

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
\$16.00 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**

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

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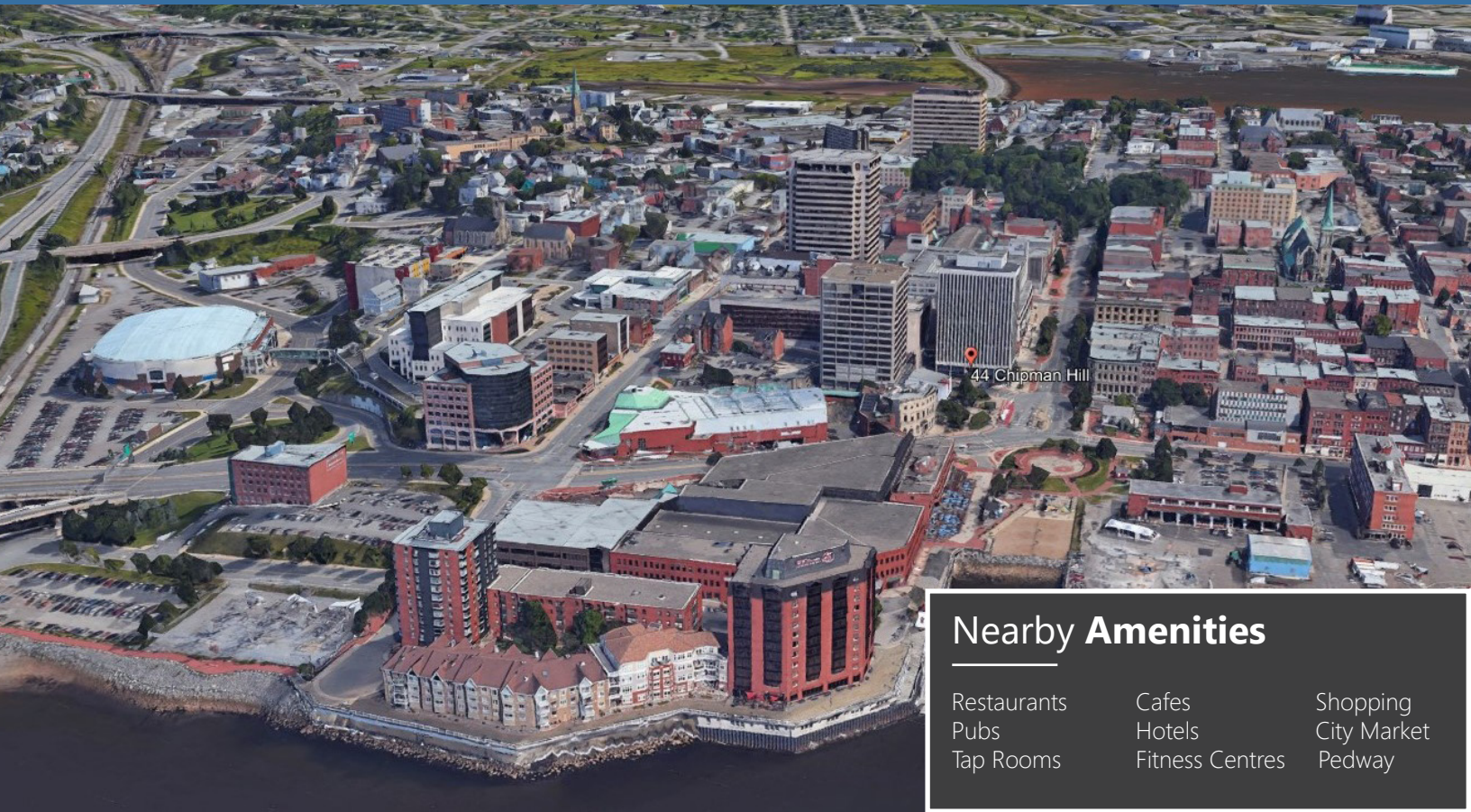
Property Details

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 1200B: 2,243 sf Suite 1400: 8,044 sf
MAX CONTIGUOUS SPACE	8,117 sf
MIN DIVISIBLE SPACE	2,243 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



