



For Lease | 1111 Main Street, Moncton, NB

# Well located office space **in the core** **of Downtown Moncton**



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# Salient Facts

## Opportunity Type:

Office Space for Lease

## Location:

1111 Main Street,  
Moncton, New Brunswick

## Unit 105:

±1,565 SF

## Parking:

- 1 On-Site Parking Space Per Unit
- Street & Public Parking Nearby

## Public Transportation:

Yes

## Wheelchair Accessible:

Yes

## Visibility & Accessibility:

Excellent

## Asking Rent:

\$20 PSF Semi-Gross  
(\$2,608.33/Month + HST)

# Opportunity Overview

Located in the heart of Moncton's vibrant downtown core, 1111 Main Street offers a rare opportunity to lease 1,565 square feet of professional office space in a highly visible and easily accessible building.

## Unit 105 | 1,565 SF

This accessible lower-level office suite features multiple enclosed offices, ideal for private workspaces or client meetings, including a soundproof darkroom. The unit benefits from ample windows that provide natural light and is elevator accessible, ensuring convenient access for staff and visitors.

Tenants also have access to a shared kitchenette, supporting day-to-day staff needs while maintaining a professional office environment.

The space is well suited for a wide range of professional users, including medical, legal, consulting, technology, or creative firms, with a layout that supports both focused work and collaborative activity.

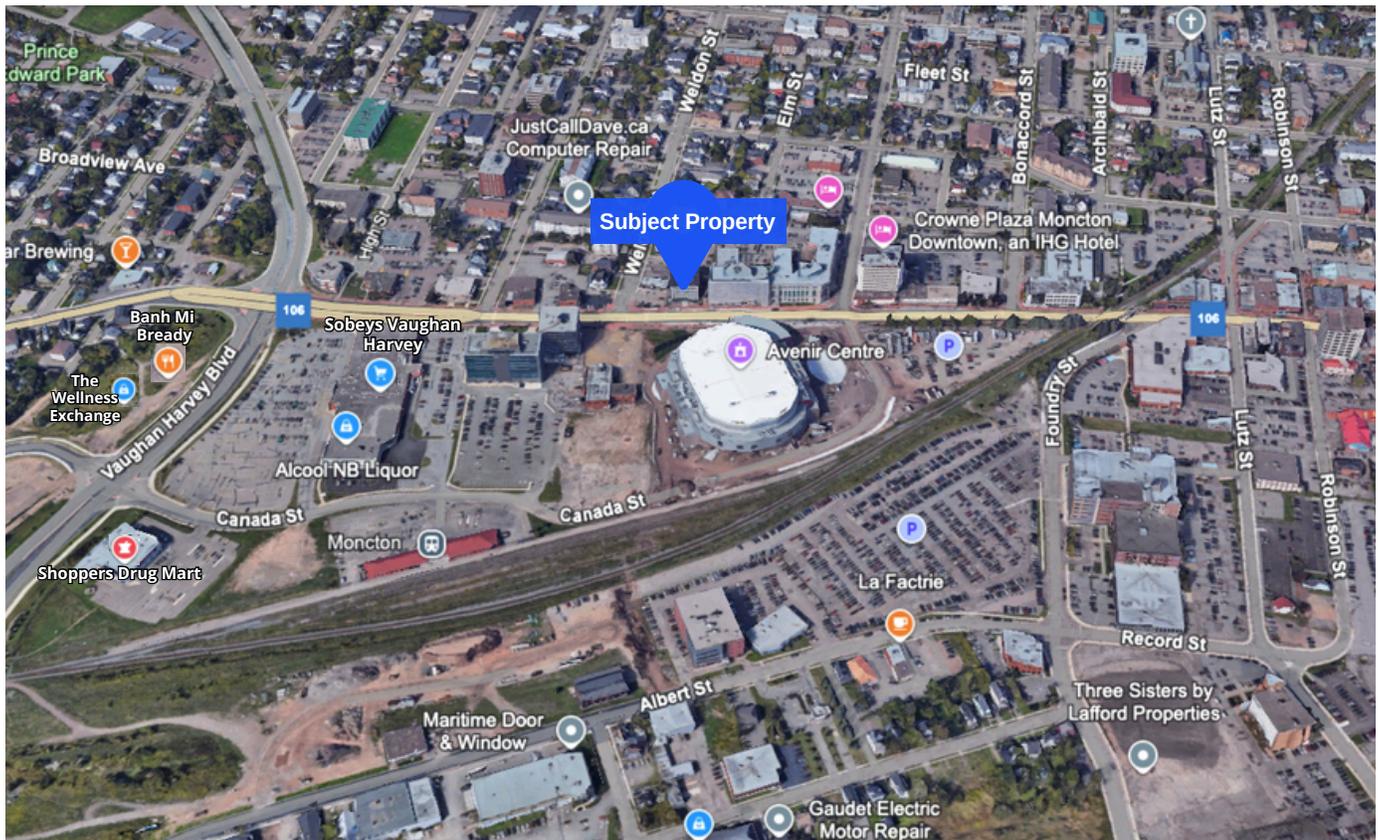
Tenants will also benefit from one on-site parking space, a rare amenity in the downtown area. Flexible lease terms ranging from 1 to 5 years are available. Semi-gross rent includes property taxes and common area charges, with utilities negotiable depending on lease duration.

