Pre-leasing up to 13,954 SF of Commercial Space on the First Floor

99 KING STREET

Saint John | NB

FOR LEASE

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BRUNSWICK BROKERS
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

Located directly across from King's Square in the heart of Saint John's central business district, these **storefront commercial units** are part of one of the city's newest and most prominent apartment developments. With 152 residential units above, the building offers built-in foot traffic and visibility at the gateway to the City of Saint John's climate controlled pedway system next door. Featuring a 13,954 sq. ft. storefront on Charlotte Street, this high-exposure location is ideal for many uses. Surrounded by vibrant businesses and pedestrian activity, this space offers unmatched access and visibility in a thriving urban core. Available late 2026. Lease rate to be negotiated.

NET RENT
To be negotiated

DELIVERY
Late 2026

CHARLOTTE ST
Divisible up to 13,954 sq. ft.

PARKING
70 spaces underground

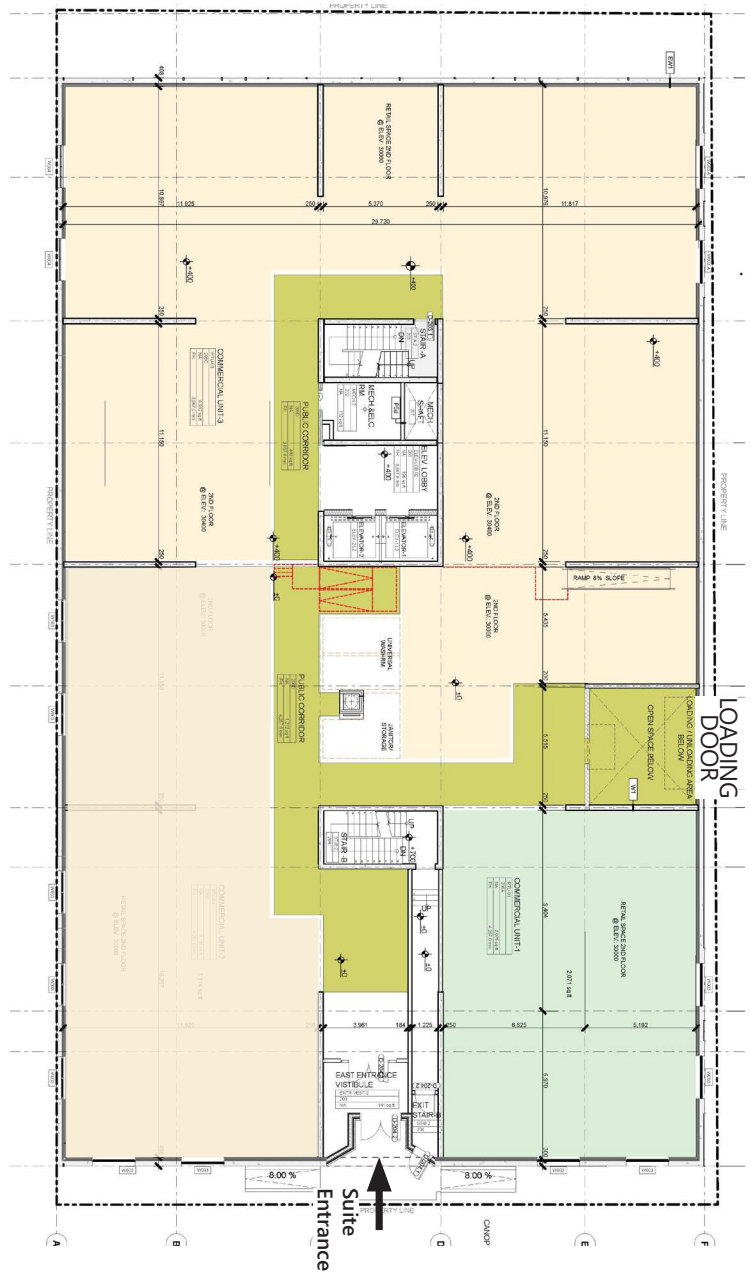


BRUNSWICK BROKERS
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First Floor | 13,954 sf (Divisible) | Late 2026