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



Property Photos

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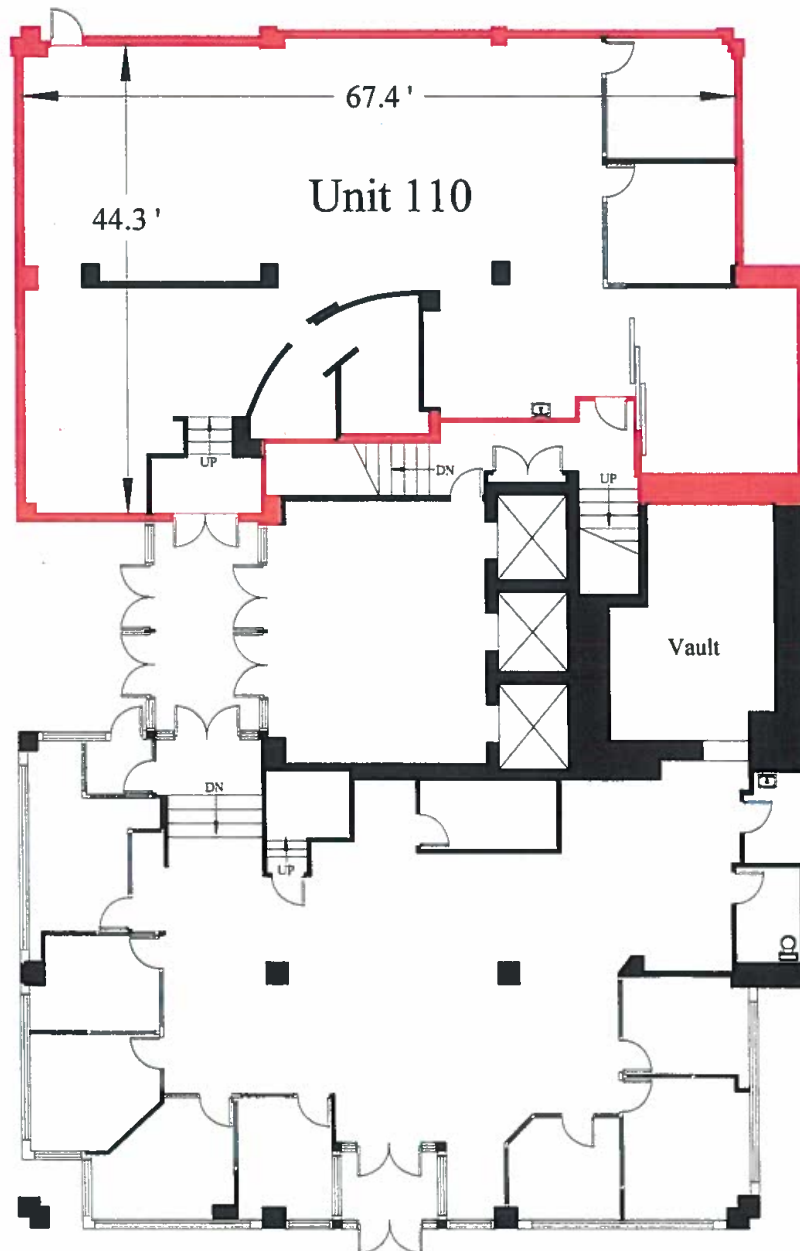
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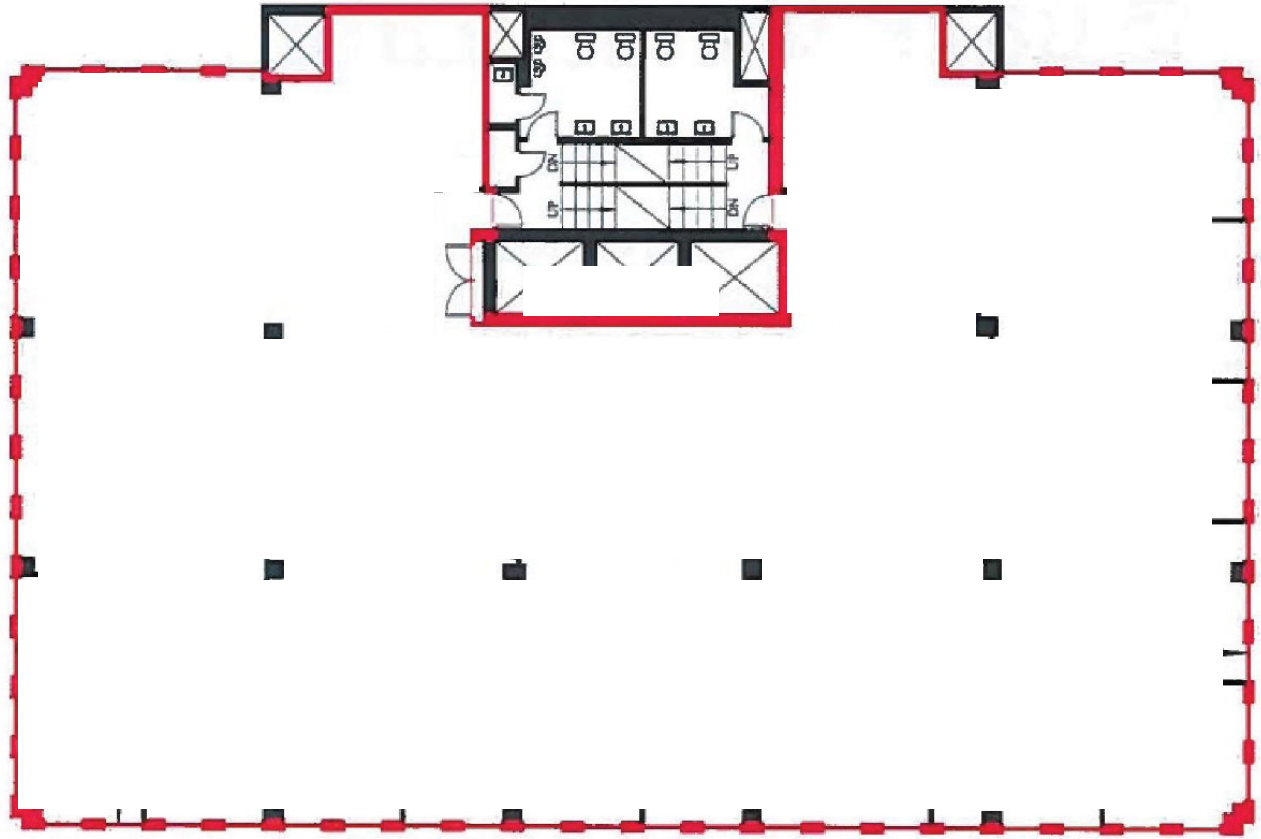


