

For Lease

8,480 SF | \$13.00 PSF/yr (Net)

Office Space



## 720 Main Street - 2nd Floor

Moncton, New Brunswick E1C 1E4

### Property Highlights

- Prime 2nd floor commercial space on Main Street
- Modern and sleek design with expansive windows
- Open layout adaptable to various office configurations
- High ceilings and abundant natural light
- State-of-the-art amenities for a professional environment
- Convenient access to public transit
- Nearby parking options for employees and clients

### Offering Summary

Base Lease Rate:	\$13.00 PSF/yr (NNN)
Additional Rent	\$7.10 PSF/yr (approx.)
Available SF:	8480 SF
MLS#	NB112555

### For More Information



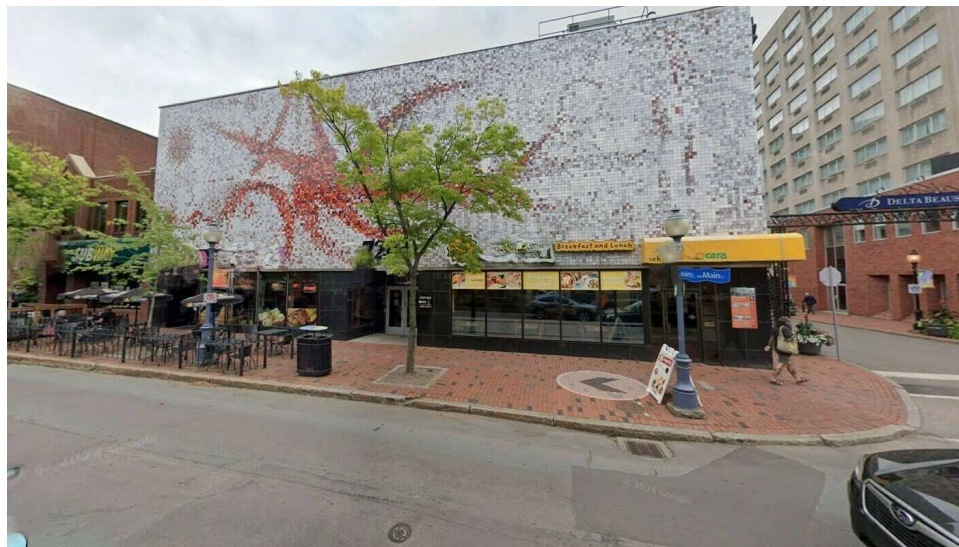
#### Tim Lyons

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## Property Overview

Experience modern elegance at 720 Main Street in Moncton, NB. This premier commercial space on the 2nd floor offers a sleek and professional environment ideal for a variety of business endeavors. The property features contemporary design elements, expansive windows that fill the space with natural light, and an open layout adaptable to various office configurations. With high ceilings and state-of-the-art amenities, this space provides an inviting setting for creativity and productivity. Convenient access to public transit and nearby parking options ensure ease of commuting for employees and clients. Embrace the opportunity to elevate your business in this distinguished location on Main Street.

