

FOR LEASE



# 860 Main Street

DOWNTOWN MONCTON, NEW BRUNSWICK







# Property Overview

Situated on Main Street in the vibrant heart of downtown Moncton and within the Central Business District, 860 Main is a distinguished eight-storey office building with TD Bank as its anchor tenant. This prime location attracts a diverse range of tenants who benefit from easy access to a variety of amenities.

860 Main offers an inviting environment where tenants can easily explore nearby restaurants, shops, and services, as well as enjoy a short walk to local hotels. The available spaces feature multiple subdivision options ready for customization (subject to Landlord's approval) and provide stunning city views, abundant natural light, and excellent visibility.

## AVAILABILITIES\*:

### 3<sup>rd</sup> Floor

Entire floor - ±8,020 SF  
Scenario 1 - ±1,500 SF  
Scenario 2 - ±2,500 SF  
Scenario 3 - ±4,000 SF

### 5<sup>th</sup> Floor

±949 SF

### 8<sup>th</sup> Floor

±1,585 SF

# \$15.00

NET RENT (PSF)

# \$11.42

ADDITIONAL RENT (PSF)\*\*



SURFACE AND UNDERGROUND PARKING



ELEVATOR SERVICE AVAILABLE



PROPERTY SECURITY SERVICE



FLEXIBLE DEMISING OPTIONS

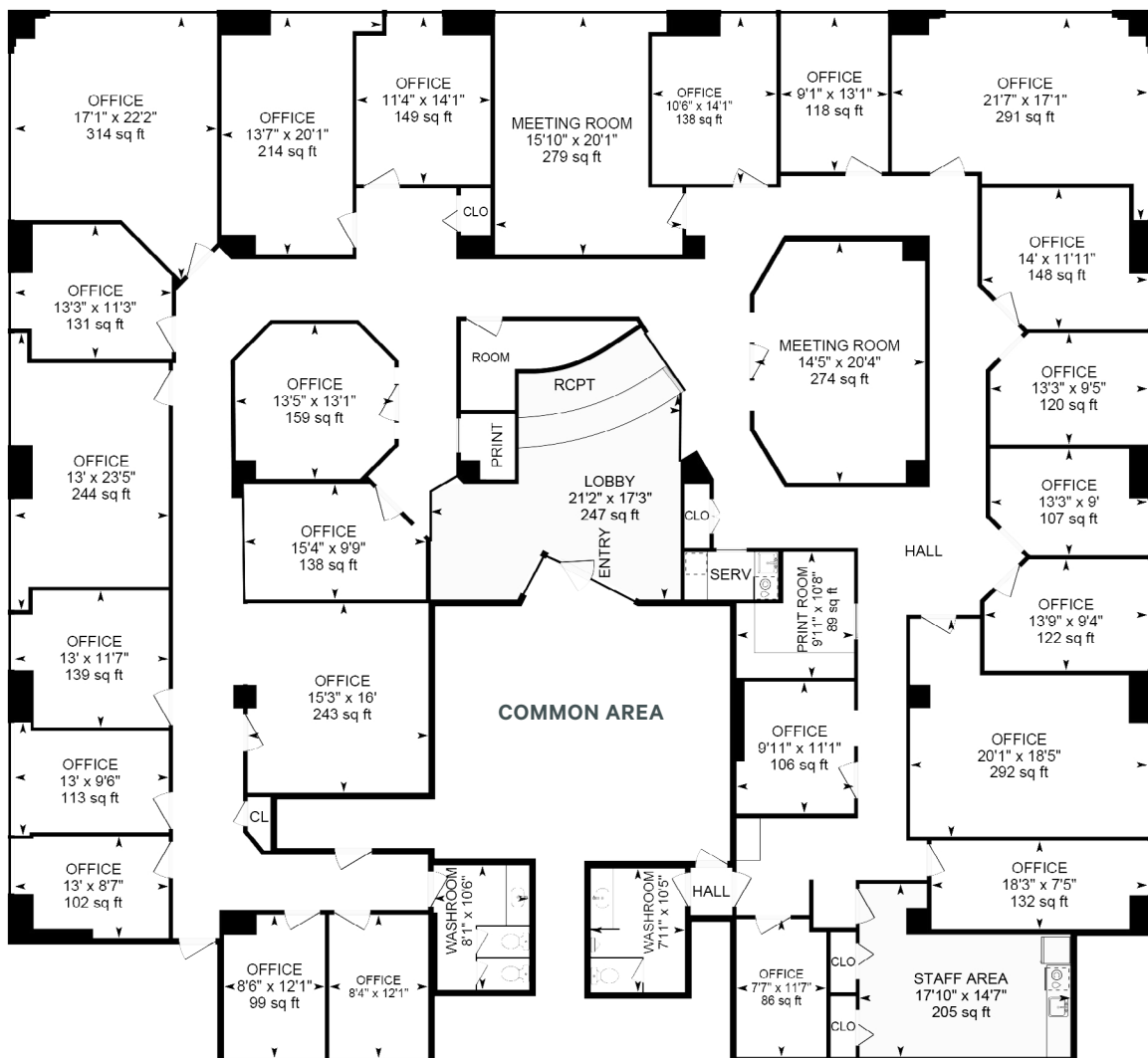
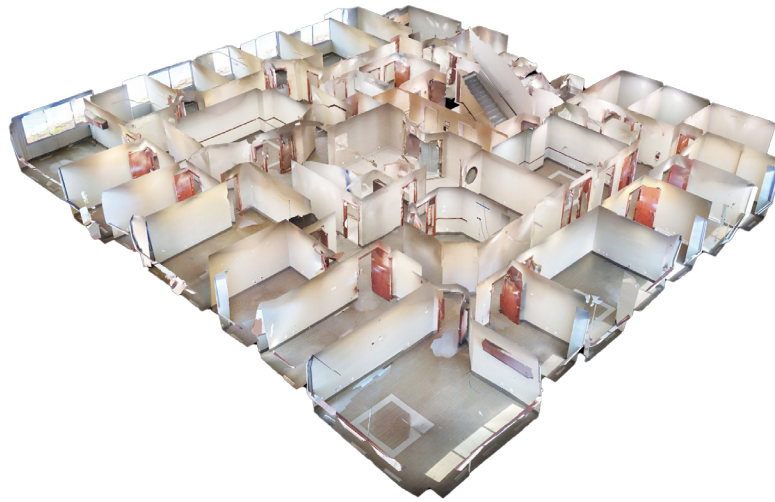


