



Professionally Finished Office Space in the Heart of Downtown Moncton

814 Main Street, Moncton, NB
For Lease | Suite 201 ±1,697 SF

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Property Overview

Located at the prominent corner of Main Street and Westmorland Street, 814 Main Street offers professionally finished office space in a fully modernized, energy-efficient building in the heart of Downtown Moncton. The property benefits from exceptional visibility within one of the city's most vibrant commercial nodes, with convenient access to nearby parking and excellent connectivity throughout the downtown core.

Recent building upgrades include renovated common areas, high-efficiency heat pump systems with zone controls, LED lighting, secure metal-glazed entry doors, FOB tenant access, a digital intercom with camera monitoring, upgraded elevator service, and comprehensive interior and exterior security. Additional energy-efficiency enhancements, including rooftop solar, are also underway.

One suite currently being offered with other opportunities available. The unit offers move-in-ready office space suited to professional, consulting, or service-oriented users.

Key Features

- **Civic Address:** 814 Main Street, Moncton, NB
- **Property Type:** Office
- **Available Space:** ±1,697 SF
- **PID:** 00688127
- **PAN:** 03916519
- **Parking:** Available Nearby
- **Recent Building Upgrades:**
 - Renovated common areas
 - High-efficiency heat pump HVAC with zone controls
 - LED lighting throughout
 - Secure metal-glazed entry doors
 - FOB tenant access system
 - Digital intercom with camera monitoring
 - Upgraded elevator service
 - Interior and exterior security coverage
 - Rooftop solar enhancements underway

Unit Details

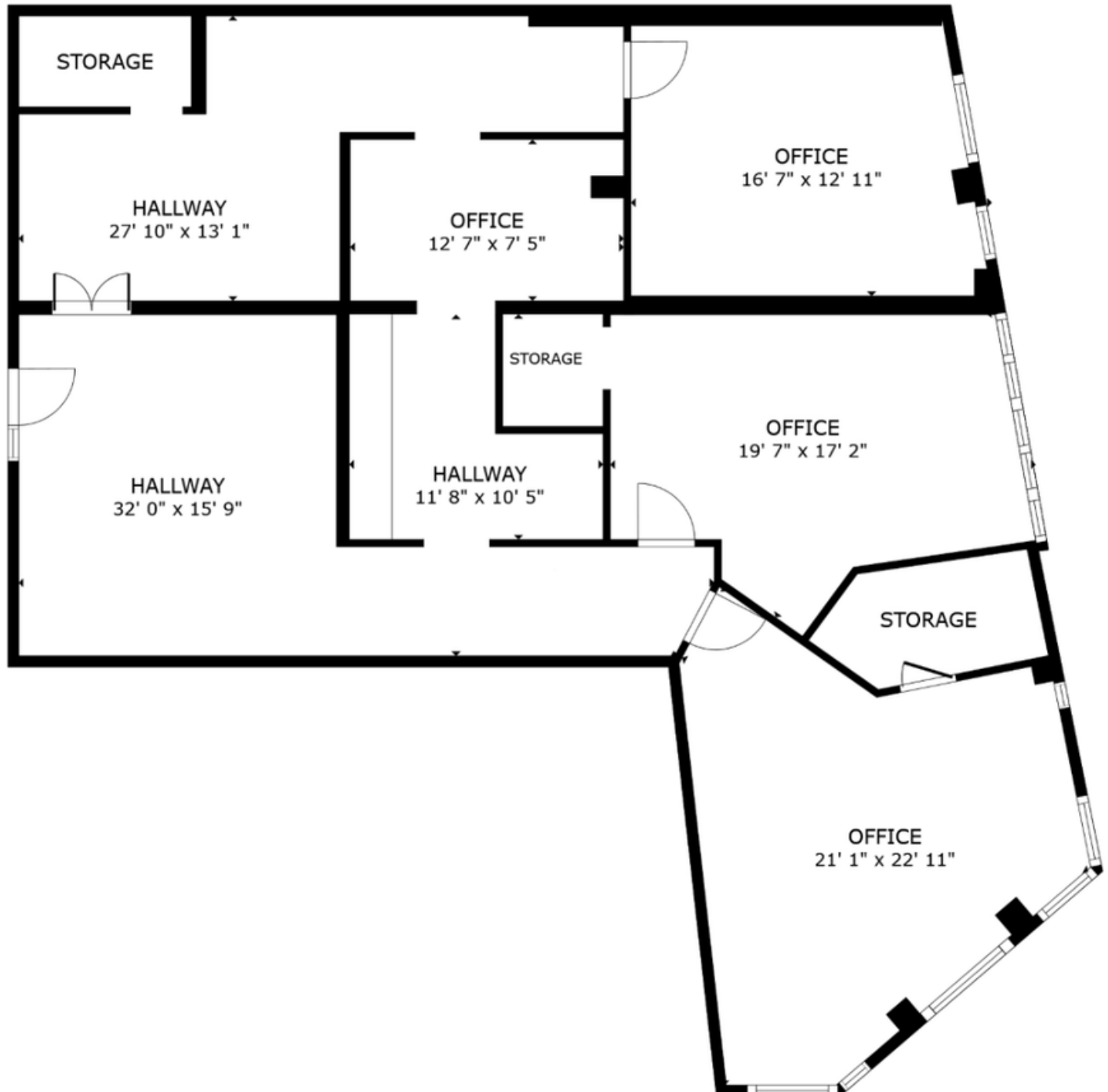
**Suite 201 | Lease | ±1,697 SF
Available Immediately**