## Location Overview

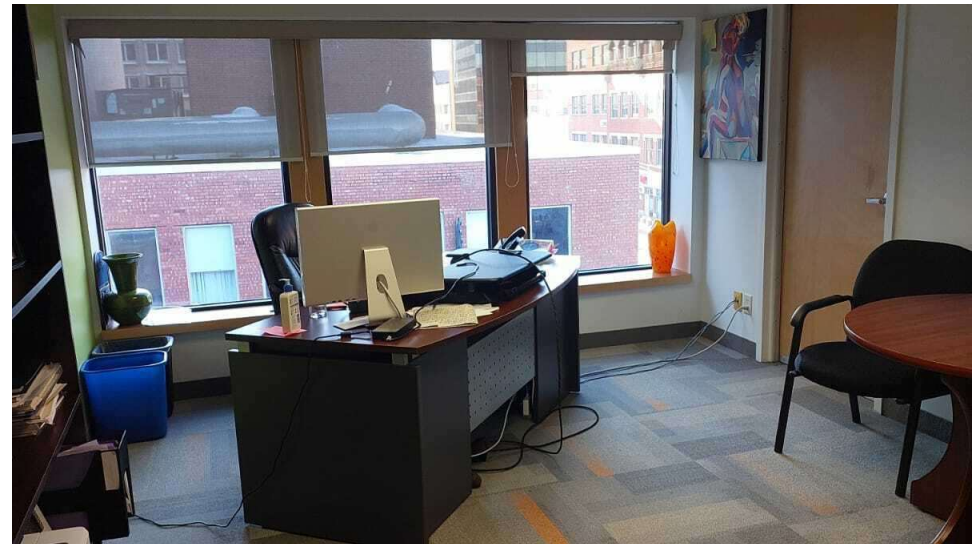
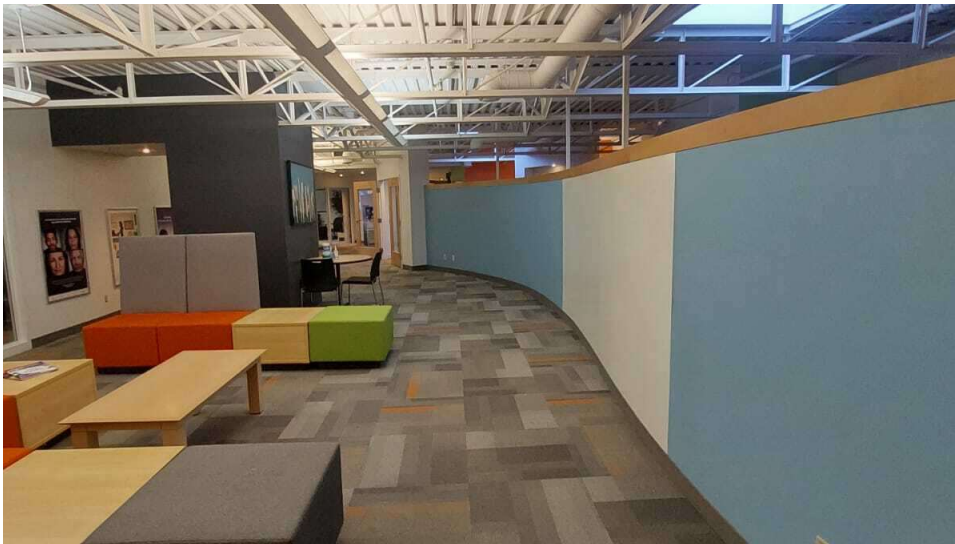
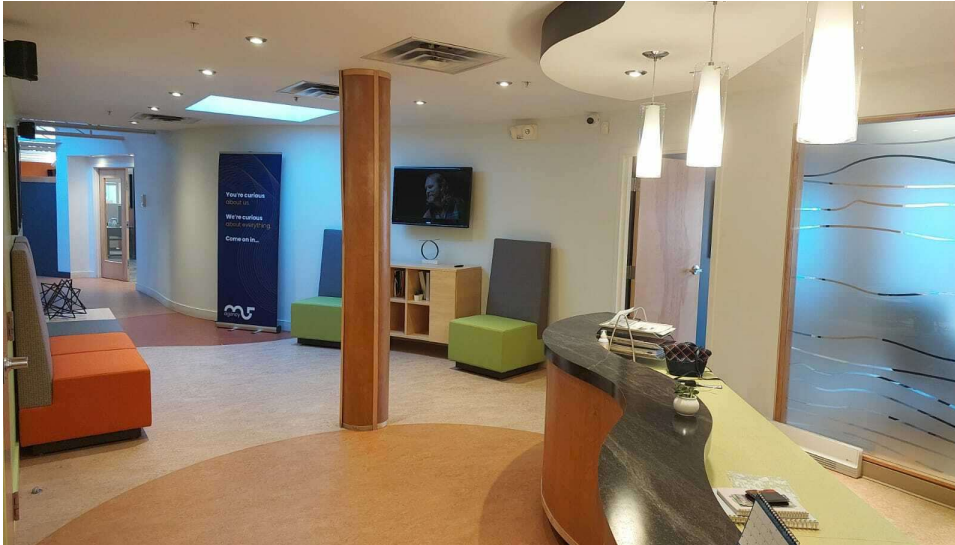
- **Prime Downtown Location:** Corner property at Main Street and Sommet Lane
- **High Visibility:** Surrounded by office towers, retail, and dining establishments
- **Transit Access:** Well-connected via Codiac Transpo public transit system
- **Proximity to Key Landmarks:** Near Delta Beausejour Hotel, Assumption Place, and other major commercial hubs
- **Nearby Amenities:** Restaurants, banks, shopping centers, and business services within walking distance
- **Business Hub:** Located in Moncton's growing Central Business District, ideal for professional services



