



For Lease | 7 Alma Street, Moncton, NB

Modern, move-in ready office spaces for lease with excellent visibility in downtown Moncton



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Salient Facts

Opportunity Type:
Office Space for Lease

Location:
7 Alma Street,
Moncton, New Brunswick

PID:
00687806

Available Area:
Suite A | ±1,680 SF

Availability:
Immediately

Access:
Ground Level

Parking:

- 3 On-Site Parking Spaces
- Street & Public Parking

Public Transportation:
Yes

Heating/Cooling:
Central Air

Visibility & Accessibility:
Excellent

Showings:
24-Hour Notice Required

Asking Rent:
\$23 PSF Gross
(*\$3,144 Monthly*)

Opportunity

7 Alma Street offers a well-maintained and highly accessible professional office setting ideal for medical, professional, or service-based businesses. The property features on-site parking, strong street visibility, and efficient layouts that support both private and collaborative work environments.

Suite A (±1,640 SF)

A thoughtfully designed workspace suitable for a range of business types.

Key features include:

- 5 private offices
- Welcoming reception area
- Open-concept workspace/lounge area
- In-suite storage room
- Private washroom
- In-suite laundry

The lease includes three on-site parking spaces, with additional spaces available for a fee, plus convenient nearby street parking and a public parking garage directly across the street.

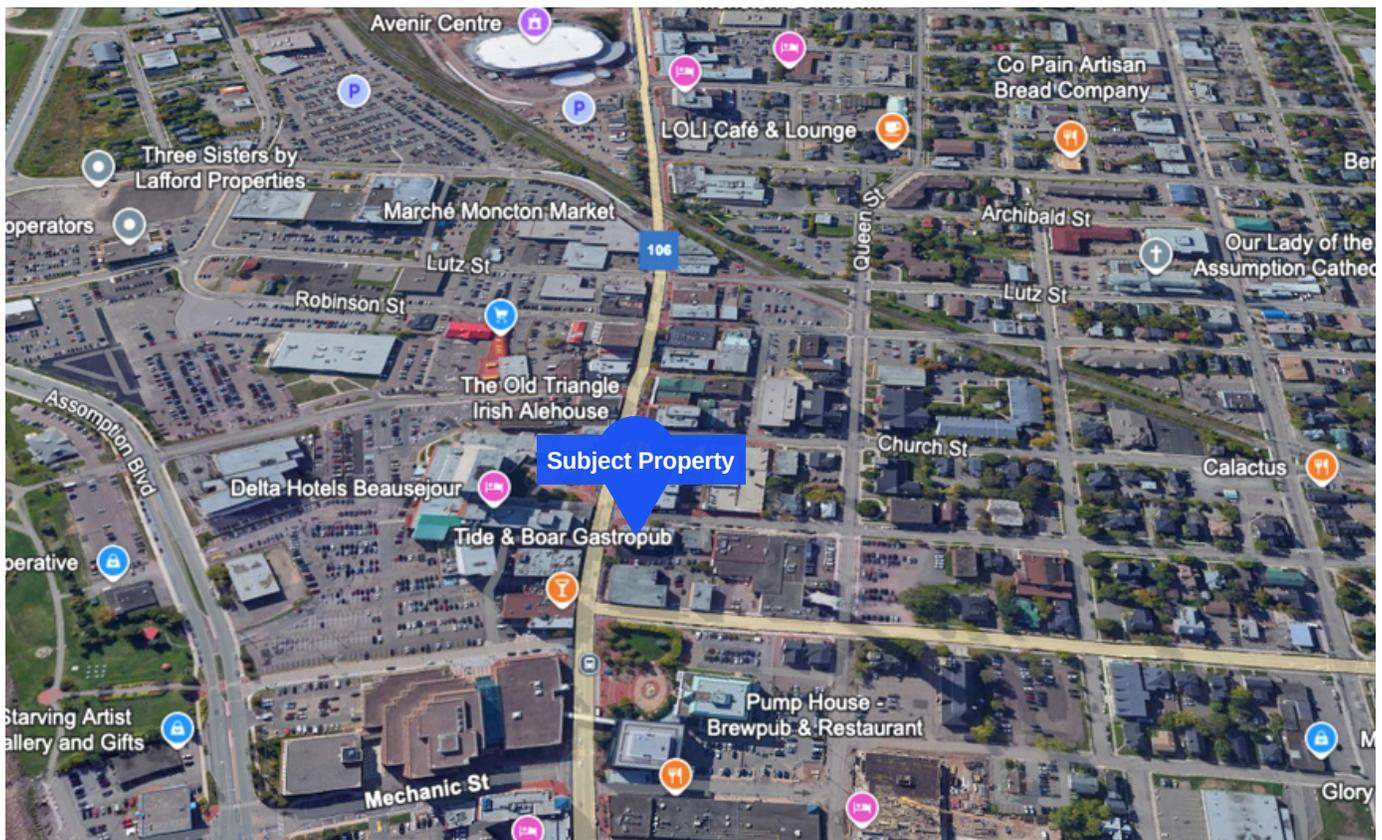
Lease Rate: \$3,144/month gross (includes property taxes, common area maintenance, and utilities).