LARGE WINDOWS ALLOW AMPLE NATURAL LIGHT & CITY VIEW

(\*) All subdivision scenarios are subjected to Landlord's approval  
(\*\*) Utilities & cleaning included

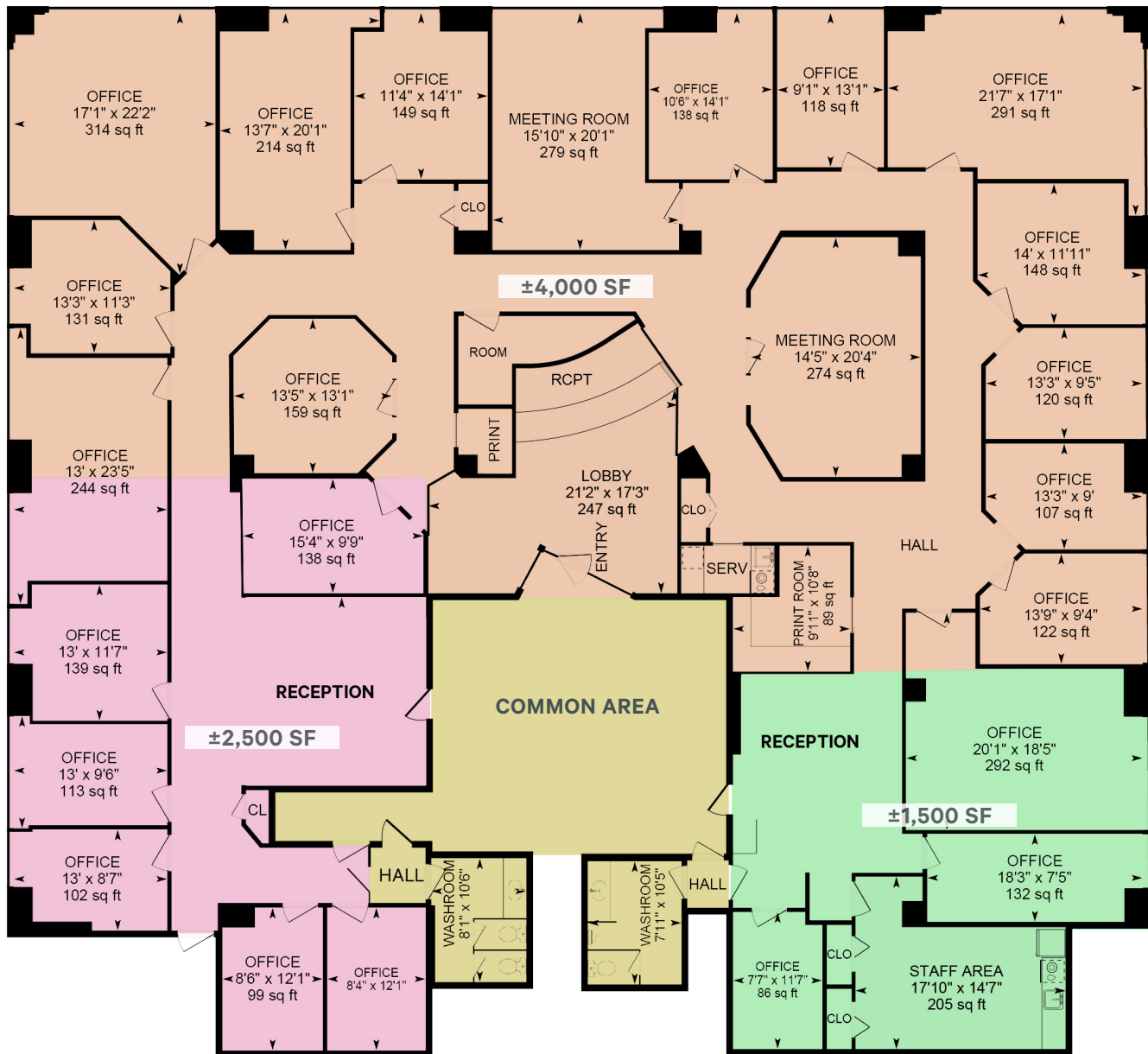