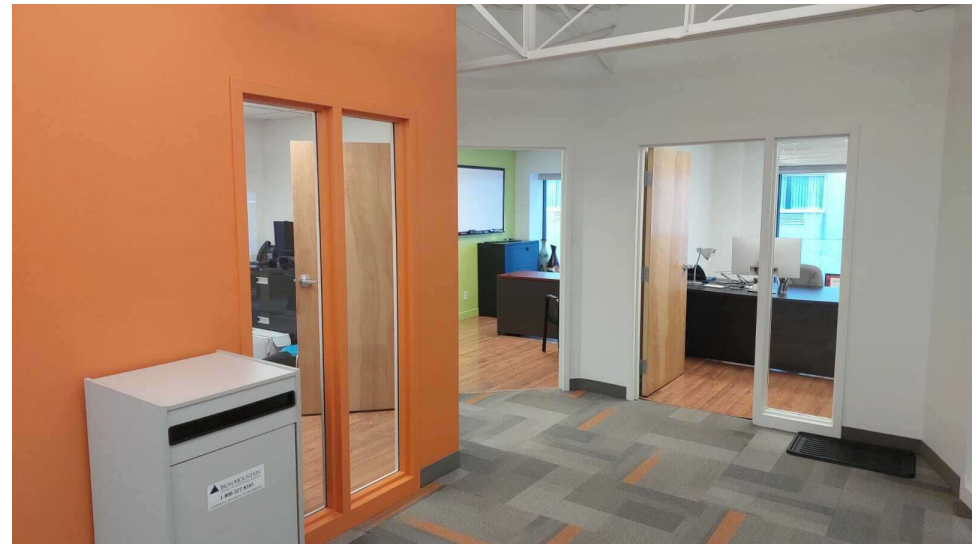
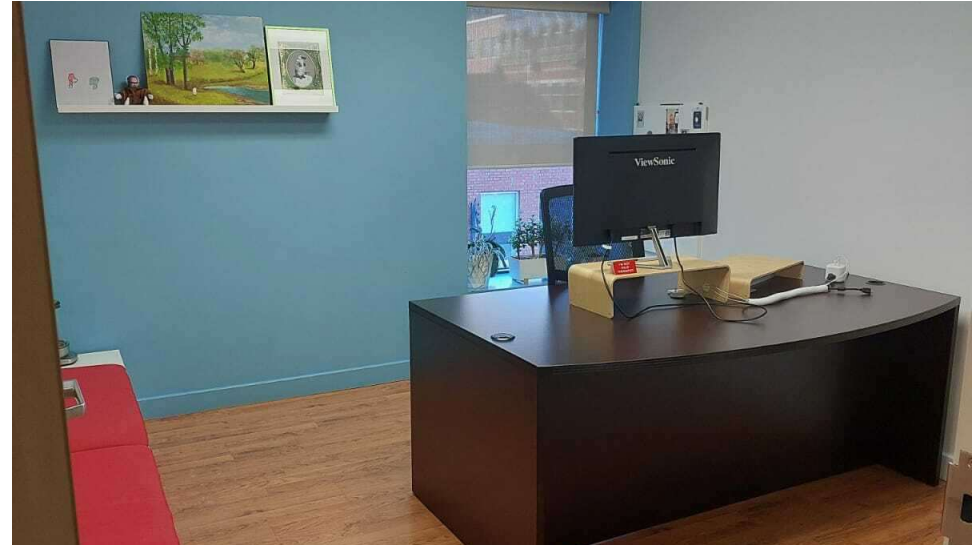
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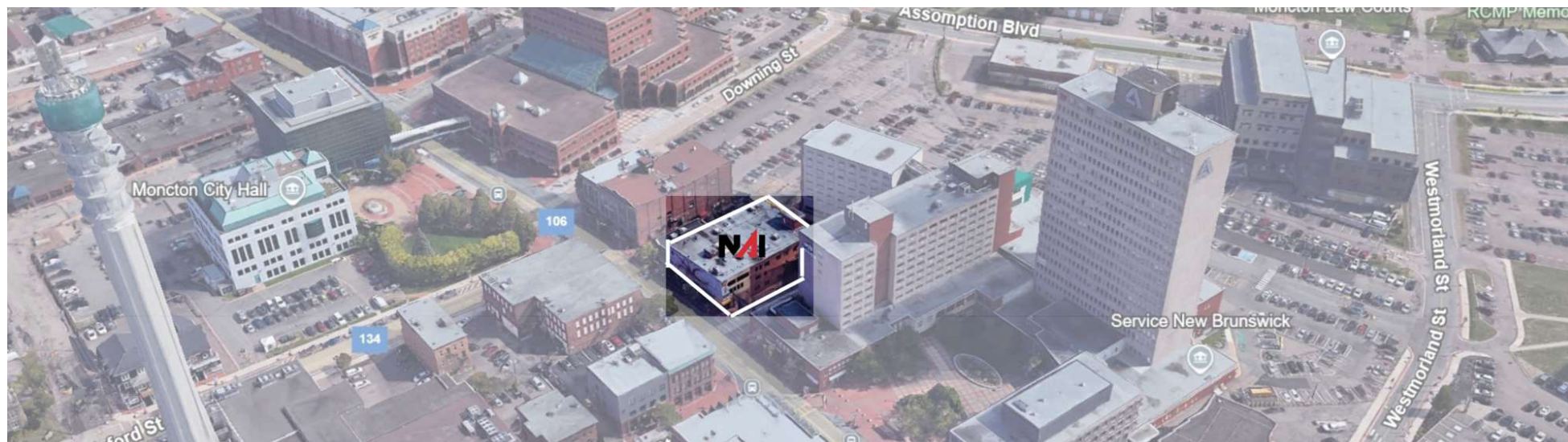
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## Driving Distances

Avenir Center	750 m
Airport	8.0 km
Champlain Place	1.9 km
Moncton City Hall	0 m

## Modern Amenities And Upgrades

- Recently renovated with high-end leasehold improvements.
- Full sprinkler system for safety and compliance.
- Elevator access for convenience across all floors.
- Efficient HVAC system ensures a comfortable work environment.
- Electrical Supply: 600 Amp / 600V 3-Phase power for enhanced energy efficiency.

## For More Information



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