# Location

Located in the heart of downtown Moncton, 1111 Main Street offers exceptional visibility, accessibility, and convenience.

Each unit includes an on-site parking space, with additional street parking readily available nearby. Positioned directly in front of a Codiac Transpo bus stop, the property provides seamless public transit access for both staff and clients.

Surrounded by a vibrant mix of professional services and everyday conveniences, tenants will enjoy being steps away from Sobeys, Shoppers Drug Mart, banks, coffee shops, restaurants, and cafés. This amenity-rich, central location ensures easy access to everything downtown has to offer, while nearby routes such as Main Street, Vaughan Harvey Boulevard, and Wheeler Boulevard provide efficient connections throughout Greater Moncton.



## Demographics

Within 5 km of 1111 Main Street, Moncton, NB

Current  
Population  
**86,820**

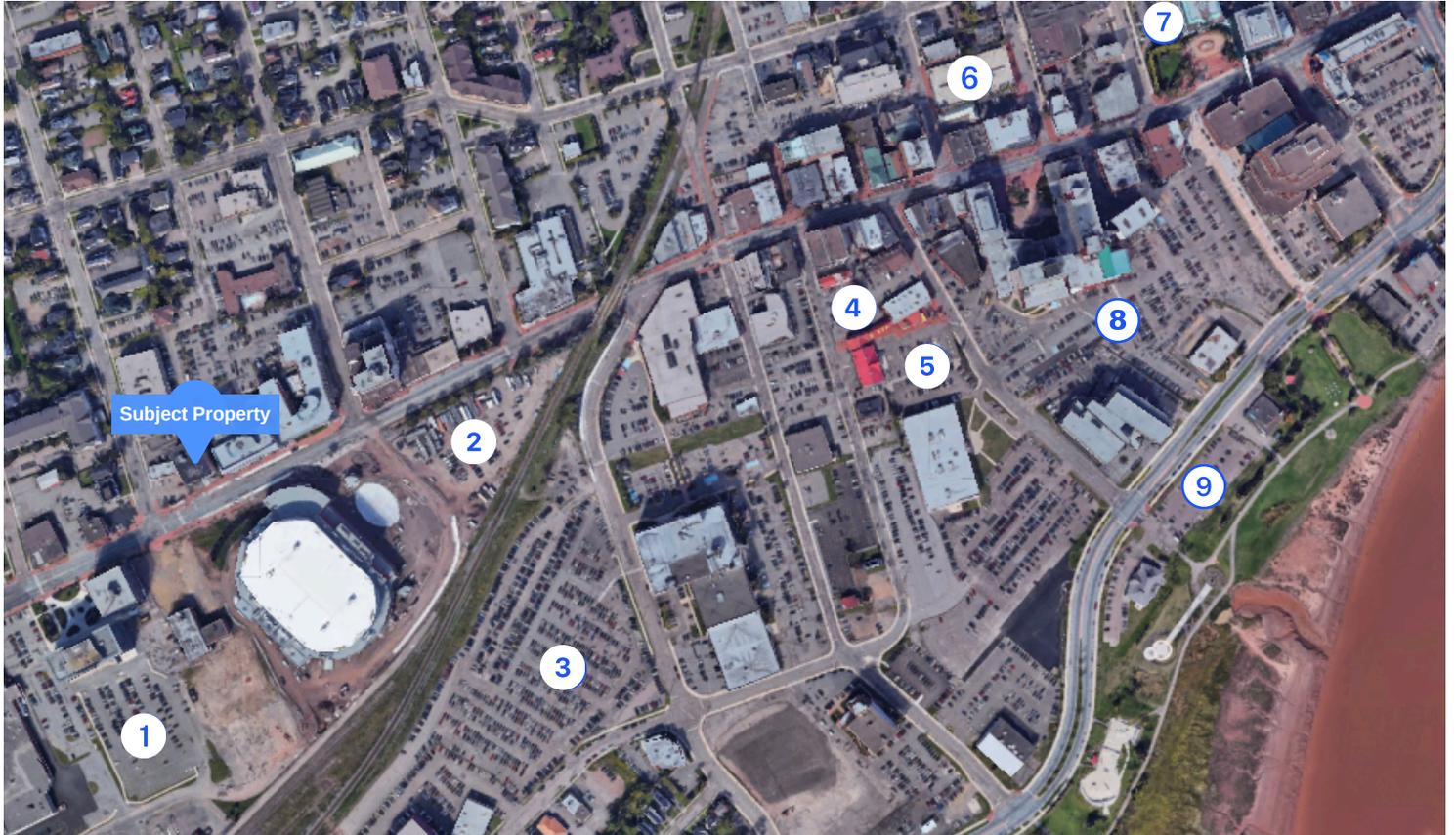
Total  
Daytime  
Population  
**106,184**

Median  
Age  
**40.4**

Average  
Household  
Income  
**\$86,300**

Number of  
Households  
**38,664**

# Parking & Commute Overview



- |  |  |  |