# Floorplan

THIRD FLOOR | ±8,020 SQ. FT.



# Floorplan

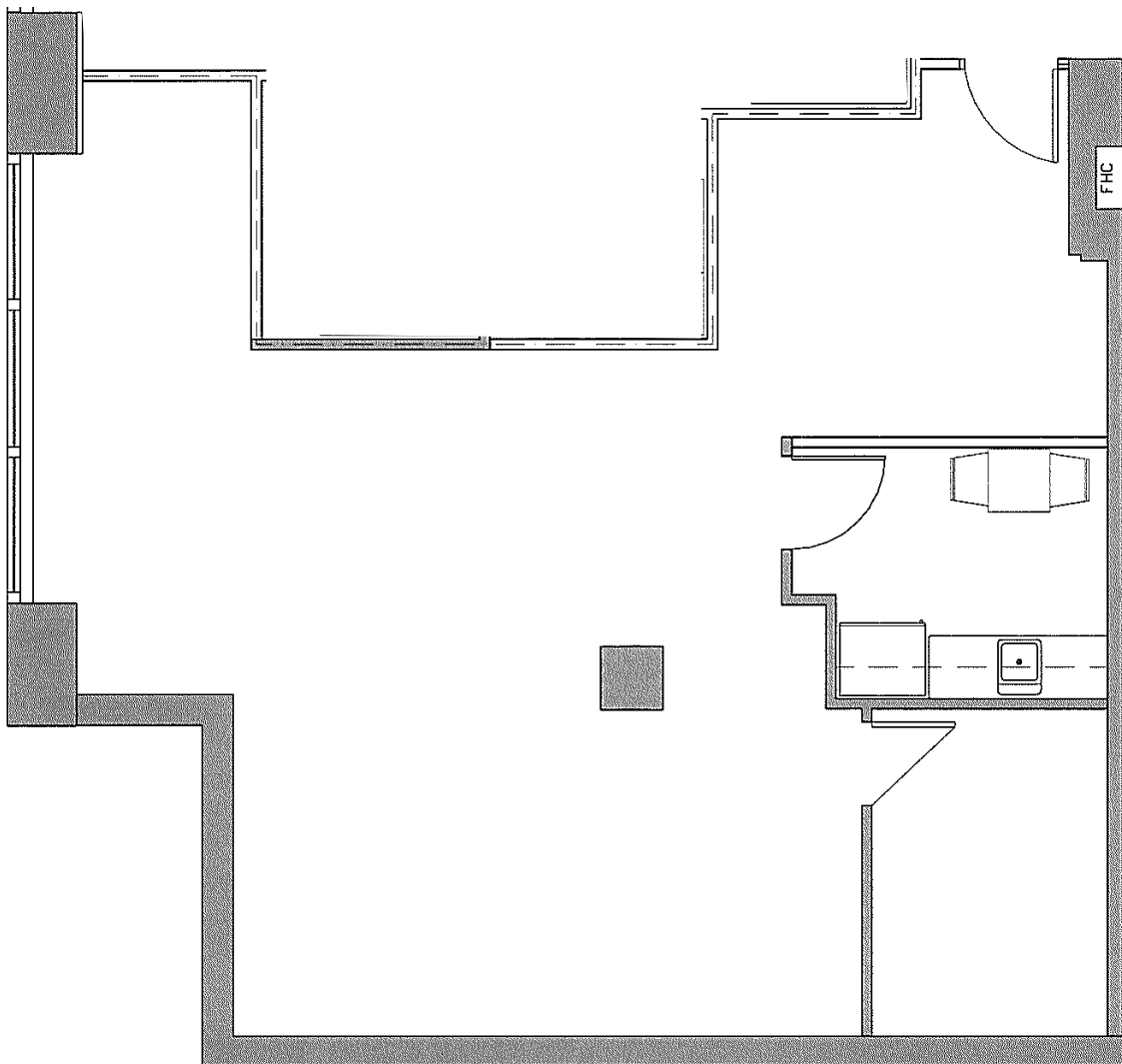
THIRD FLOOR SUBDIVISION SCENARIOS | ±1,500 - ±8,020 SQ. FT.\*