Unit 1 - 10,070 SF

Unit 2 - 2,075 SF





Convenient loading dock area



Prominent location, architecture consistent with adjacent buildings


Entrance to 13,954 sq. ft. first floor suite off of Charlotte Street
99
KING
STREET

LOCAL AMENITIES & TRANSIT

1 Saint John City Market
2 King Square Park
3 Paid Public Parking
4 Imperial Theatre
5 Irving Home Office
6 Loyalist Burial Ground
7 J.D. Irving Limited
8 Brunswick Square Office Tower
9 Brunswick Square Shopping
10 Delta Hotel
11 Bank of Montreal
12 Brunswick House
13 City Hall
14 Fundy Quay
15 The Gathering Space, Waterfront
16 Market Square
17 Hilton Hotel
18 Hilyard Place
19 Holiday Inn
20 Place 400
21 Landsdowne Place
22 Sobeys
23 TD Station
24 Chateau Saint John
25 St. Joseph's Hospital
26 Queen's Square
27 New School Development
28 Area 506 & Port SJ

01 Minute Walk to Inside Connection Pedway

03 Minute Walk to Many Major Bus Stops

05 Minute Walk to All Major Office Towers

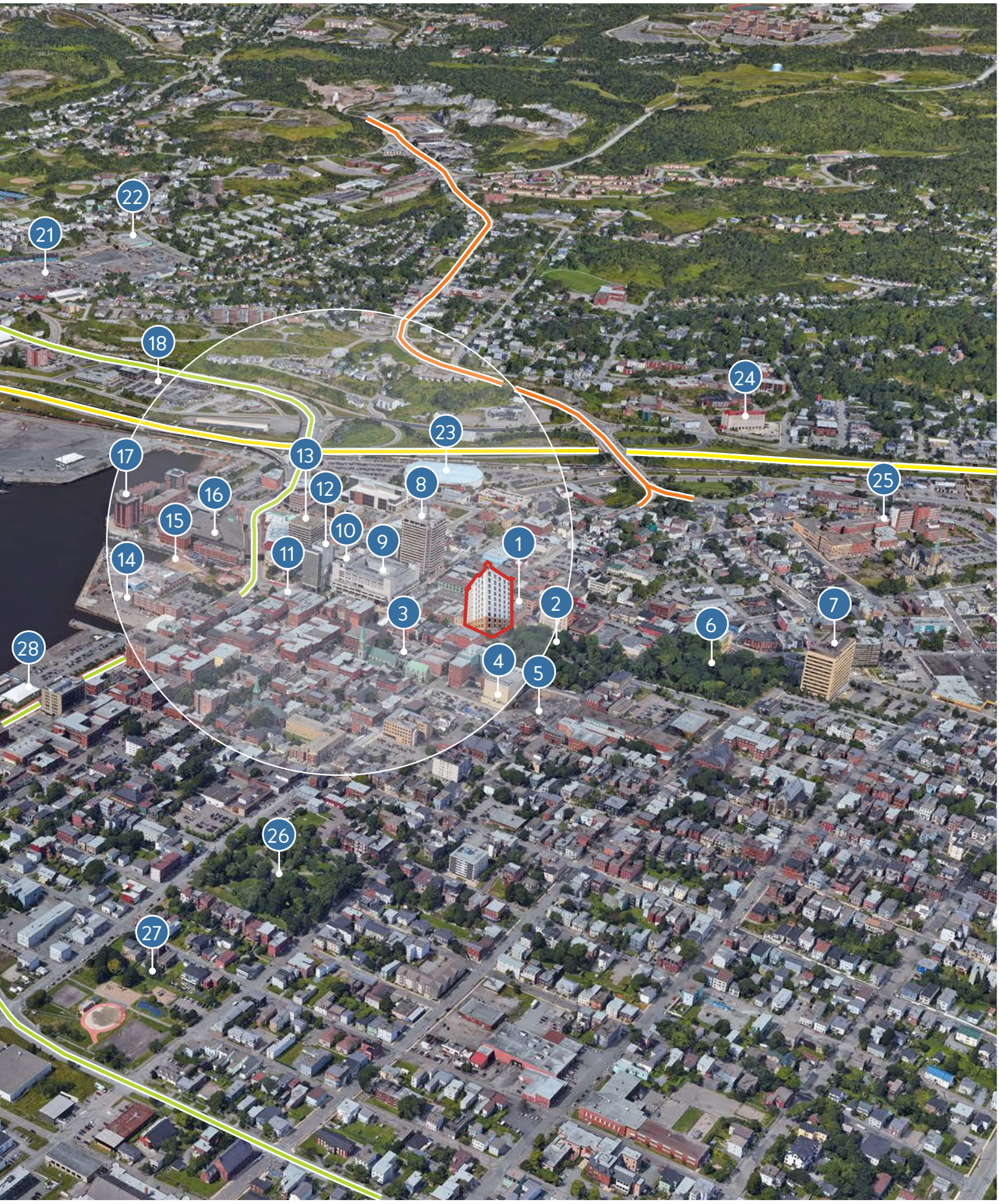
10 Minute Walk to TD Station

Highway 1

Somerset Street

Chesley Drive

CBD - Central Business District


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Uptown Saint John offers a dynamic and highly walkable urban environment that's ideal for retailers seeking visibility, foot traffic, and proximity to a diverse customer base. With approximately 1.5 million square feet of office inventory, the uptown core sees a steady influx of working professionals across sectors including finance, law, tech, government, and healthcare. This is complemented by a strong presence of retail, construction, and trades jobs, creating a vibrant daytime economy. The area is also home to two high schools and several university satellite campuses, adding to the daily pedestrian flow and expanding the demographic reach for retailers.