|--|--|--|
| <b>1</b> <b>Paid Parking Lot</b><br><i>Canada Street</i><br>5 Minute Walk    | <b>4</b> <b>City Parking Lot</b><br><i>Robinson Street</i><br>11 Minute Walk             | <b>7</b> <b>City Parking Lot</b><br><i>Queen Street &amp; Orange Lane</i><br>13 Minute Walk                |
| <b>2</b> <b>Paid Parking Lot</b><br><i>2000 Main Street</i><br>6 Minute Walk | <b>5</b> <b>City Parking Lot</b><br><i>Westmorland Street</i><br>12 Minute Walk          | <b>8</b> <b>Paid Parking Lot</b><br><i>Westmorland Street &amp; Assumption Boulevard</i><br>15 Minute walk |
| <b>3</b> <b>Paid Parking Lot</b><br><i>Canada Street</i><br>8 Minute Walk    | <b>6</b> <b>City Parking Garage</b><br><i>Church &amp; Alma Street</i><br>12 Minute Walk | <b>9</b> <b>City Parking Lot</b><br><i>Assumption Boulevard</i><br>16 Minute Walk                          |



93

Walk Score®

73

Bike Score®

# Floor Plan

Unit 105 | ±1,565 SF



FLOOR PLAN

## Common Areas



# Photos

Unit 105 | 1,565 SF





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1111 rue Main Street

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