SUITE 110
3,049 sf



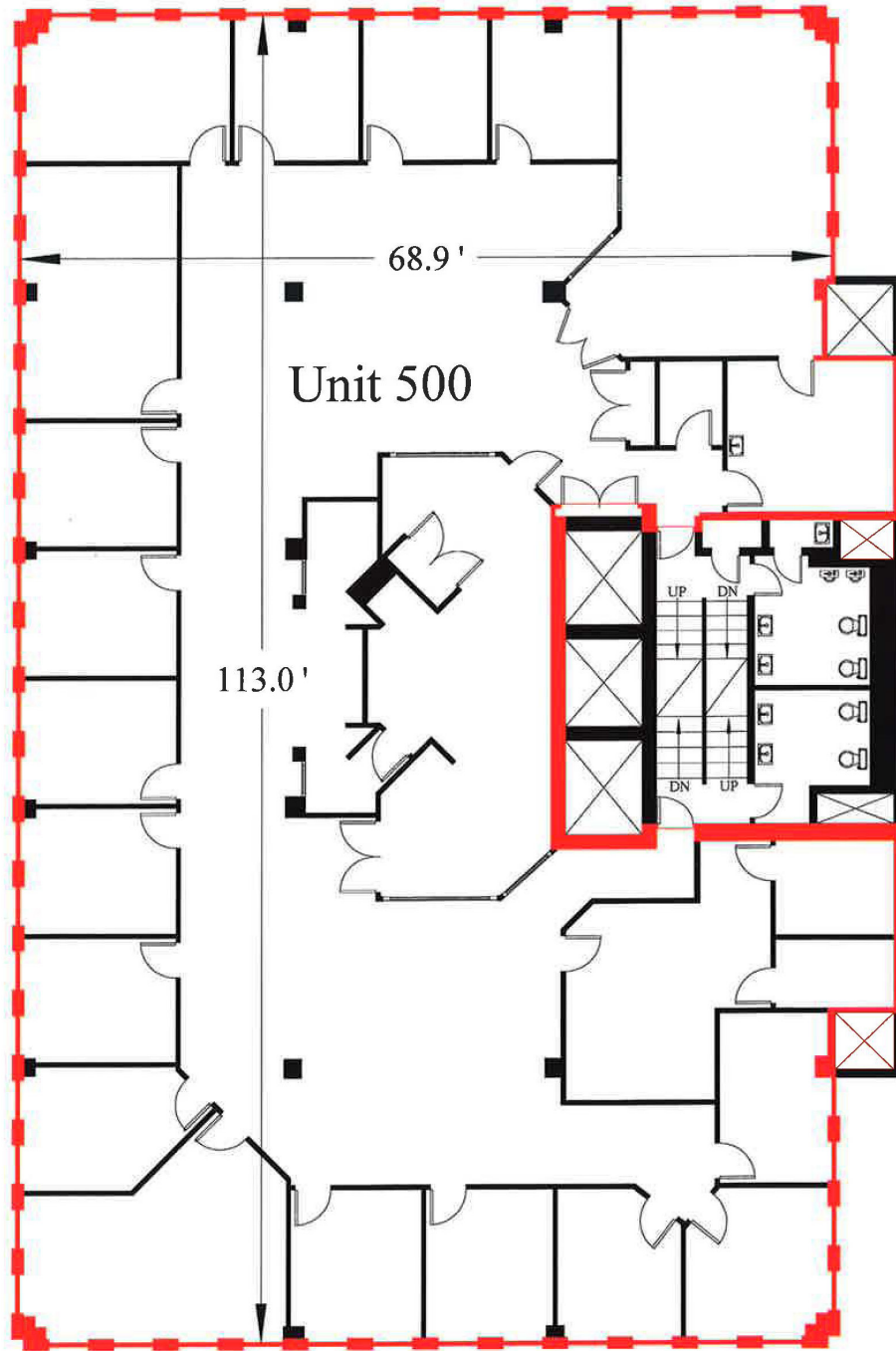
SUITE 400

8,117 sf



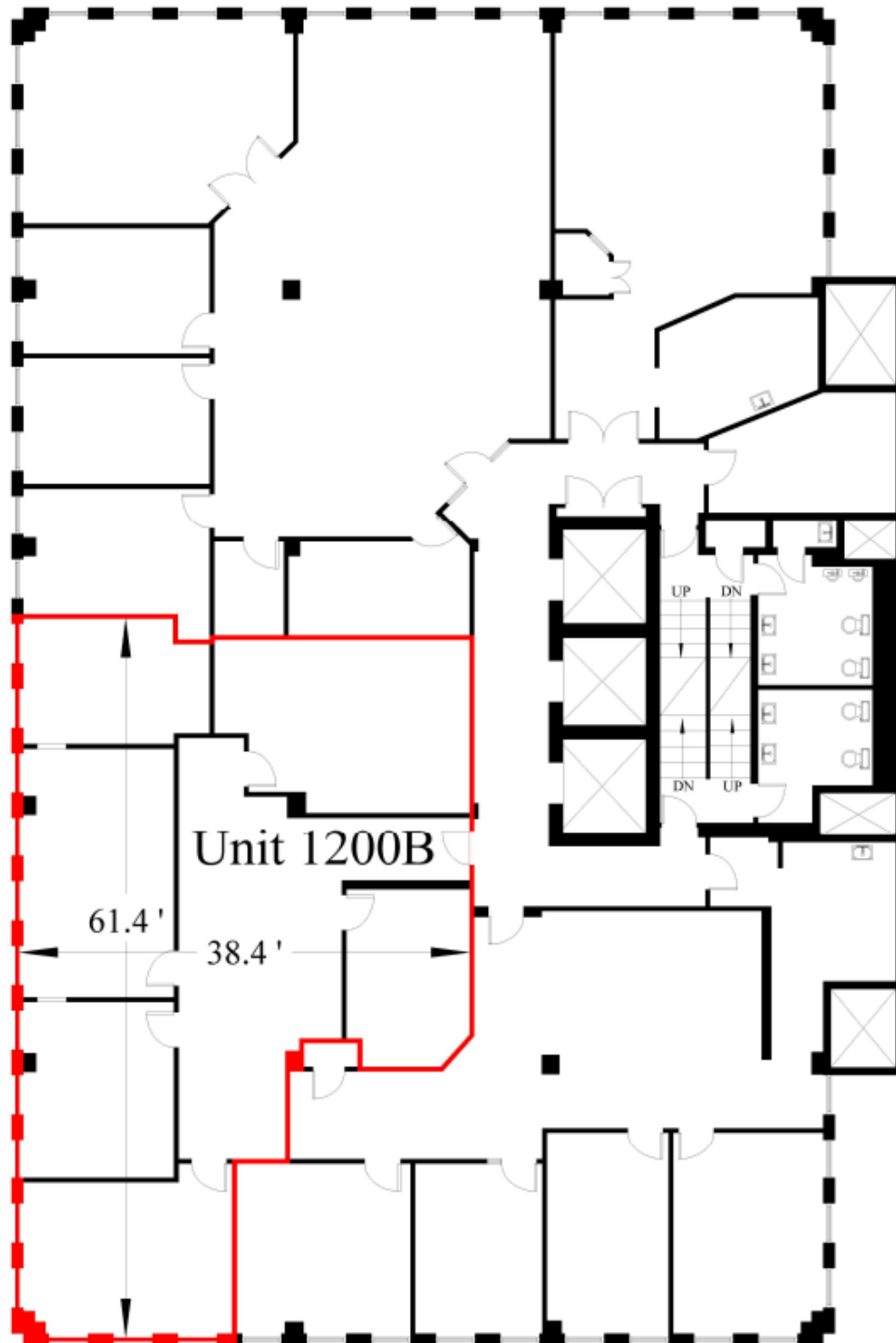