Well-appointed office suite overlooking Main Street featuring a front reception area with a kitchenette, multiple large private offices, and dedicated storage space.

Asking Rent: \$34 PSF Gross + HST

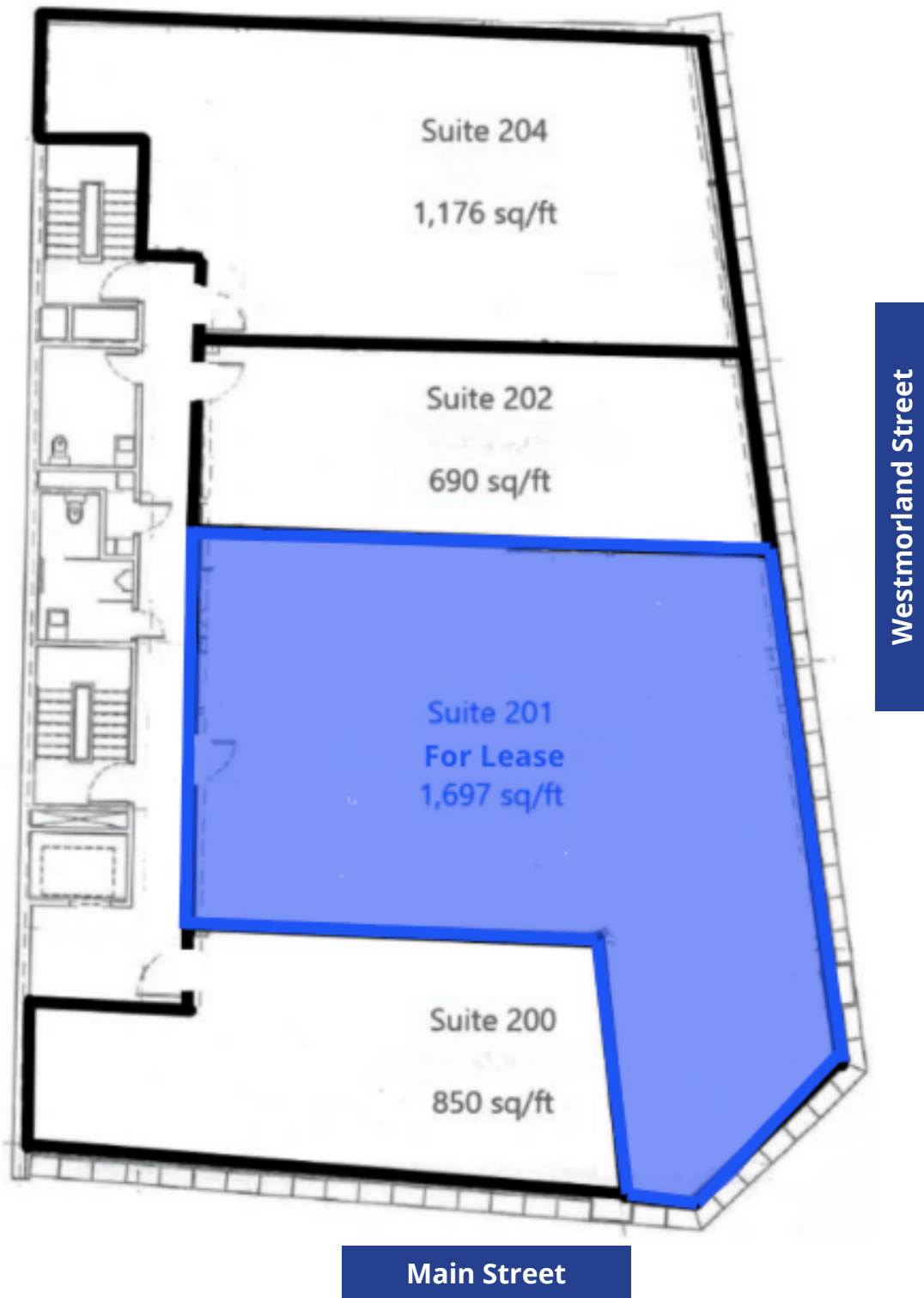
Suite 201 | Lease | ±1,697 SF

Floor Plans



Suites 201 | ±1,697 SF

Floor Plans

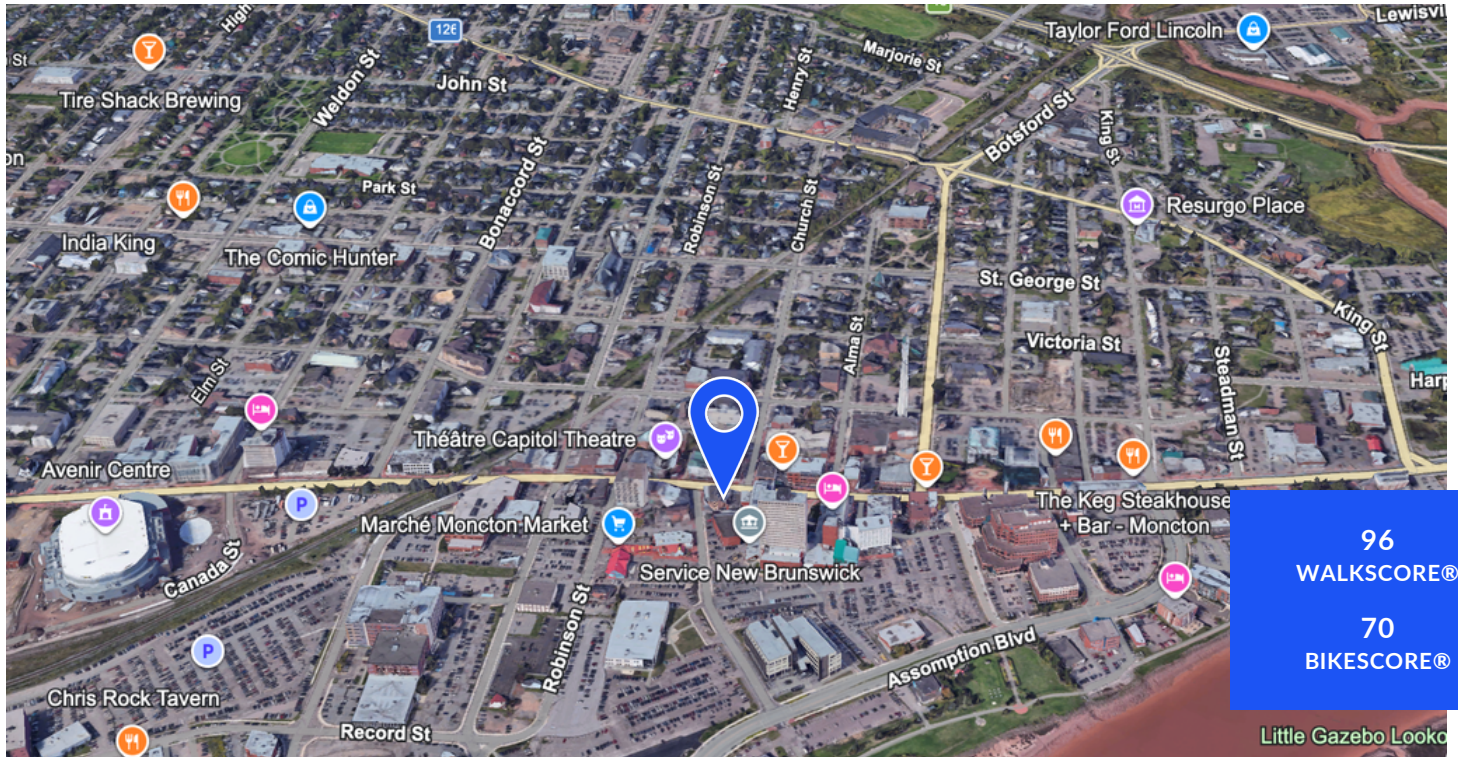


Suite 201 | Lease | ±1,697 SF

Property Photos



Area Overview



Located at the prominent corner of Main Street and Westmorland Street, 814 Main Street sits within the core of Downtown Moncton, one of the city's most active commercial and professional areas. The property benefits from exceptional visibility along Main Street with steady pedestrian and vehicle traffic.

The surrounding area is home to a strong mix of professional offices, financial institutions, government services, and hospitality uses, creating a dynamic business environment and steady daytime activity. Employees and clients benefit from convenient access to a wide range of nearby amenities, including restaurants, cafés, retail services, and hotels, all within walking distance.

