

# BRUNSWICK

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BROKERS

**Prime Class A Space in Prestigious  
Downtown Office Building**

FOR LEASE **MERCANTILE CENTRE**

**55 UNION STREET** Saint John | NB

**Troy Nesbitt**



55 Union Street | Saint John, NB  
Troy Nesbitt



## Property Highlights

BASE RENT  
**\$16.00 psf (net)**

Boasting spectacular harbour views and modern Class A office space, the Mercantile Centre has been certified for its environmental excellence and building management standards, achieving level 3 (silver) in the BOMA BEST program.

Located in the central business district of Saint John, the Mercantile Centre is also connected to the internal pedway system, all local amenities including shopping, hotels, recreation, cultural centres and downtown office buildings.



**UPTOWN  
LOCATION**



**ELEVATOR  
ACCESS**



**BOMA BEST  
CERTIFIED SILVER**



**PARKING  
GARAGE**



**TRANSIT  
ACCESSIBLE**

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

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





55 Union Street | Saint John, NB  
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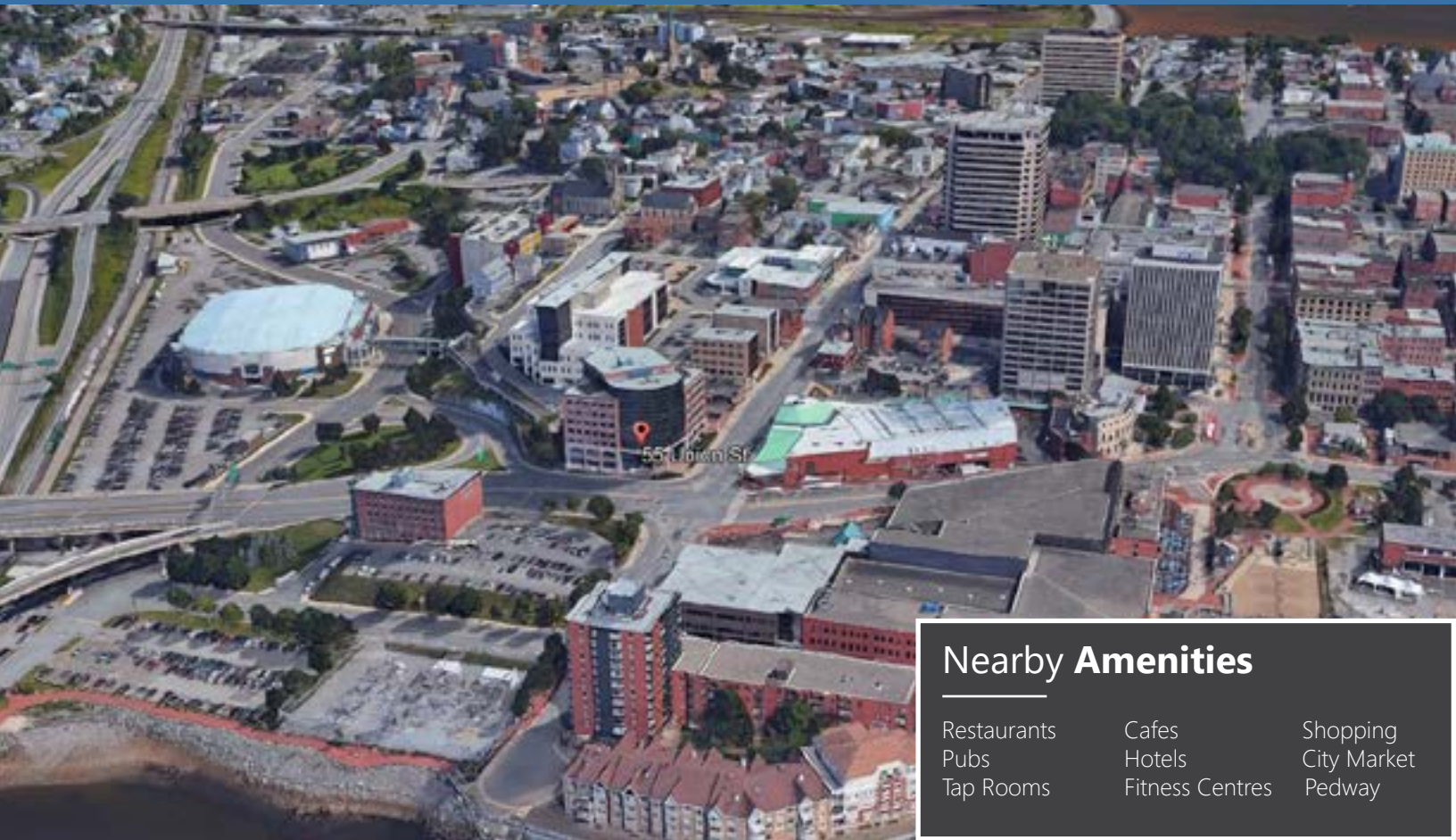
## Property Details

