

BRUNSWICK

BROKERS

A Prestigious Address for Your Offices

FOR LEASE BRUNSWICK HOUSE **44 CHIPMAN HILL**

Saint John | NB

Troy Nesbitt



44 Chipman Hill | Saint John, NB
Troy Nesbitt



Property Highlights

BASE RENT
\$18.00 psf (net)

Brunswick House is a 14-storey, Class A high-rise office building in historic uptown Saint John, comprising more than 100,000 sf. Home to many of the region's top financial, legal and consulting service providers, Brunswick House enjoys breathtaking views of the Saint John harbour.

A prestigious address for business in Saint John, Brunswick House is at the center of the "Inside Connection", Atlantic Canada's longest indoor, climate-controlled pedway to surrounding hotels, shopping, dining and entertainment.



**UPTOWN
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**PARKING
NEARBY**



**TRANSIT
ACCESSIBLE**

BRUNSWICK
BROKERS

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

Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca
www.bbrokers.ca



44 Chipman Hill | Saint John, NB
Troy Nesbitt



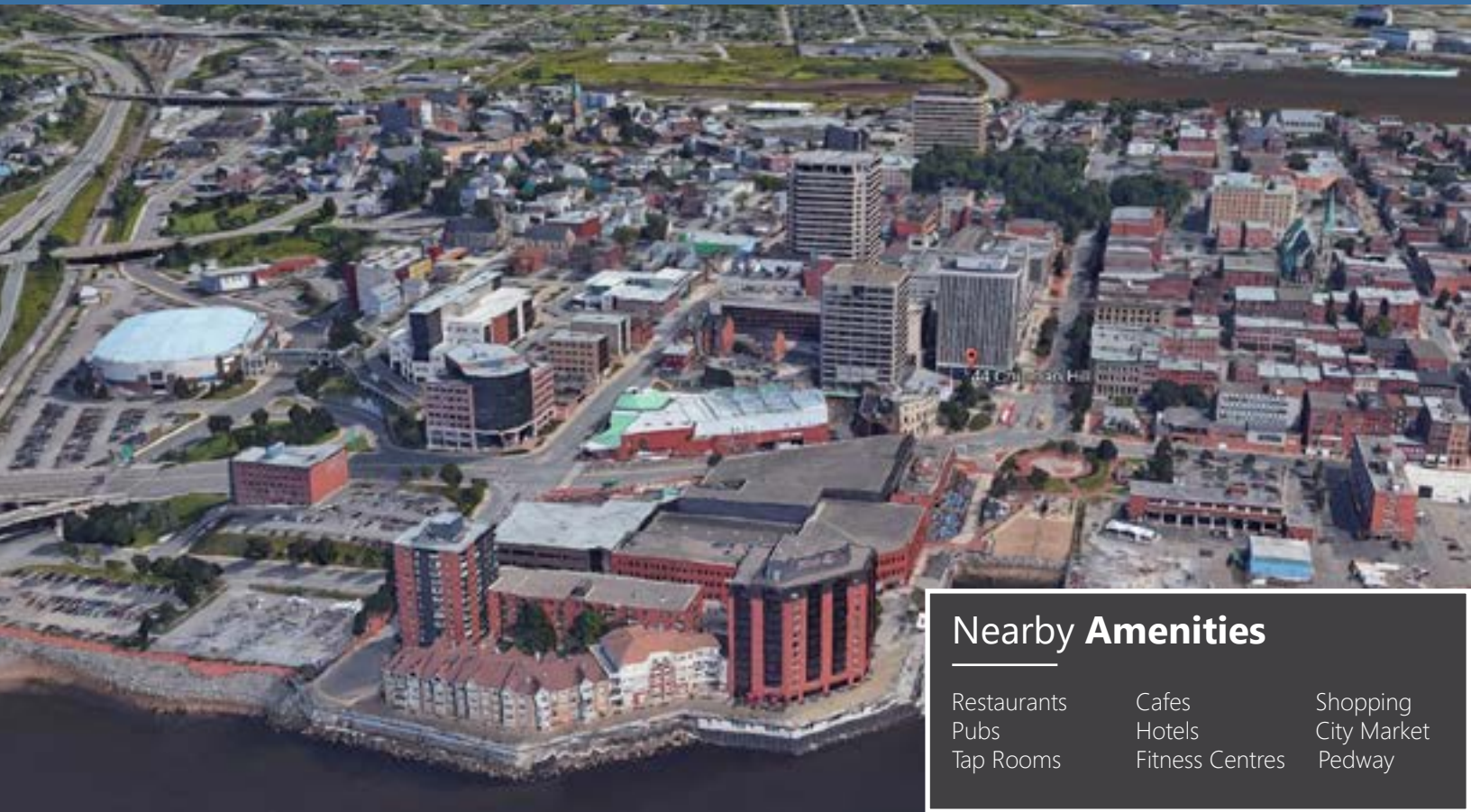
Property Details

AVAILABLE
IMMEDIATELY

LISTING ID	20084
NUMBER OF FLOORS	14
BUILDING SIZE	109,408 sf
TYPICAL FLOOR SIZE	+/- 8,100 sf
AVAILABLE SUITES	Suite 110: 3,049 sf Suite 400: 8,117 sf - \$16.00 psf (net) Suite 500: 8,086 sf - \$16.00 psf (net) Suite 1400: 8,044 sf
MAX CONTIGUOUS SPACE	8,117 sf
MIN DIVISIBLE SPACE	1,992 sf
PARKING	Adjacent monthly and hourly parking
BOMA LEVEL	Best Certified Silver
TENANT IMPROVEMENT ALLOWANCE	To be negotiated based on tenant, terms & conditions
LEASE TERM	Minimum 5 years