Public transit service is available nearby, and the central location provides efficient connectivity throughout Greater Moncton, including quick access to Vaughan Harvey Boulevard and Wheeler Boulevard. Nearby public and private parking options further support accessibility for tenants and visitors.

Demographics | Within 5 KM

**Total
Population**

97,907

**Daytime
Population**

118,807

**Labour
Employment Rate**

94.1%

**Total
Households**

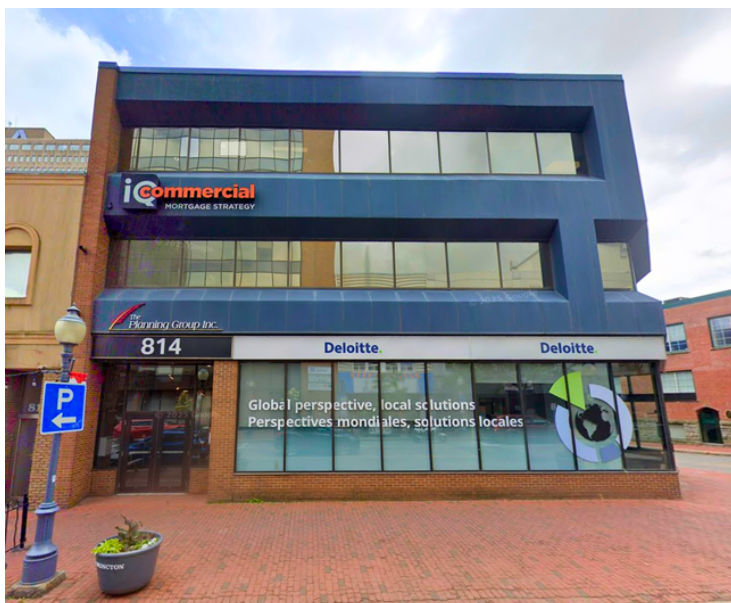
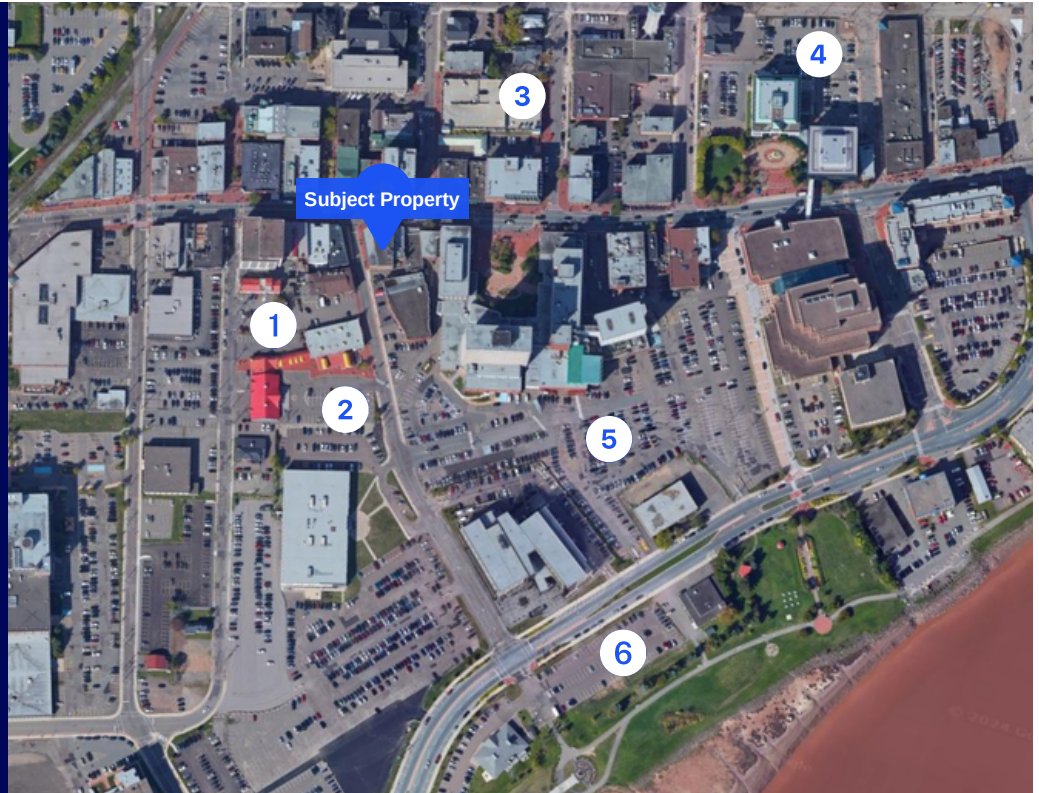
43,317

**Average
Household Income**

\$94,742

Parking Overview

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



Colliers

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