



For Lease

# Flexible Class "A" commercial space in Downtown Moncton

33 Weldon Street  
Moncton, New Brunswick

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## Opportunity Type

Commercial Space for Lease

## Address

33 Weldon Street, Moncton

## Area

Downtown

## Building Class

A

## Year Built

2011

## Available Units

- Unit 101 | 7,722 SF | No tour available
- Unit 220 | 4,779 SF | [Click Here for Tour](#)
- Unit 250 | 6,641 SF | [Click Here for Tour](#)
- Unit 260 | 2,653 SF | No tour available
- Unit 310 | 1,054 SF | No tour available
- Unit 320 | 2,617 SF | [Click Here for Tour](#)
- Unit 330 | 3,158 SF | [Click Here for Tour](#)

## Combinable Units

9,294 SF | Units 250 & 260

6,829 SF | Units 310, 320 & 330

## NET Rent

\$13.50 PSF

## Additional Rent

\$12.29 PSF

Includes Operating Costs, Heat & Lights

## Wheelchair Accessible

Yes

## Elevator

Yes

## Parking

On-Site Paved Parking

1 Spot included for every 1,000 SF leased

## Fire Protection/Security

Sprinklered & Back-Up Generator

## Zoning

Central Business District

# Opportunity Highlights

Secure your spot in this prestigious Class “A” commercial complex in the heart of Downtown Moncton.

33 Weldon has several units with flexible configurations available for lease that are suitable for a variety of usages as a community centre, mental health services, clinical space, a workshop/education centre, marketing firm/design firm and much more. Unit sizes range from 1,054 SF up to 7,722 SF.

The units provide ample natural lighting, offer air conditioning and are wheelchair/elevator accessible. There’s also a backup generator on-site providing security and comfort.

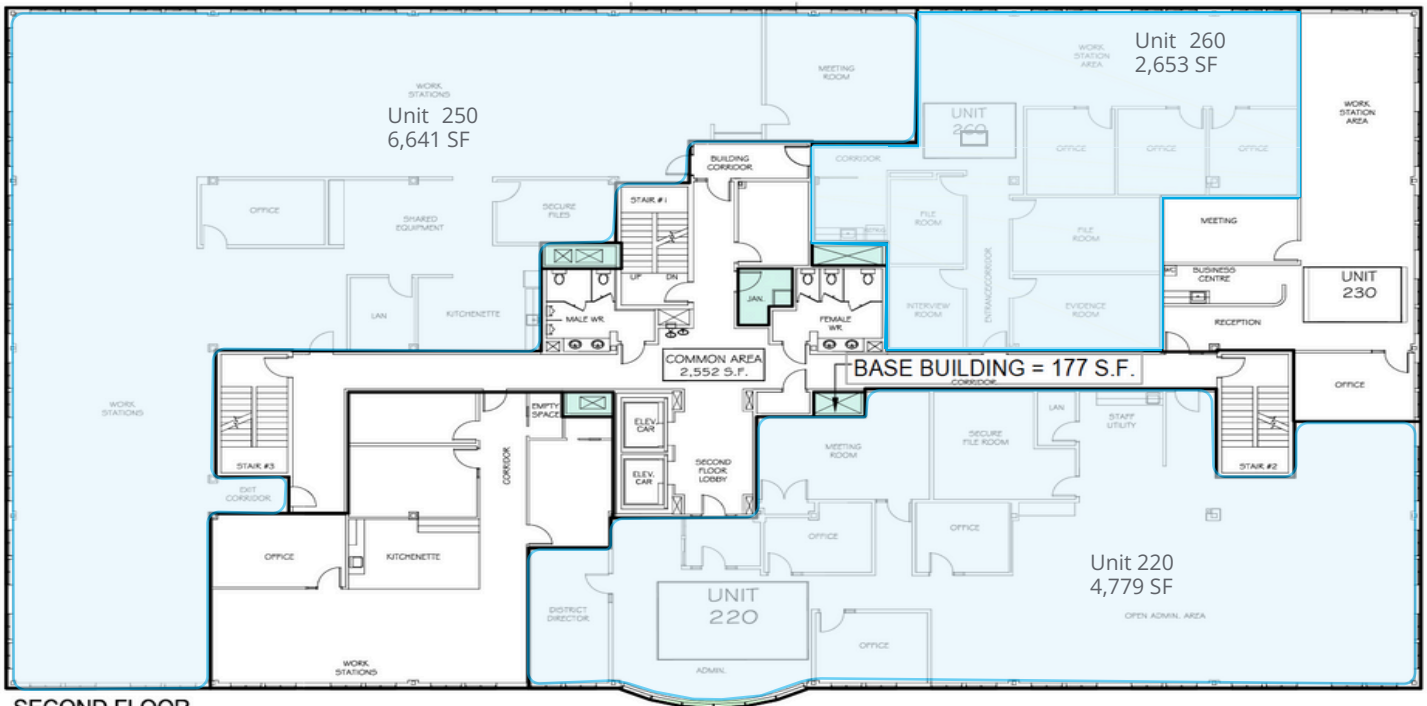
This is a rare opportunity to secure a spot in a modern well-located building that offers on-site parking (1 spot included per every 1,000 SF leased) and nearby street parking. Situated on a Codiac Transpo bus route, this property is easily accessible for employees and visitors.