(\*) Suggested boundaries are for illustrative purposes only. Scenarios are subjected to Landlord's approval.

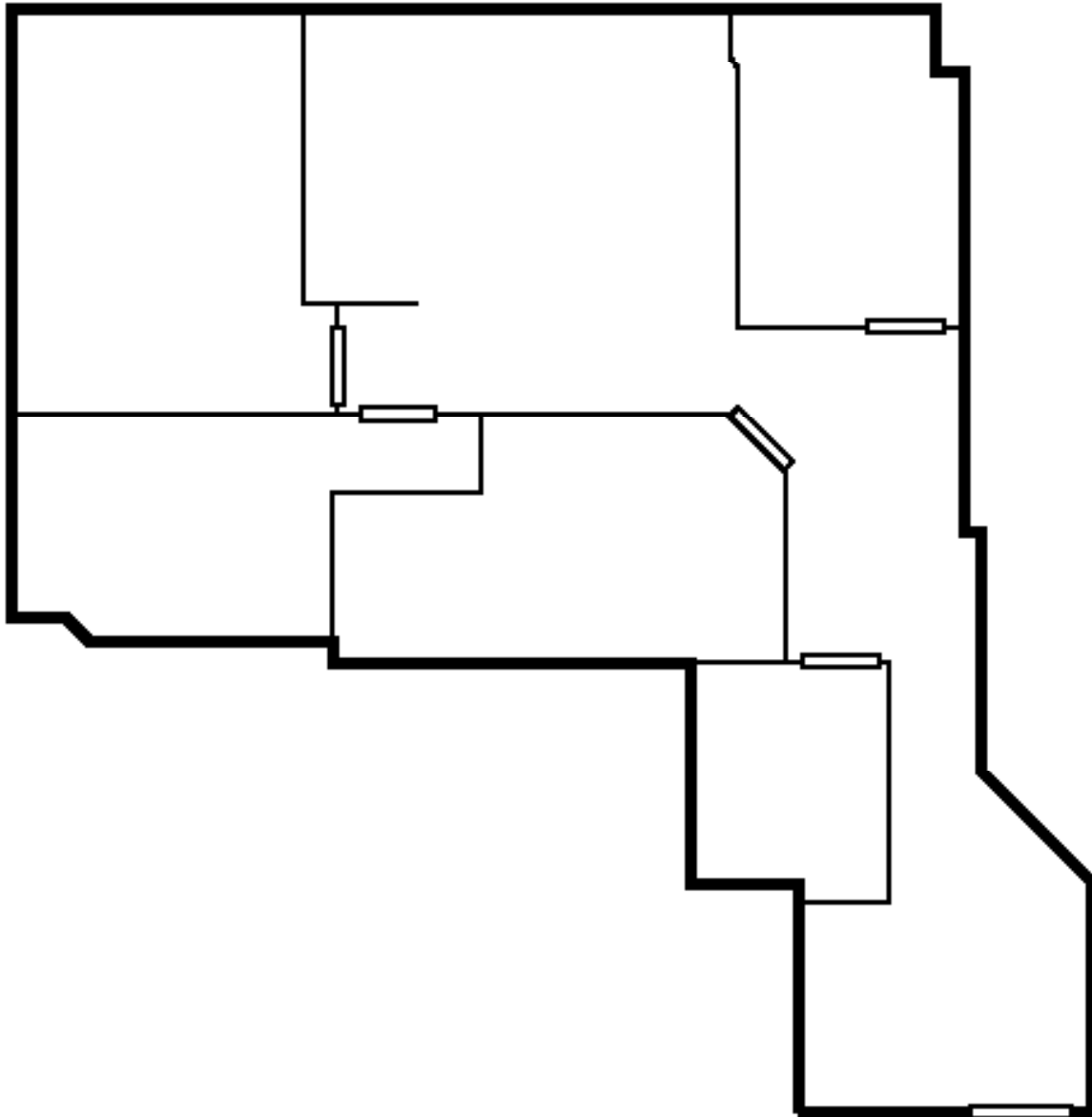
# Floorplan

FIFTH FLOOR | ±949 SQ. FT.



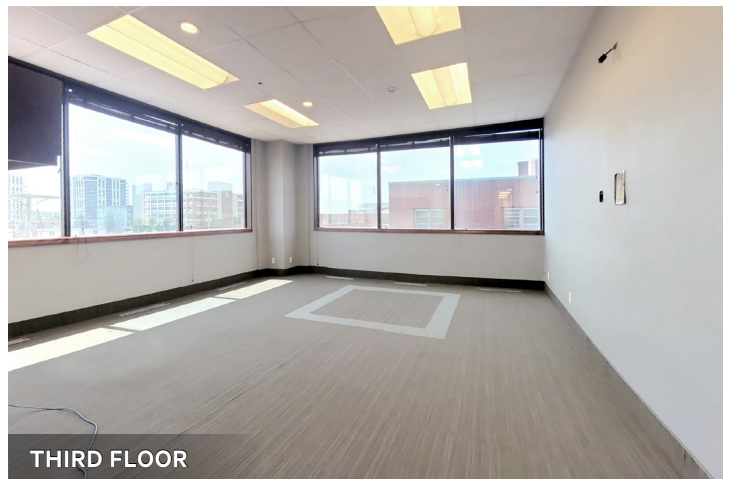
# Floorplan

EIGHTH FLOOR | ±1,585 SQ. FT.





# Photos





# Area Overview



PRIME DOWNTOWN  
LOCATION



LOCATED ON PUBLIC  
TRANSPORT ROUTE  
(BUS 51)



EXCELLENT VISIBILITY  
ON MAIN ST.



SURROUNDED BY  
NUMEROUS AMENITIES



# Downtown Parking

On-street parking
  City parking lot
  Private parking lot



## 860 MAIN PARKING LOTS

### PRIVATE PARKING LOT

- |                        |                                |
|------------------------|--------------------------------|
| ① 100 Westmorland St.  | ⑨ 50 Botsford St.              |
| ② 55 Lutz St.          | ⑩ 57-59 Wesley St.             |
| ③ 770 Main St.         | ⑪ 45 Queen St.                 |
| ④ 1234 Main St.        | ⑫ 29 Victoria St.              |
| ⑤ 40 Highfield St.     | ⑬ 42 Queen St.                 |
| ⑥ 1005 Main St.        | ⑭ 502 Main St.                 |
| ⑦ 201 Queen St.        | ⑮ 467 Main St.                 |
| ⑧ 227-228 Robinson St. | ⑯ 34-36 Rabbi Lippa Medjuck St |





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MONCTON, NEW BRUNSWICK

**FOR MORE INFORMATION, PLEASE CONTACT:**

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