In addition to its weekday workforce, Uptown Saint John benefits from a seasonal surge in tourism, particularly from cruise ship passengers who disembark directly into the heart of the city. These visitors contribute significantly to local businesses, especially in retail and hospitality. The revitalized Saint John waterfront further enhances the appeal, offering free nightly concerts in the warmer months, a public ice skating surface in winter, and covered patios that support year-round outdoor dining. This blend of consistent local traffic and seasonal tourism makes Uptown Saint John a strategic and high-potential location for retailers looking to grow their presence.

Whether you're a boutique retailer, restaurant, or service provider, Uptown Saint John offers unmatched visibility, daily foot traffic, and a vibrant mix of professionals, students, and tourists. With its growing infrastructure and revitalized public spaces, it's the ideal location to establish and grow your business.

Uptown Saint John sees a daytime population surge of thousands as workers, shoppers, and visitors fill the core

High pedestrian flow during work hours along King Street, Charlotte Street, and the pedway, All just steps from 99 King.


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THE INSIDE CONNECTION PEDWAY SYSTEM

Year-round Climate Controlled, Steps from 99 King

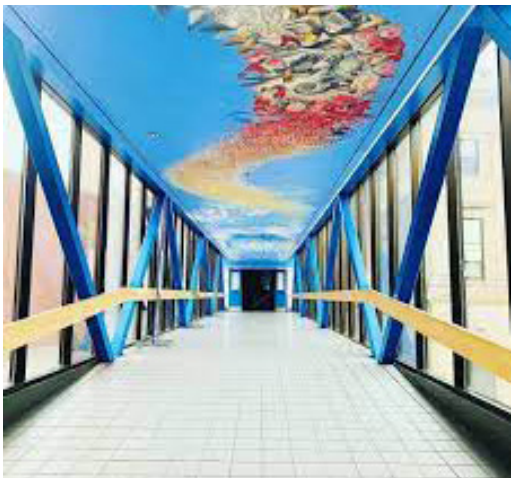
The Inside Connection Pedway System is a strategic asset that enhances the city's transportation infrastructure and supports its office and retail markets. **As Atlantic Canada's longest indoor, climate-controlled pedway network**, it offers year-round pedestrian connectivity throughout the uptown and waterfront core, making it a vital amenity for residents, workers, and visitors alike.