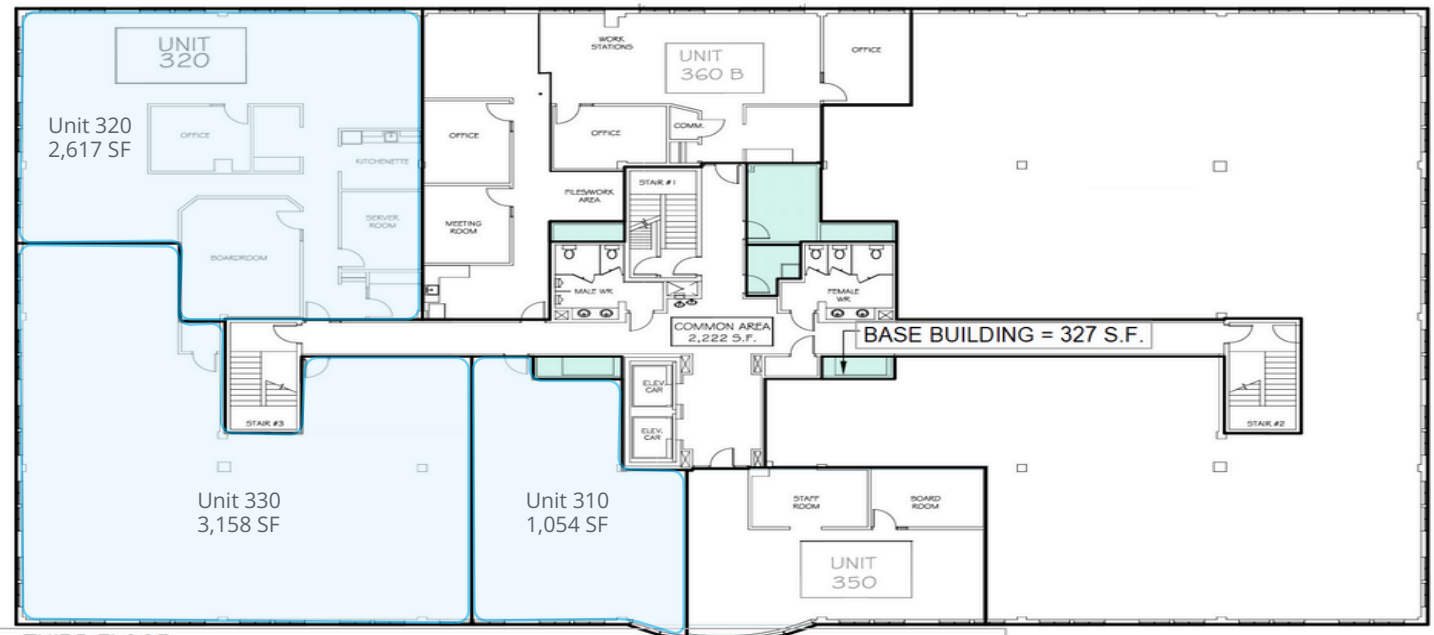
# Floor Plan

## Available Units

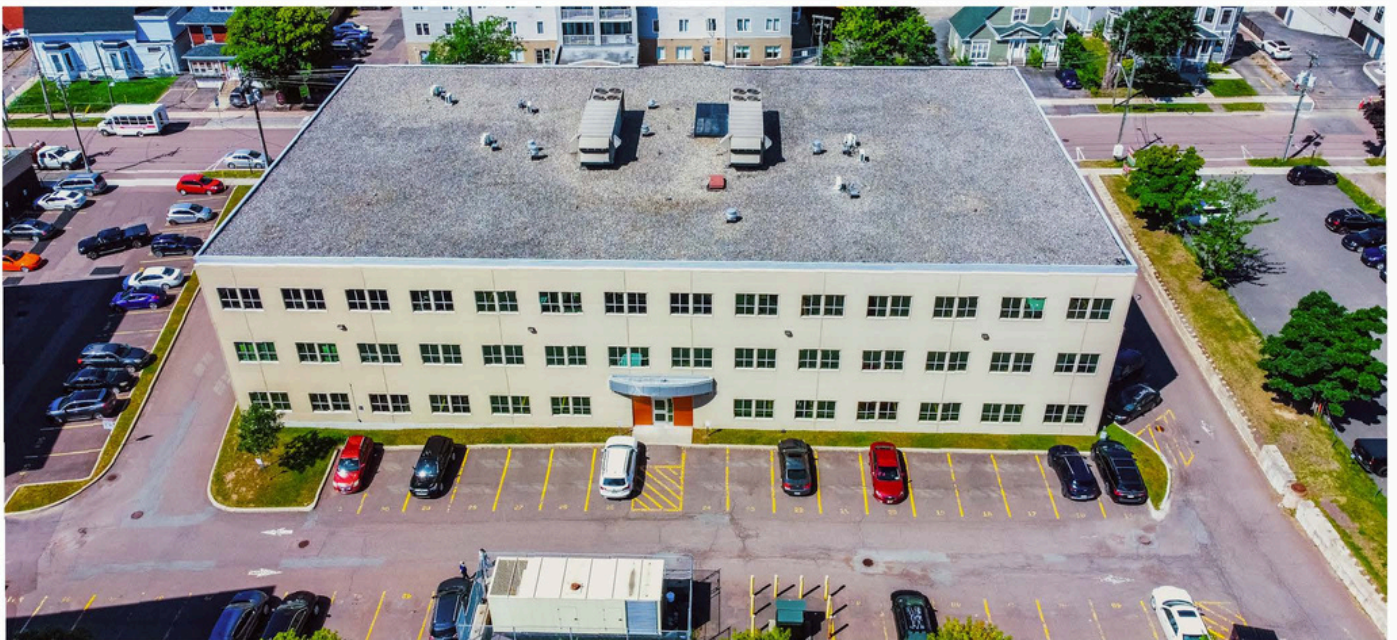