AVAILABLE  
**IMMEDIATELY**

|                                     |  |
|-------------------------------------|--|
| <b>NUMBER OF FLOORS</b>             | Eight (seven plus penthouse)   |
| <b>BUILDING SIZE</b>                | 120,555 sf   |
| <b>SUITES AVAILABLE</b>             | Suite 117: 1,142 sf<br>Suite 140: 732 sf<br>Suite 230: 4,282 sf<br>Suite 620: 4,623 sf |
| <b>MAX CONTIGUOUS SPACE</b>         | 4,623 sf   |
| <b>MIN DIVISIBLE SPACE</b>          | 732 sf   |
| <b>PARKING</b>                      | Attached 110-car covered parking garage (negotiable)                                   |
| <b>BOMA LEVEL</b>                   | Best Certified Silver  |
| <b>TENANT IMPROVEMENT ALLOWANCE</b> | To be negotiated based on tenant, terms & conditions                                   |



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Nearby **Amenities**

- Restaurants  
Pubs  
Tap Rooms
- Cafes  
Hotels  
Fitness Centres
- Shopping  
City Market  
Pedway

**Saint John**

|                                   |          |
|-----------------------------------|----------|
| 2023 POPULATION                   | 138,985  |
| POPULATION INCREASE (2019 - 2023) | 5.91%    |
| MEDIAN AGE                        | 44.4     |
| AVERAGE HOUSEHOLD INCOME          | \$74,000 |





# Property Photos

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## SUITE 117

1,142 sf

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- Exposure to Mercantile Centre corridor and Saint John pedway system
- Excellent visibility
- Adjacent monthly parking

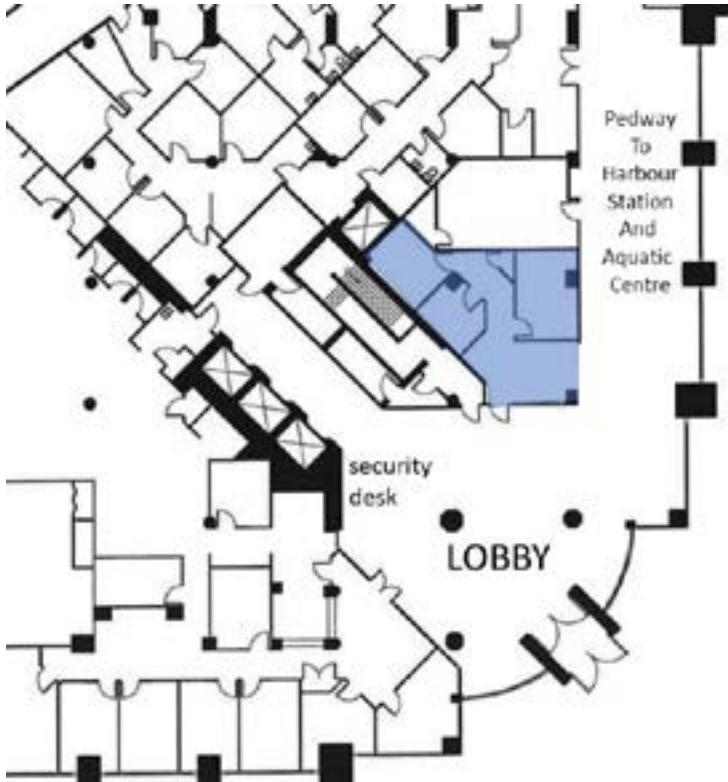




## SUITE 140

732 sf

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- Exposure to Mercantile Centre corridor and Saint John pedway system
- Excellent visibility
- Adjacent monthly parking



