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Reception/Lobby



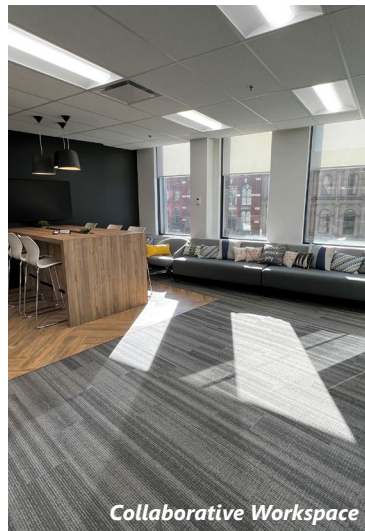
Modern Boardroom



Workstations



3rd Floor View



Collaborative Workspace

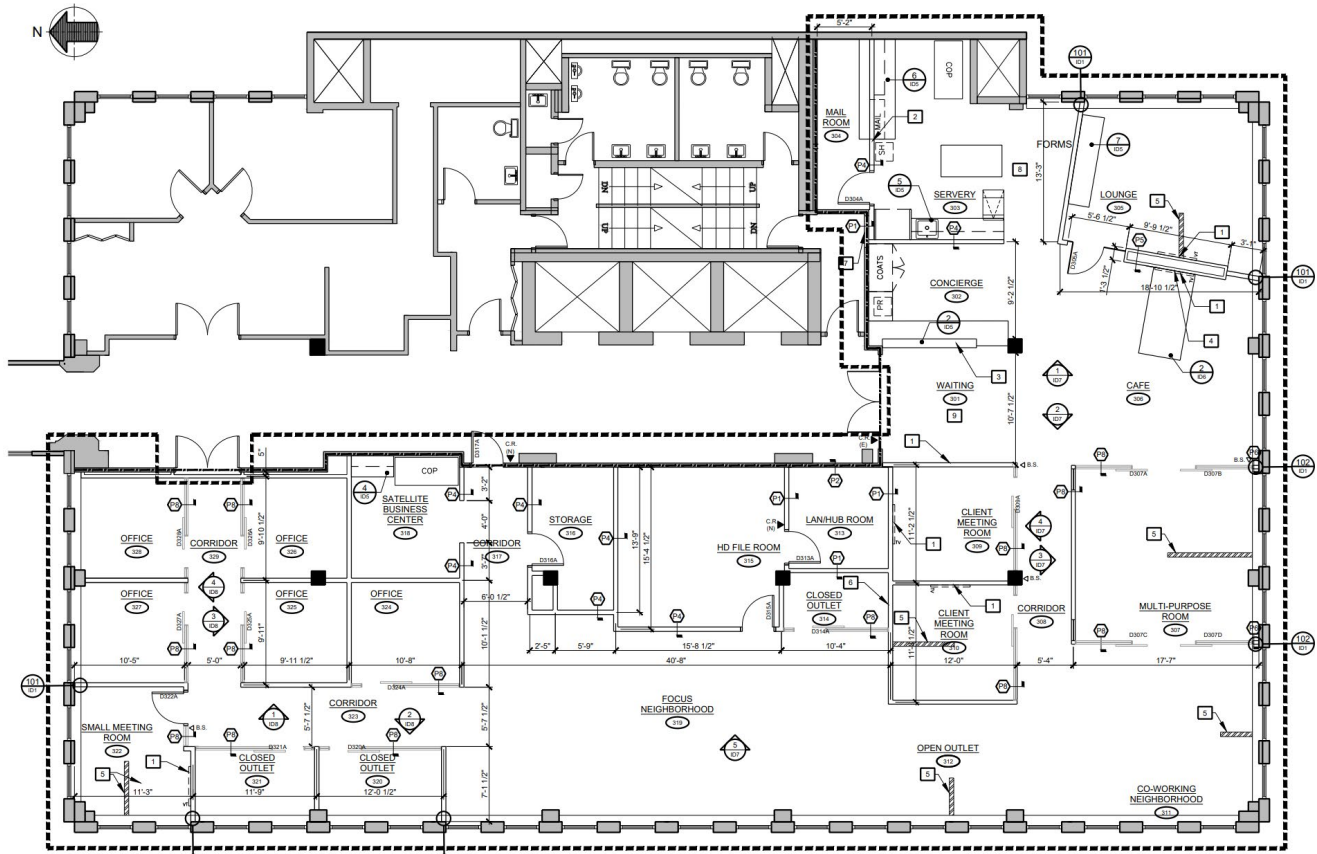


Workstations



## Floor Plan

6,127 sf







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