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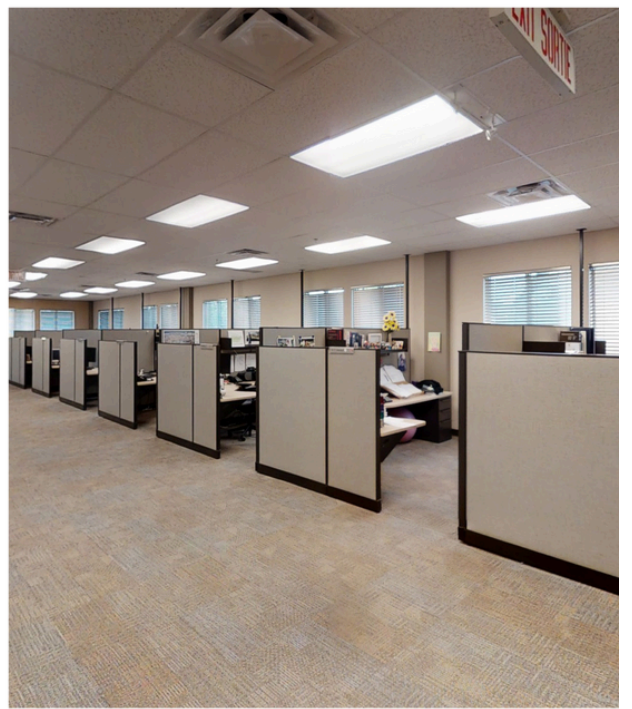


