

BRUNSWICK

BROKERS

**Class A Office Space in the Heart of
Moncton's Downtown**

FOR LEASE

**COMMERCE PLACE
633 MAIN STREET**

Moncton | NB

John Johnston



633 Main Street | Moncton, NB
John Johnston



Property Highlights

BASE RENT
\$17.00 psf

Commerce Place is a six-storey, Class A 60,000 SF office property situated in the heart of Moncton's downtown central business district.

Anchored by the Bank of Montreal, Commerce Place houses many of the city's premiere banking and investment firms; tenants include BMO Nesbitt Burns, Grant Thornton, BMO Harris Bank, RBC Dominion Securities and Service New Brunswick.



**DOWNTOWN
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**MONTHLY
PARKING**



**TRANSIT
ACCESSIBLE**

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32 Alma Street
Moncton, NB
E1C 4Y1

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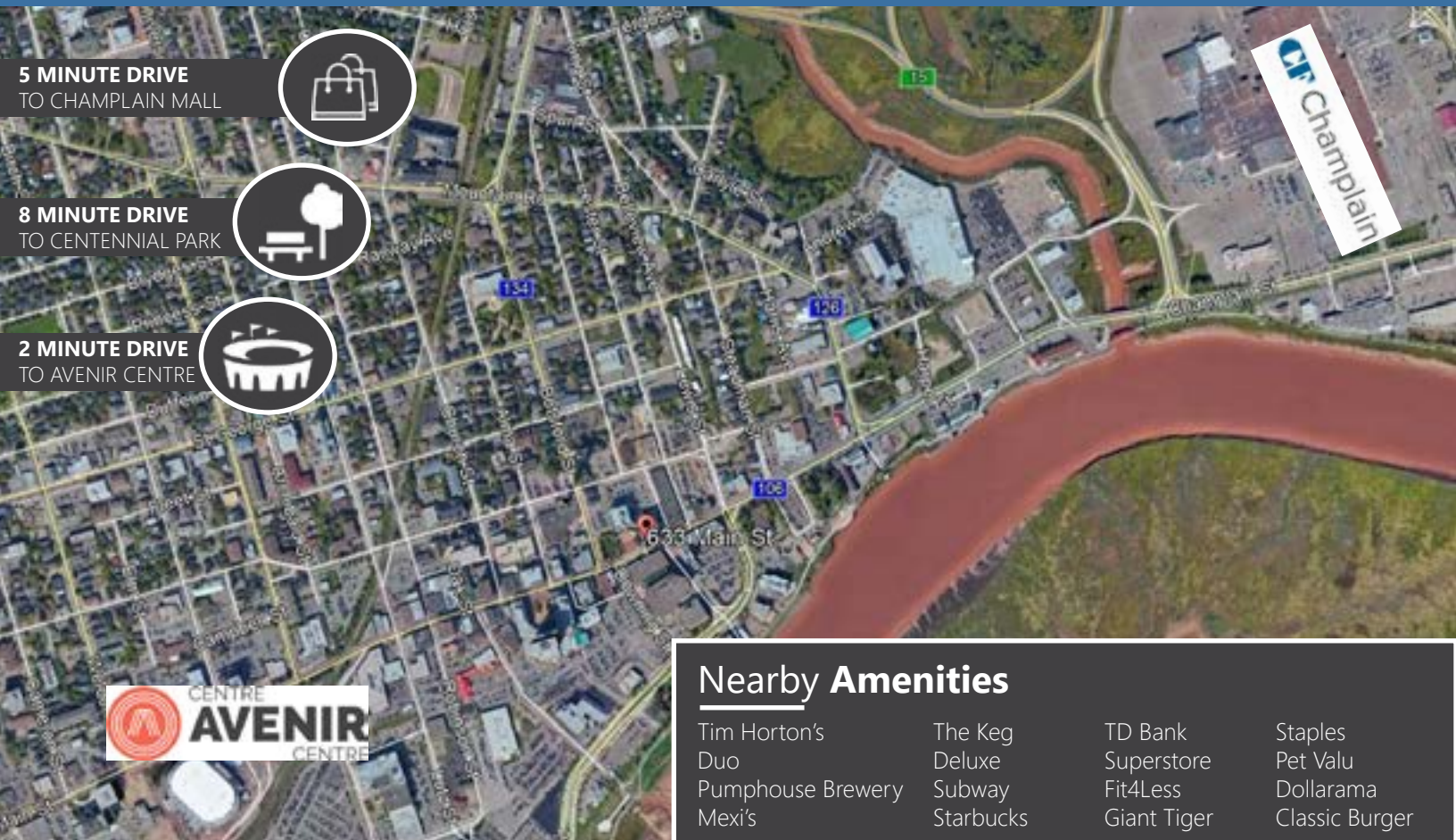
Property Details