44 Chipman Hill | Saint John, NB
Troy Nesbitt



Saint John

2023 POPULATION	138,985
POPULATION INCREASE (2022 - 2023)	2.52%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000



Property Photos

44 Chipman Hill | Saint John, NB
Troy Nesbitt



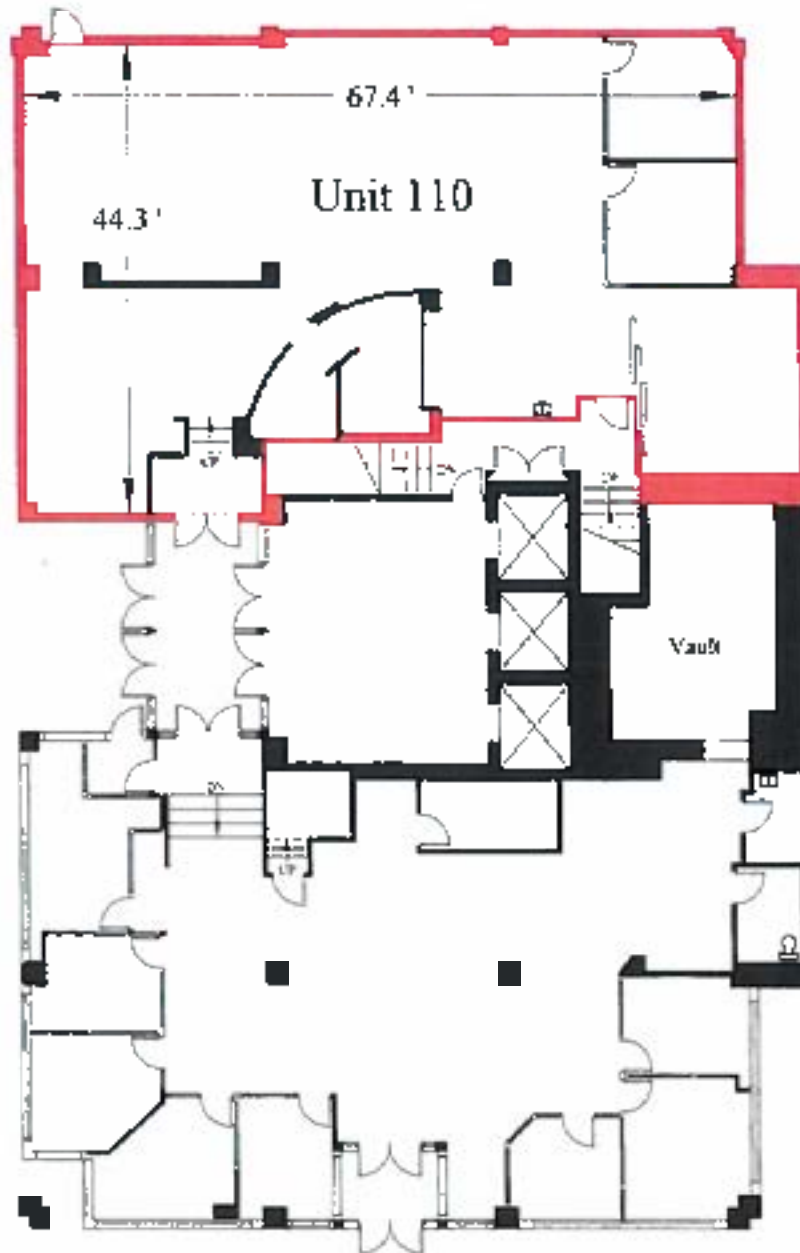
BRUNSWICK
BROKERS

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

Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca
www.bbrokers.ca

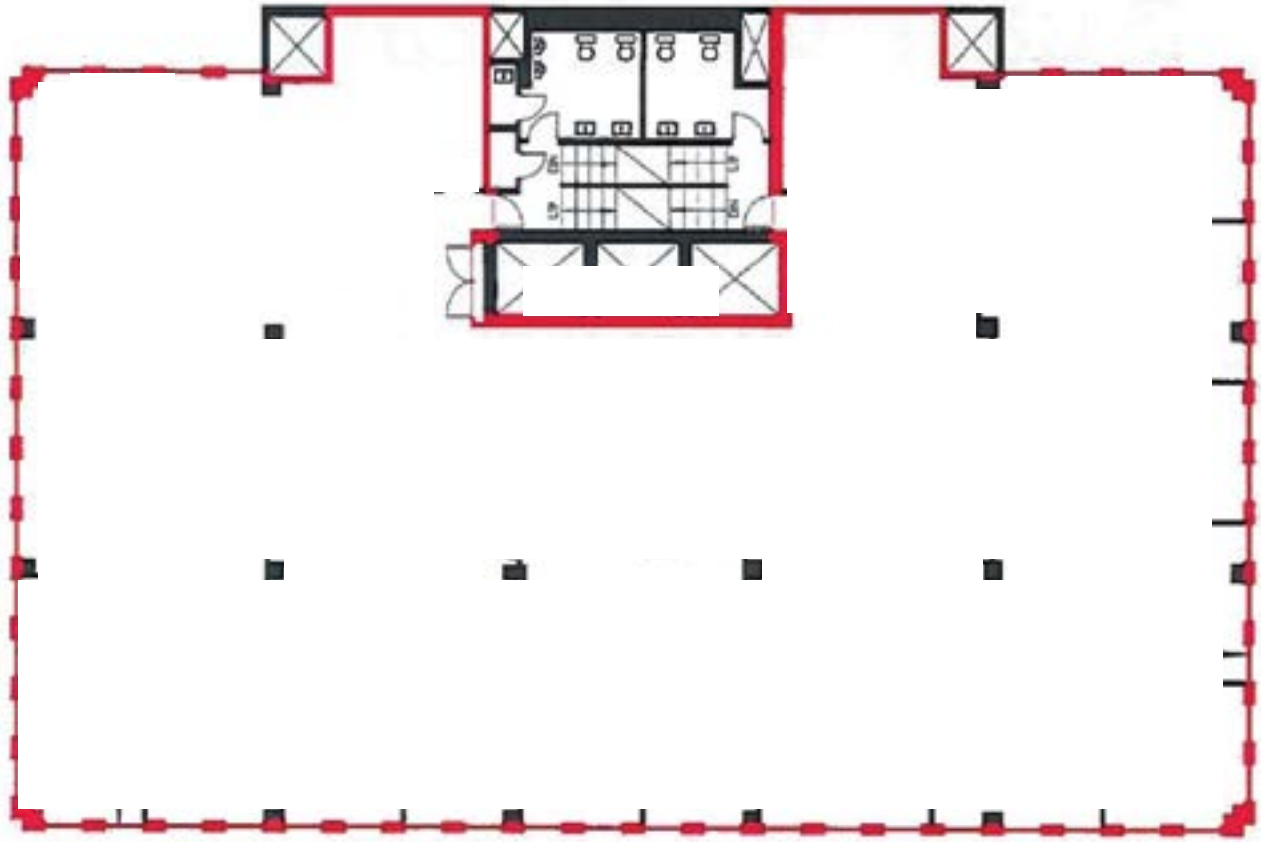


SUITE 110