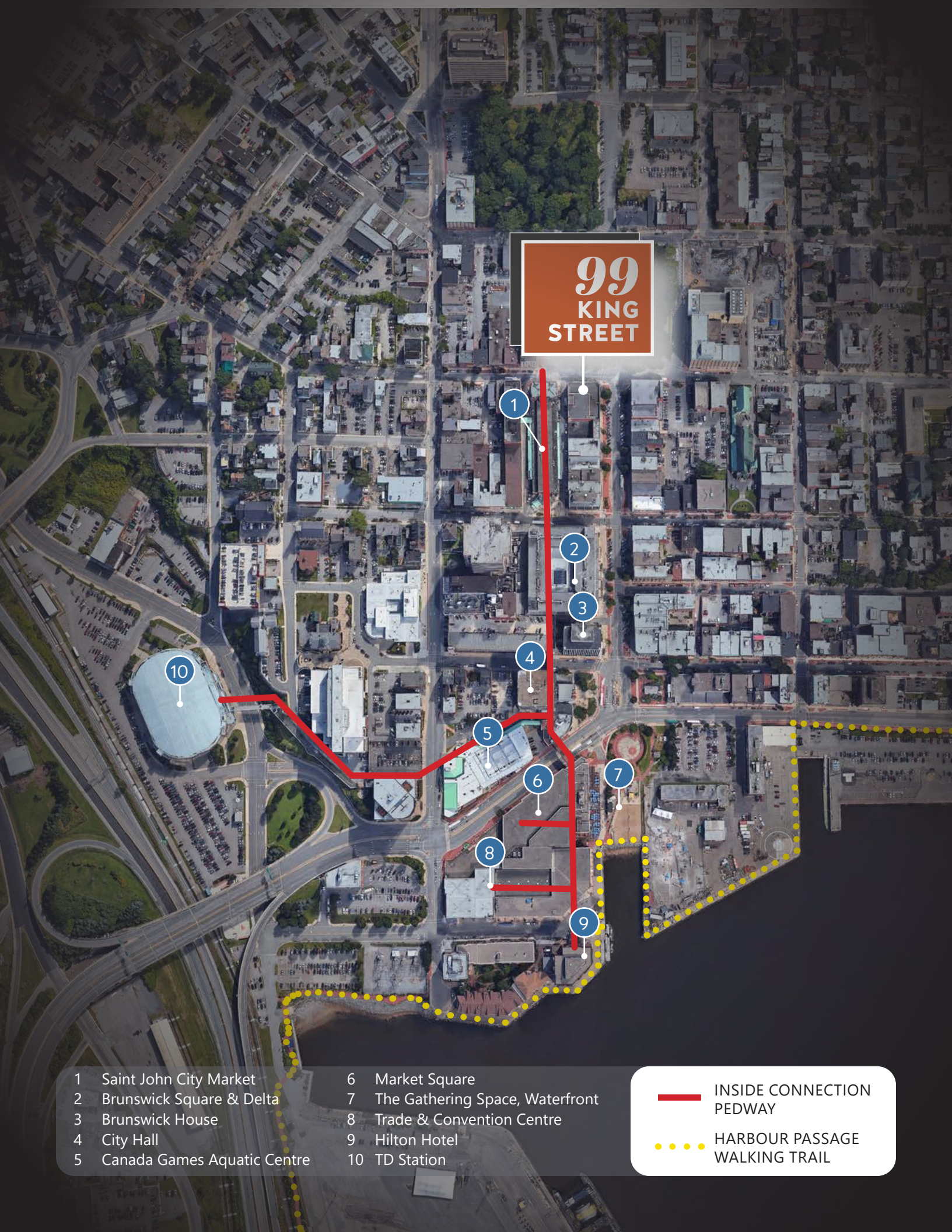
Spanning the entire central business district (CBD), the pedway begins at the historic Saint John City Market, **located adjacent to 99 King Street,** and seamlessly links a series of key commercial, civic, and cultural destinations. From the City Market, the pedway flows through Brunswick Square Shopping Mall and Office Tower. It then crosses Chipman Hill Road, reconnecting with City Hall, where it branches off to serve multiple high-traffic destinations including Market Square, The Saint John Trade and Convention Centre, The Gathering Place, and the Hilton Saint John. Continuing its route, the pedway skirts the Canada Games Aquatic Centre, connects to the Mercantile Centre and ultimately reaches TD Station, a major event venue and home to the Saint John Sea Dogs. This extensive network links over 1.5 kilometers of pedway access and hundreds of thousands of square feet of office, retail, and event space.

Being part of or adjacent to the Inside Connection guarantees consistent foot traffic, making it a highly desirable location for businesses. For office tenants, retailers, and hospitality providers, proximity to this pedway system translates into increased visibility, convenience, and customer engagement—making it a cornerstone of Saint John's urban experience.