AVAILABLE
IMMEDIATELY

LISTING ID	15021
LOCATION	Central Business District
BUILDING CLASS	A
BOMA LEVEL	BEST® Certified Silver
BUILDING SIZE	60,000 sf
FLOOR LOCATION	Various
NUMBER OF FLOORS	6
SUITES AVAILABLE	1st Floor: 2,056 sf 4th Floor: 3,858 sf up to 5,219 sf 4th Floor (Suite 420): 791 sf
MAX CONTIGUOUS SPACE	5,219 sf
MIN DIVISIBLE SPACE	2,056 sf
PARKING	Adjacent monthly parking / transit accessible
LEASE TERM	Negotiable
TENANT IMPROVEMENT ALLOWANCE	Negotiable based on tenant and terms



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Nearby Amenities

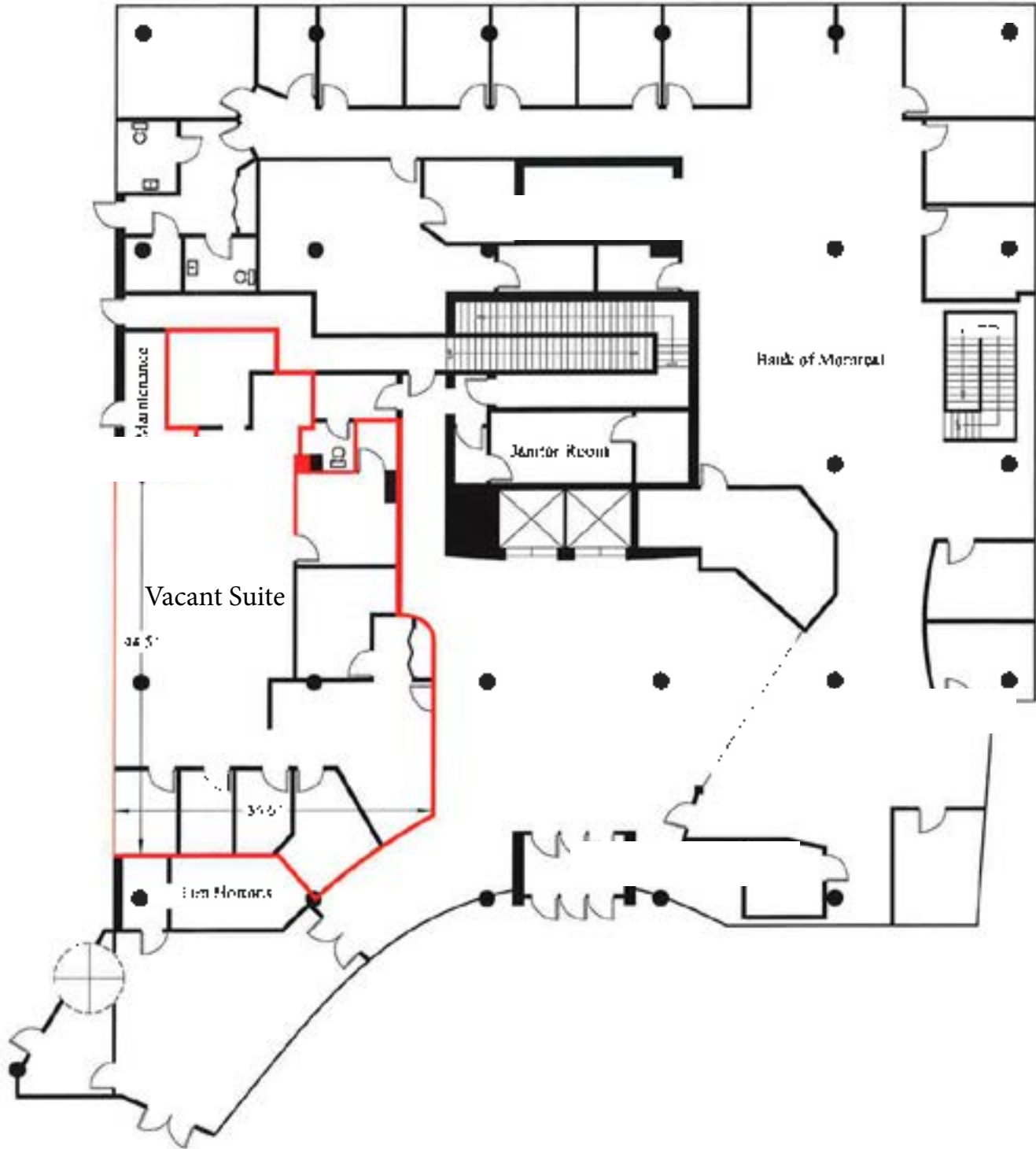
- Tim Horton's
- Duo
- Pumphouse Brewery
- Mexi's
- The Keg Deluxe
- Subway
- Starbucks
- TD Bank Superstore
- Fit4Less
- Giant Tiger
- Staples
- Pet Valu
- Dollarama
- Classic Burger