**SUITE 230**  
4,282 sf

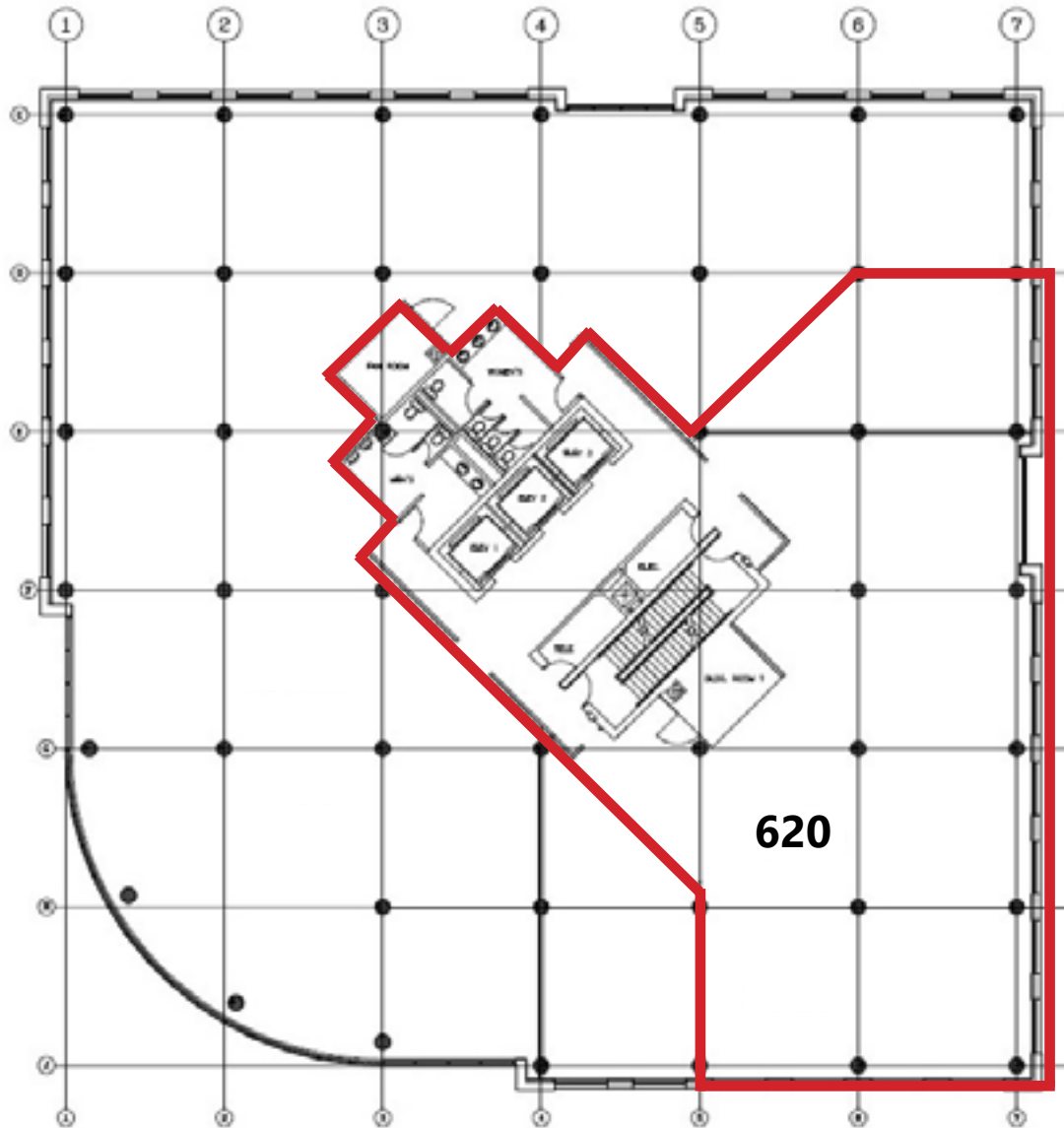
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**Suite 620**  
4,623 sf

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- Excellent visibility
- Adjacent monthly parking
- Large windows overlooking harbour





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