With strong visibility, desirable layout options, and a prime downtown setting, 7 Alma Street presents an exceptional opportunity for businesses looking to establish or expand their presence in Moncton's core.

Location

7 Alma Street is ideally located in the heart of downtown Moncton, offering excellent accessibility for both office tenants and their clients.

Situated just off of Main Street, the property is easily accessible from key thoroughfares and provides quick access to major city points such as Dieppe, Riverview, and beyond. Public transit is readily available, making commuting simple for staff, while on-site parking, nearby street parking, and a public parking garage directly across the street ensure hassle-free access for visitors. With close proximity to Riverfront Park and other downtown amenities, this property offers the convenience and visibility today's businesses need.

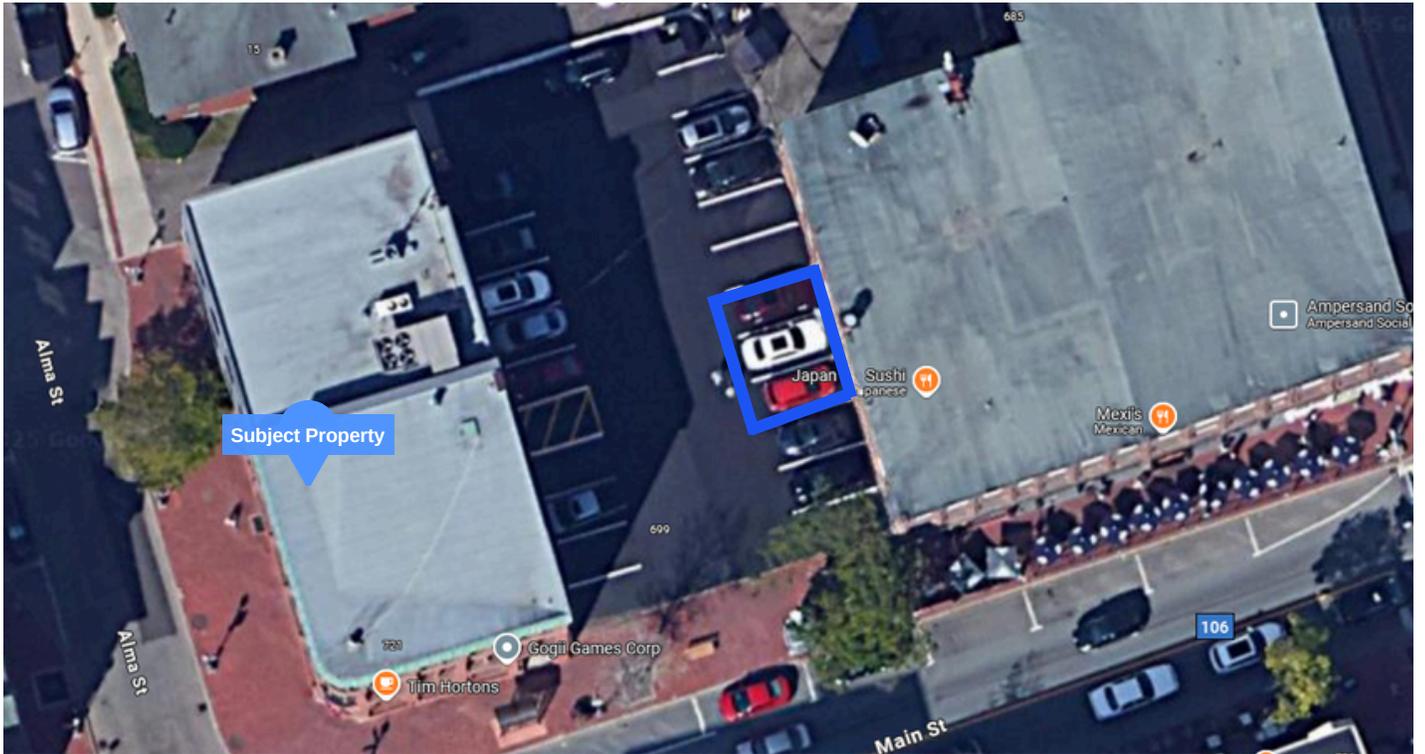


Demographics

Within 5 km of 7 Alma Street, Moncton, NB

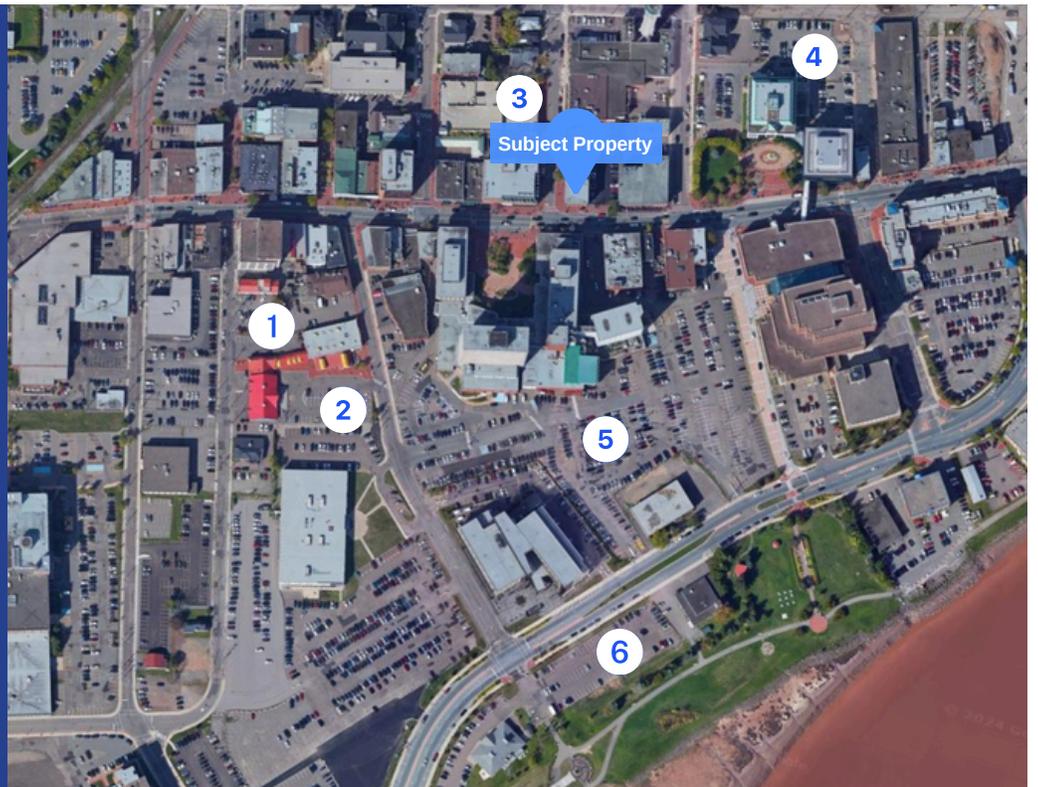
Current Population	Total Daytime Population	Median Age	Average Household Income	Number of Households
90,558	106,813	40.1	\$90,376	40,118