Moncton

2021 POPULATION	157,717 persons
POPULATION CHANGE (2016 - 2021)	8.9%
MEDIAN AGE	42.4 years old
AVERAGE HOUSEHOLD INCOME	\$78,783



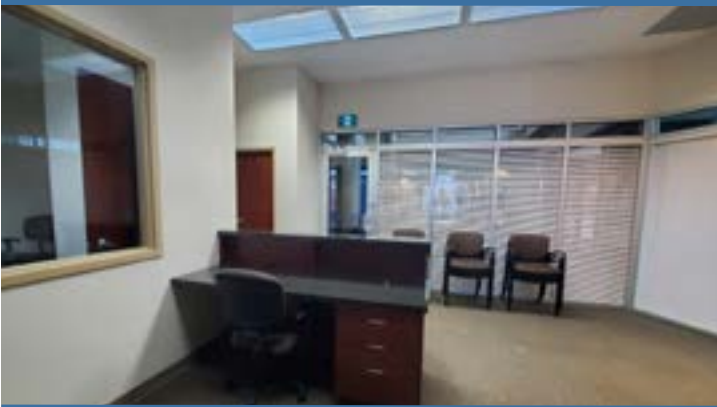
1st Floor



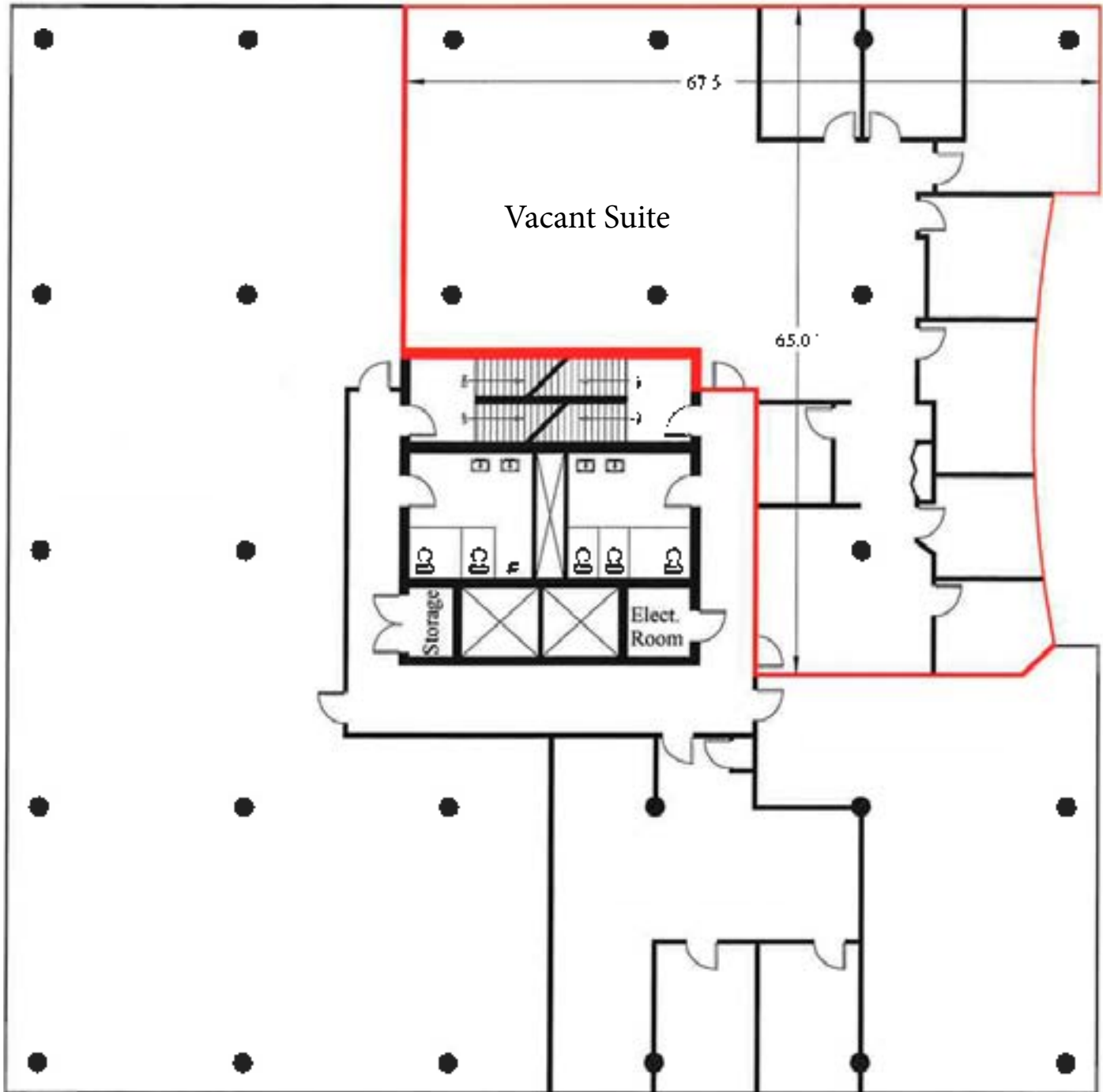
