575 CROWN STREET

Saint John | NB

FOR LEASE

Prime Office & Industrial Space for Lease in Uptown Saint John

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575 Crown Street | Saint John, NB

Troy Nesbitt & Geoff McCausland



Property Highlights

BASE RENT
$14.00 PSF

Prime Uptown Saint John Flex Space for Lease: Rare opportunity to lease up to 10,071 sq. ft. of central office and light industrial space at 575 Crown Street. This property is strategically located on the Lower Cove Loop with excellent visibility, signage opportunities, easy highway access, ample on-site parking, and both dock-level and grade-level loading. Featuring a flexible mix of professional office areas, warehouse/shop space, storage, and mezzanines, 575 Crown is ideal for businesses requiring both administrative and operational functions. Overlooking Courtenay Bay and minutes from Uptown amenities, this Commercial Business Park zoned property accommodates a wide range of uses including office, retail, medical, warehouse, fitness, restaurant, logistics & distribution, trade school, and light industrial operations. The landlord will consider leasing the entire 10,071 sf premises, either of the 3,509 sf and 6,562 sf units, or demising-to-suit. A unique opportunity for businesses seeking flexibility, convenience, and a strategic central location.

- HIGHWAY ACCESS
- HIGH VISIBILITY
- UPTOWN SAINT JOHN
- 6,000 SF OR MORE

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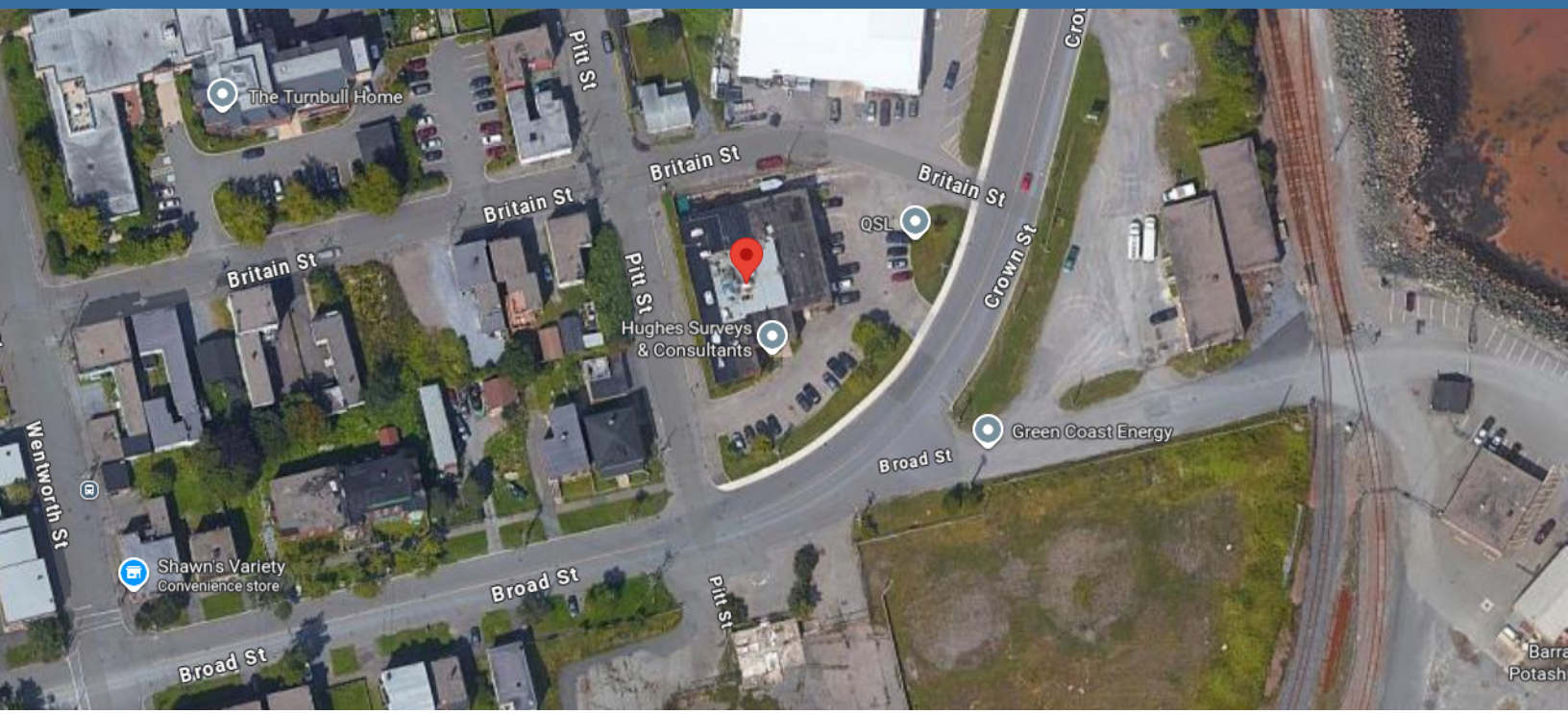
12 Smythe Street
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E2L 5G5

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Property Details



COMMUNITY	Uptown Saint John
ZONING	CBP - Business Park Commercial
LOT SIZE	30,598 sf
BUILDING SIZE	+/- 10,000 sf
SPACE AVAILABLE	Suite A - 3,509 SF Suite B - 6,562 SF *Suites A and B can be combined
CURRENT CONFIGURATION	Two tenant building
GRADE DOORS	1
DOCK DOORS	1
PARKING	Surface parking
BASE RENT	$14.00 psf
AVAILABILITY	Sept 1, 2026