SECOND FLOOR



THIRD FLOOR





# Area Overview

This location is truly at the centre of all the action. Downtown Moncton has a working population of approximately 20,000 people and is home to roughly 109 businesses.

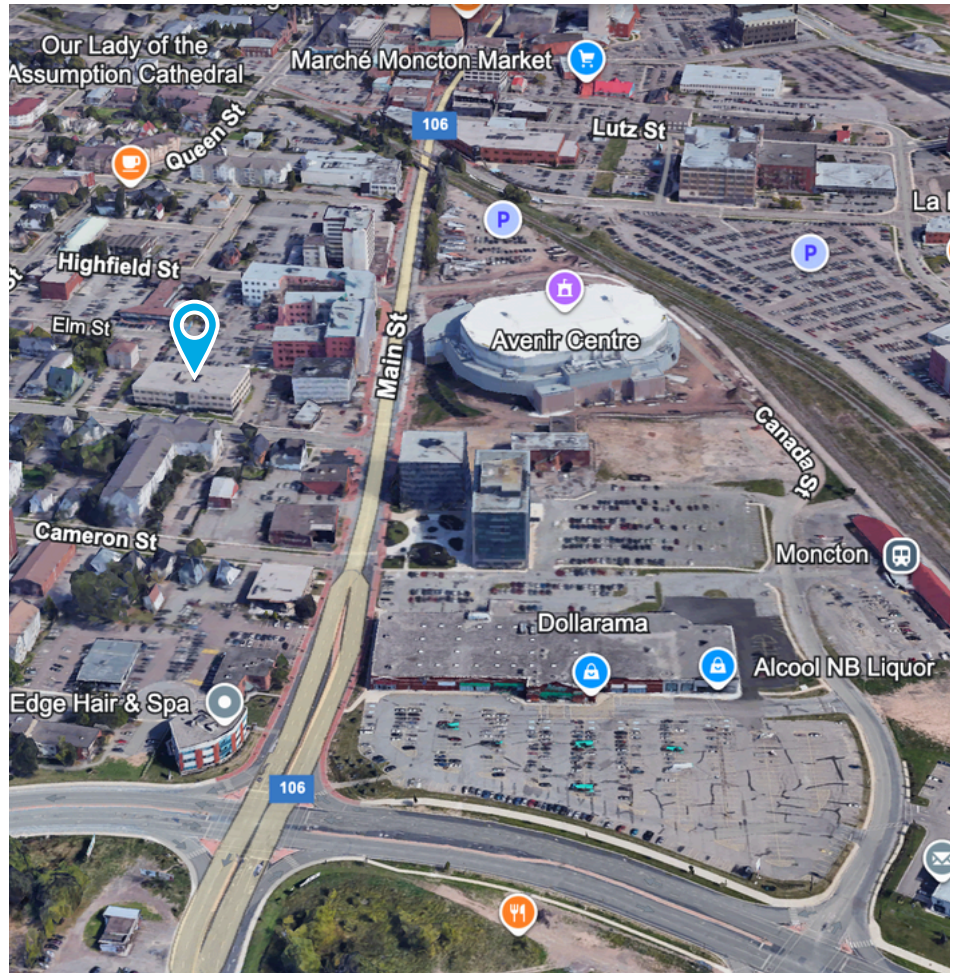
With the add of the Avenir Centre and approximately 3,000 restaurants, bar, coffee shop seats, Downtown Moncton's vibrancy is on the rise.



93  
Walkscore®



77  
Bikescore®



## Demographics



City of Moncton  
Population  
**92,400**



Daytime  
Population  
**155,825**



Average Family  
Income  
**\$86,636**



Median Age  
**39.3**



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