Suite Photos

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1st Floor



4th Floor



Suite Photos

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4th Floor

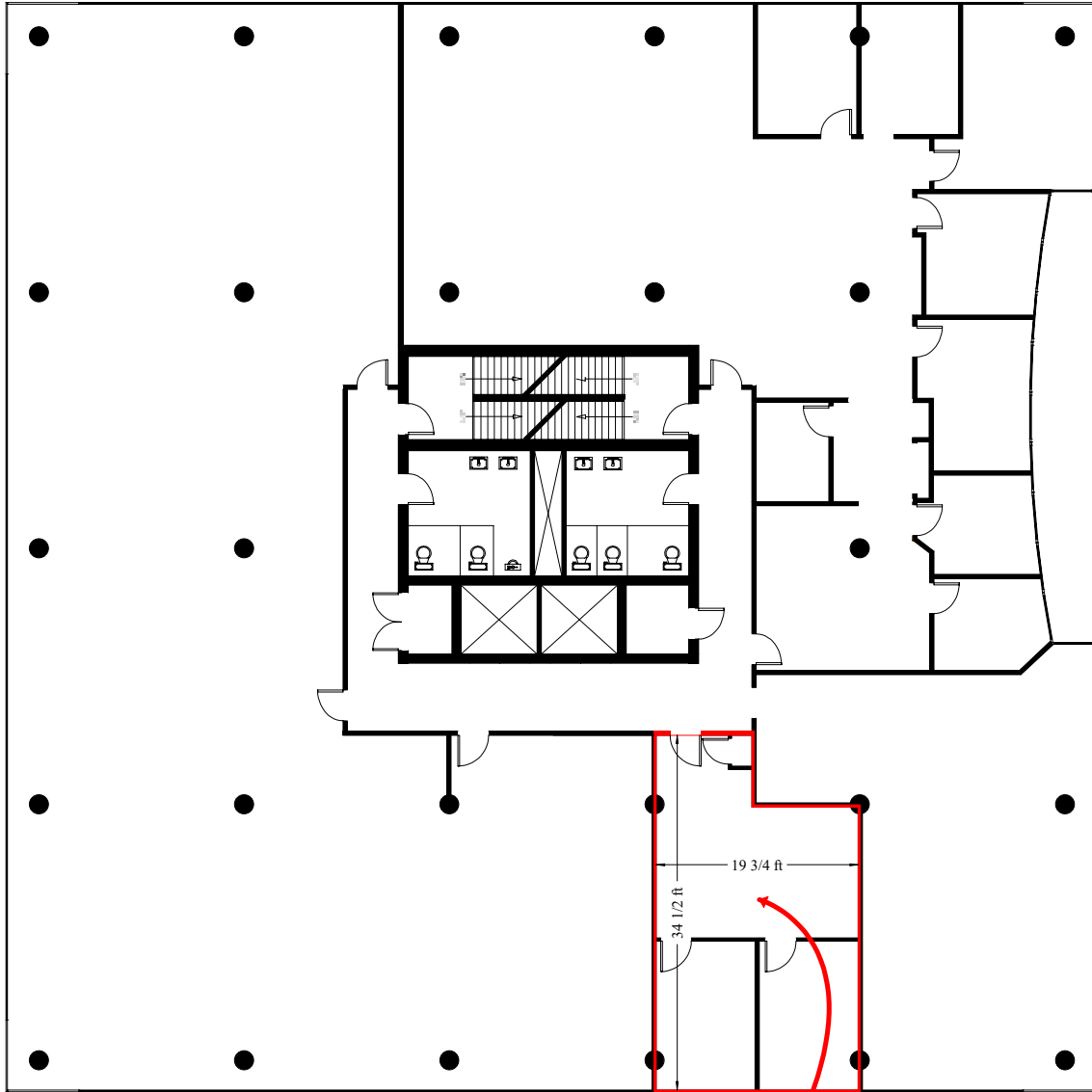