Parking



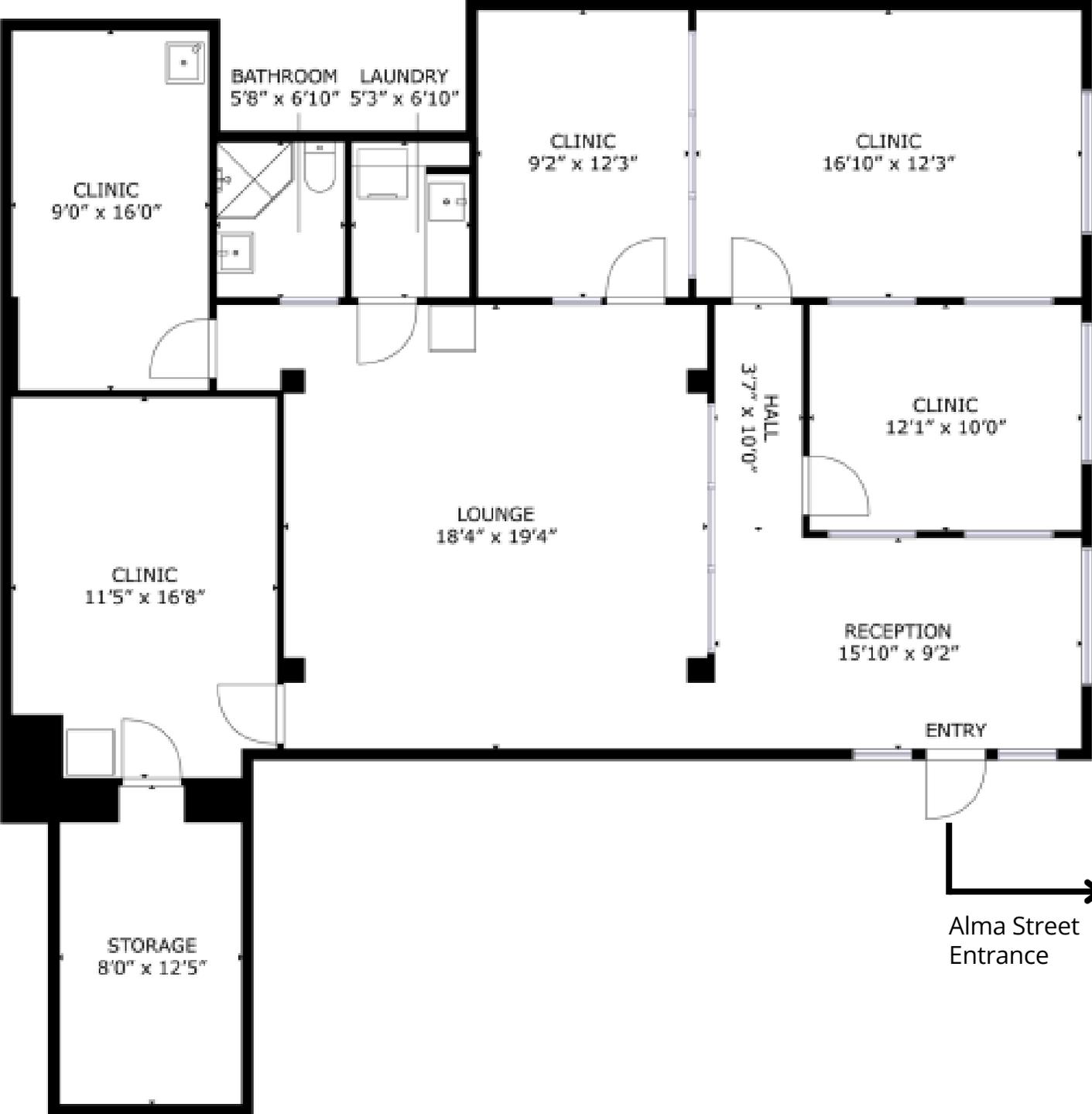
Additional Parking Nearby

- 1 City Parking Lot**
Robinson Street
5 Minute Walk
- 2 City Parking Lot**
Westmorland Street
5 Minute Walk
- 3 City Parking Garage**
Church & Alma Street
2 Minute Walk
- 4 City Parking Lot**
Queen Street & Orange Lane
2 Minute Walk
- 5 Paid Parking Lot**
Westmorland Street & Assumption Boulevard
1 Minute walk
- 6 City Parking Lot**
Assumption Boulevard
8 Minute Walk