3,049 sf



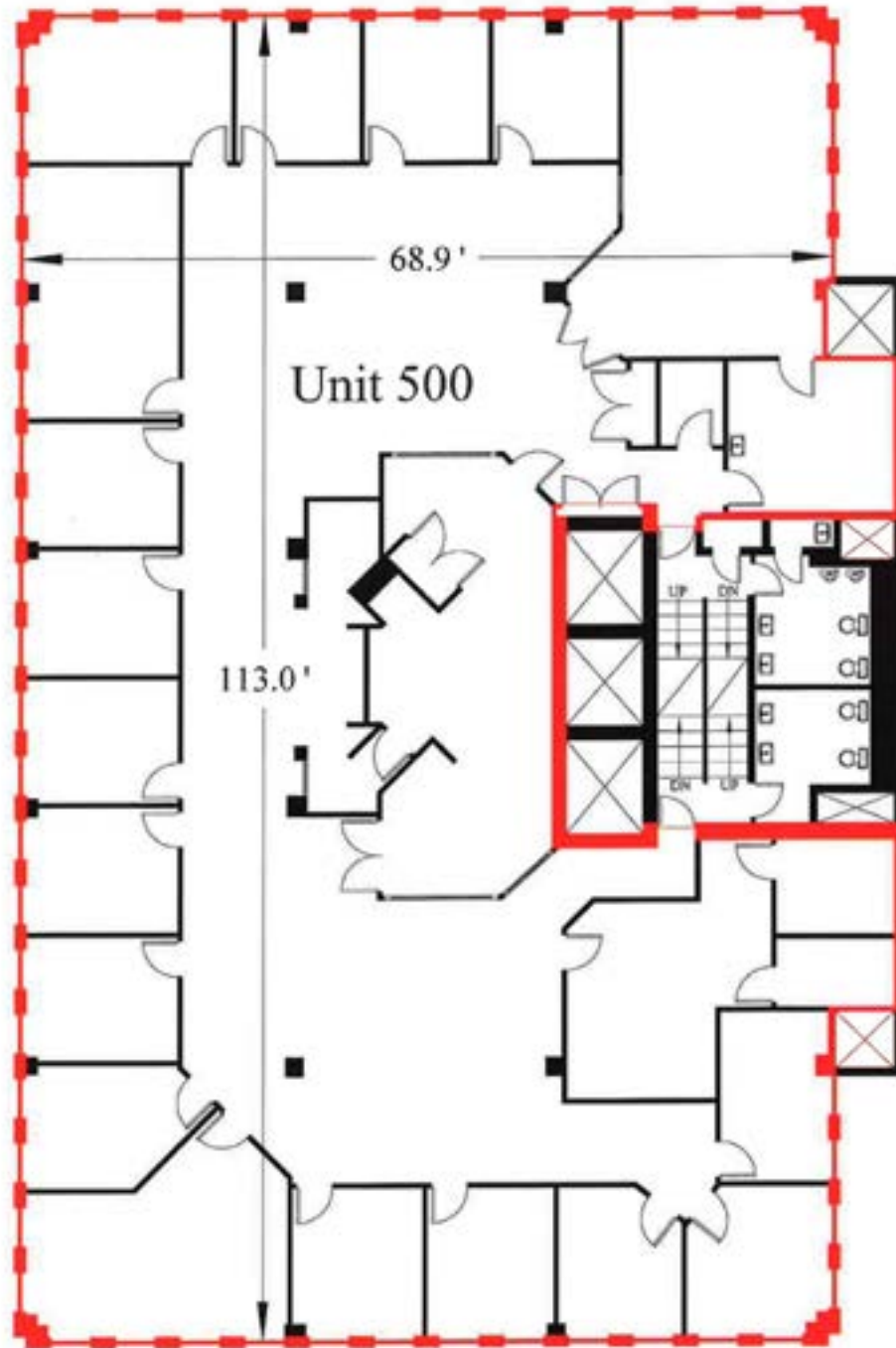
SUITE 400

8,117 sf



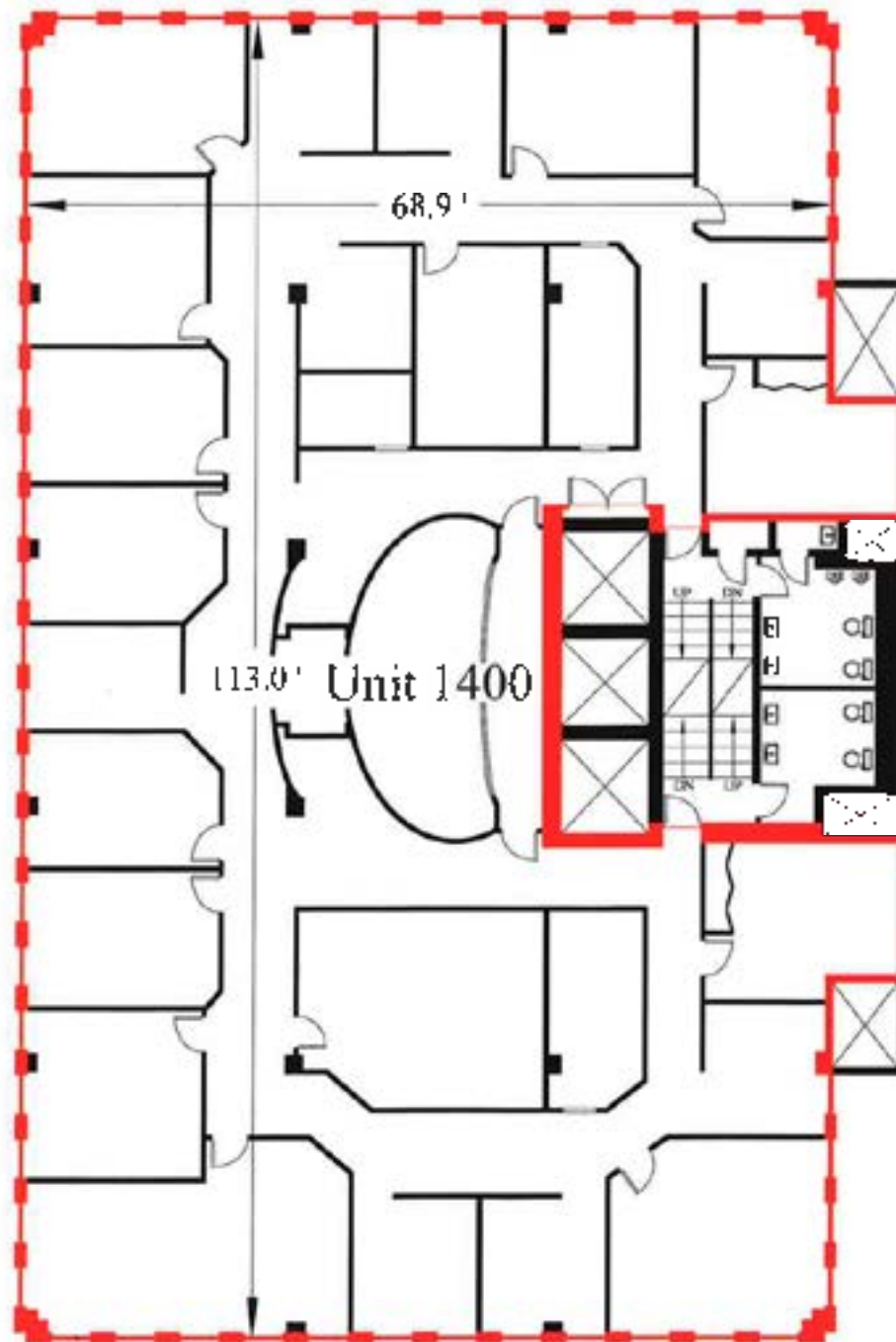
SUITE 500
8,086 sf

44 Chipman Hill | Saint John, NB
Troy Nesbitt



SUITE 1400
8,044 sf

44 Chipman Hill | Saint John, NB
Troy Nesbitt





44 Chipman Hill | Saint John, NB

Troy Nesbitt

(506) 349-5670

tnesbitt@bbrokers.ca

12 Smythe Street, Suite 104

Saint John, NB

E2L 5G5

bbrokers.ca

BRUNSWICK
BROKERS

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.