Floor Plan

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4th Floor

Suite 420 - 791 sf

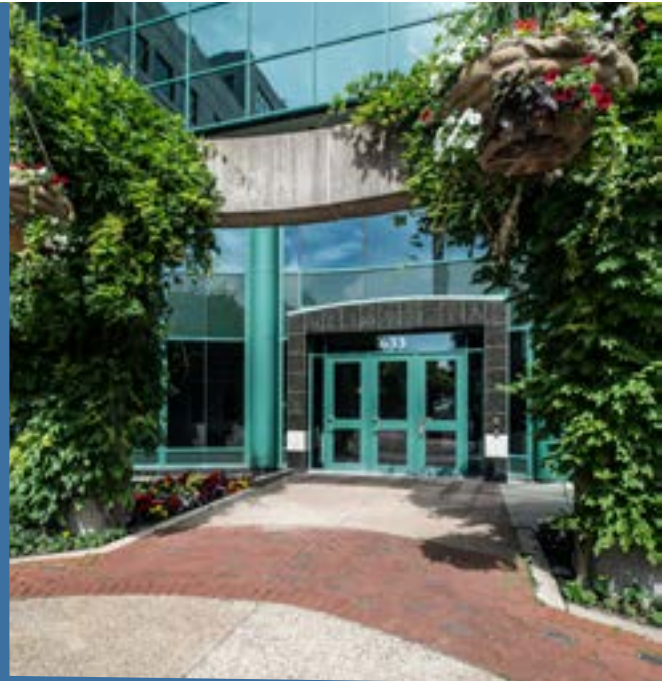


SUITE 420



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