SUITE 500
8,086 sf

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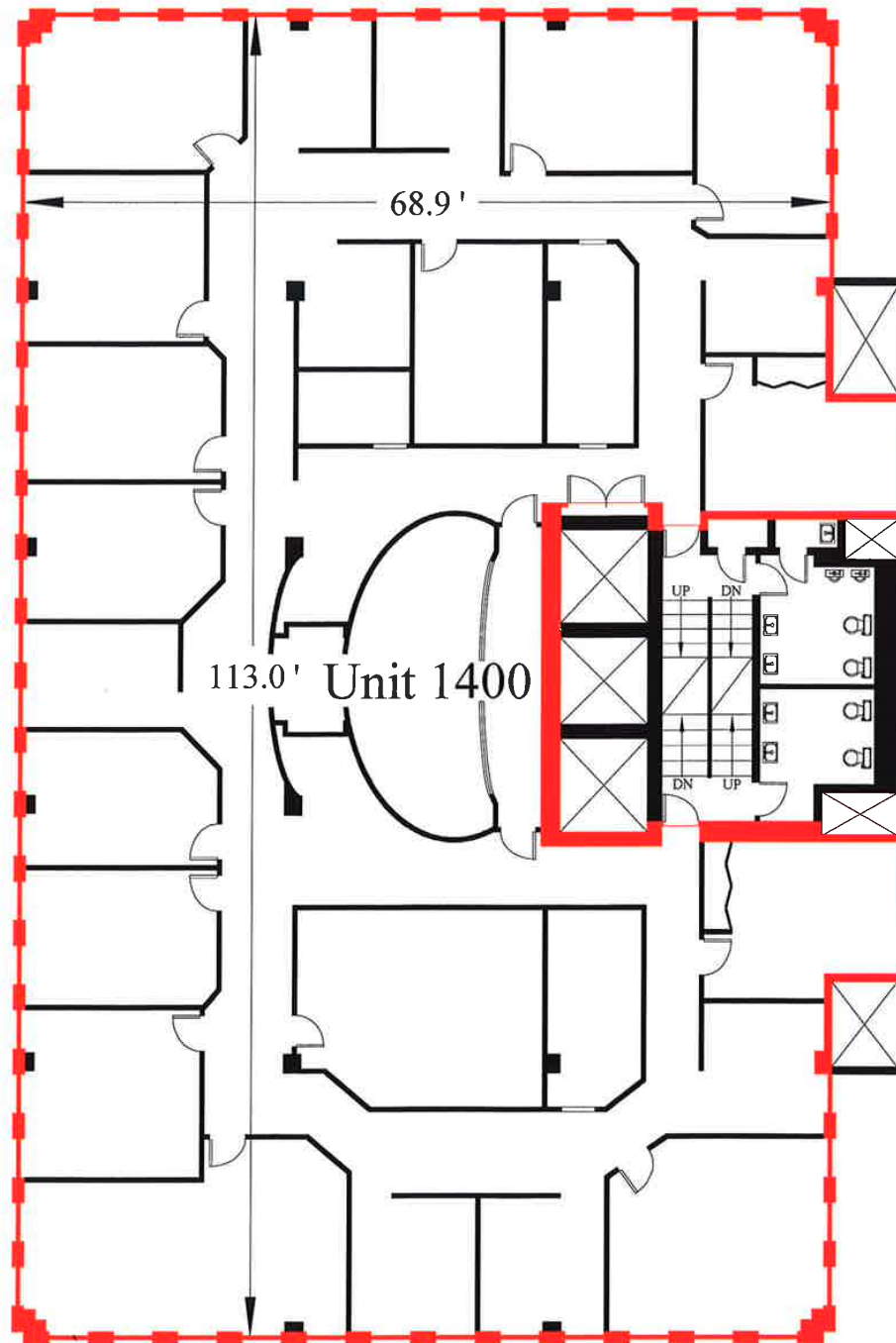
SUITE 1200B
2,243 sf

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SUITE 1400
8,044 sf

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