Floor Plan

Suite A | ±1,640 SF



Photos

Common Areas



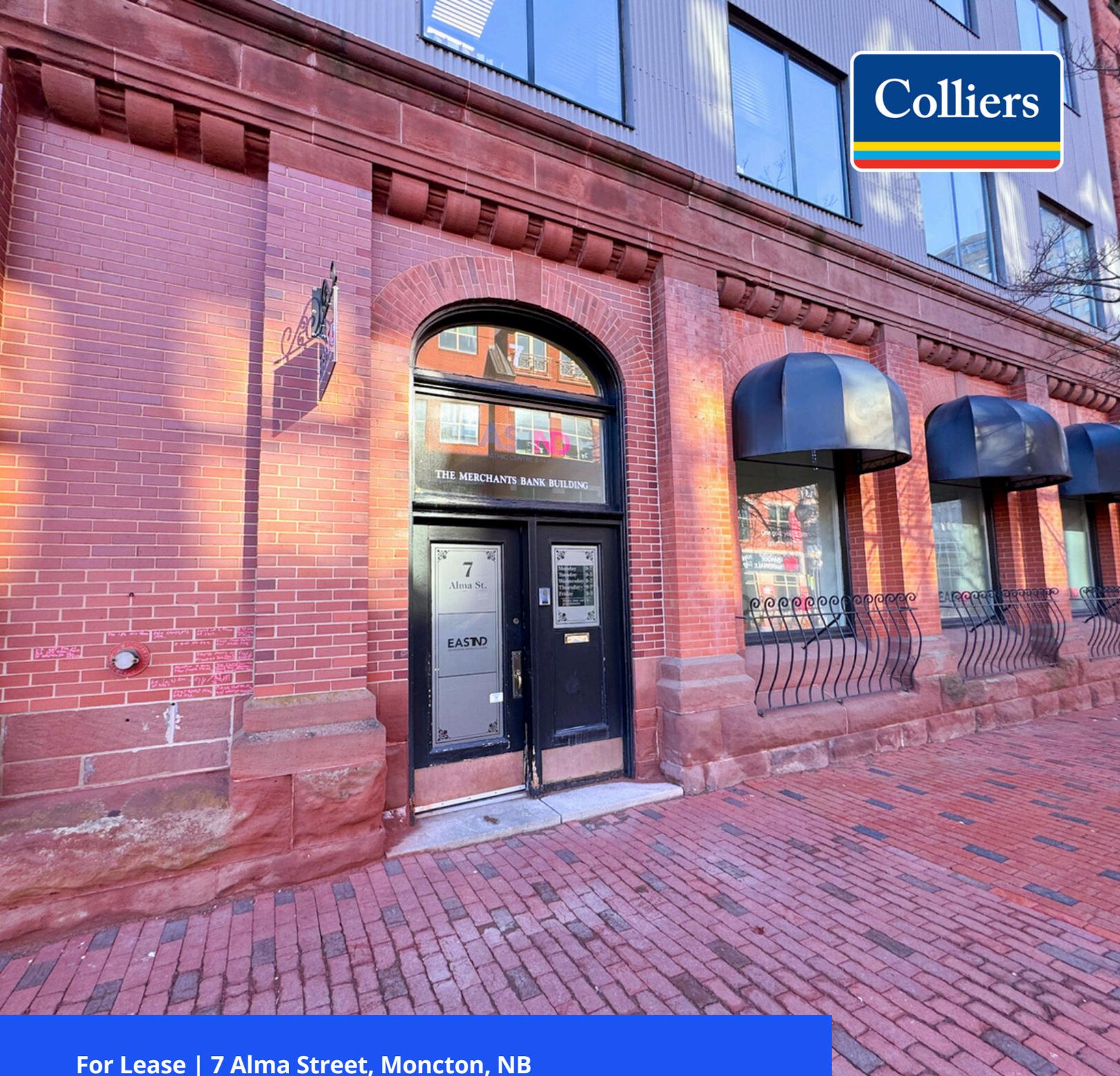
Photos

Suite A | ±1,640 SF





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