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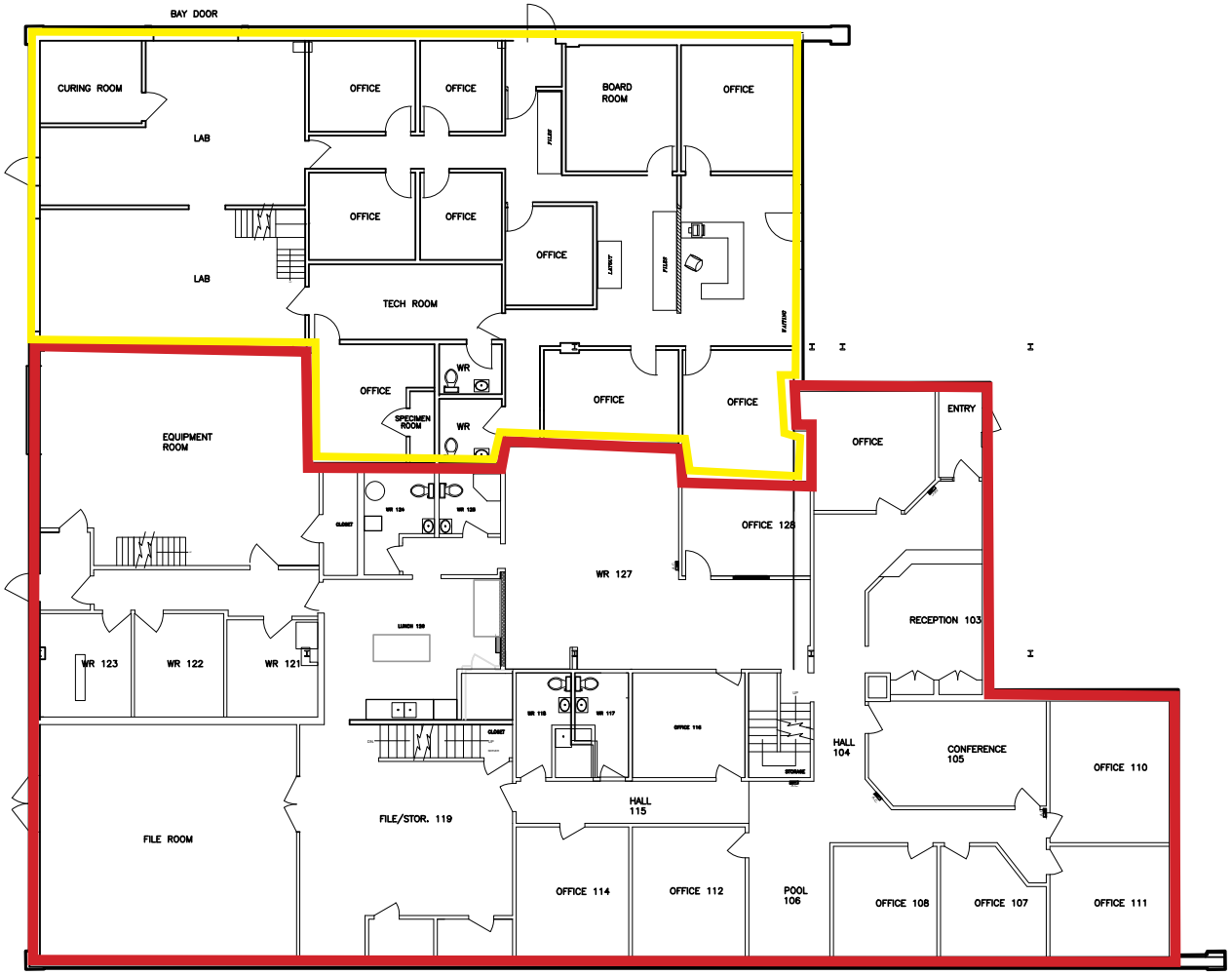
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Floor Plan

Suite A - 3,509 SF

Suite B - 6,562 SF

Suites A and B can be combined.



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Property Photos







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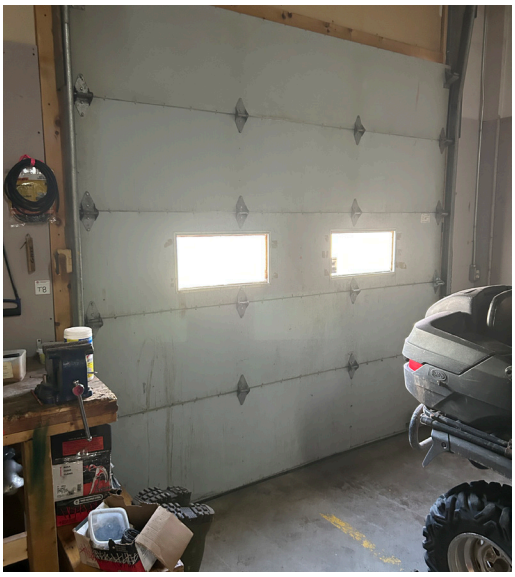
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Saint John

2025 POPULATION	144,543
POPULATION INCREASE (2020 - 2025)	9.32%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	$74,000

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