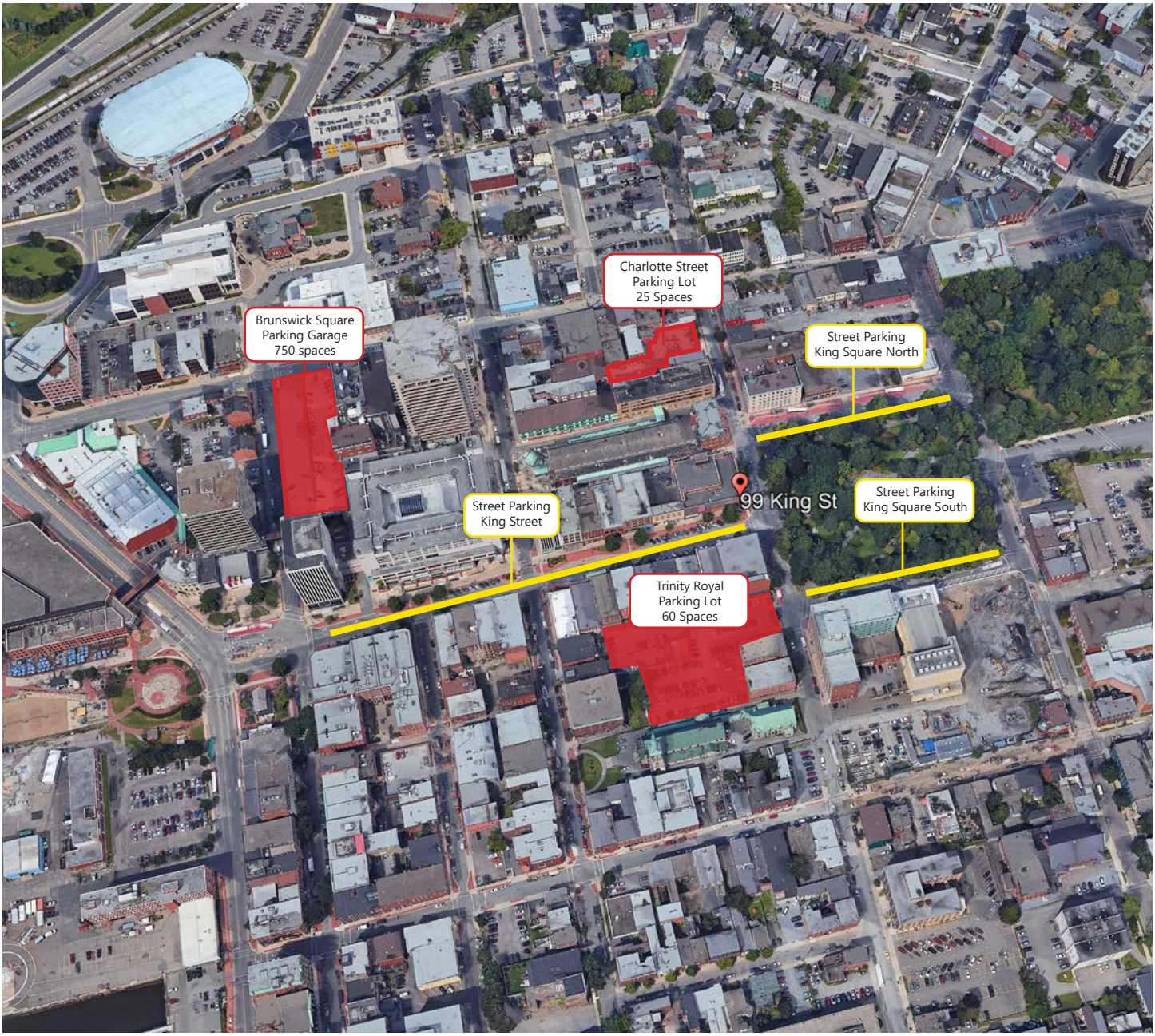


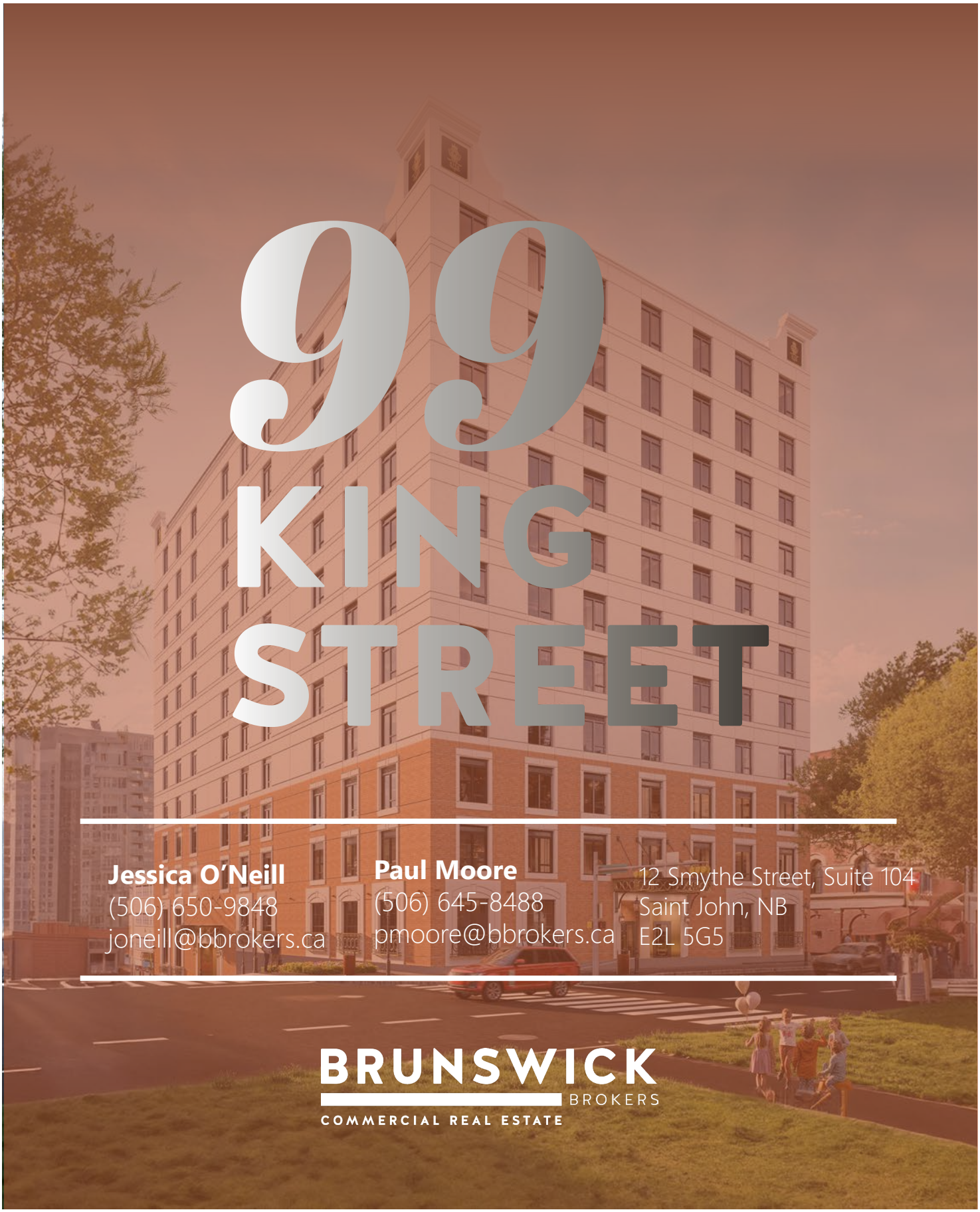
1 Saint John City Market
2 Brunswick Square & Delta
3 Brunswick House
4 City Hall
5 Canada Games Aquatic Centre
6 Market Square
7 The Gathering Space, Waterfront
8 Trade & Convention Centre
9 Hilton Hotel
10 TD Station

INSIDE CONNECTION PEDWAY

HARBOUR PASSAGE WALKING TRAIL

PARKING MAP


Brunswick Square
Parking Garage
750 spaces
Charlotte Street
Parking Lot
25 Spaces
Street Parking
King Square North
99 King St
Street Parking
King Street
Street Parking
King Square South
Trinity Royal
Parking Lot
60 Spaces



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