



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 220 | 4,779 SF | [Click Here for Tour](#)
- Unit 250 | 6,641 SF | [Click Here for Tour](#)
- 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](#)
- Unit 360 | 2,088 SF | No tour available

Combinable Units

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 6,829 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.

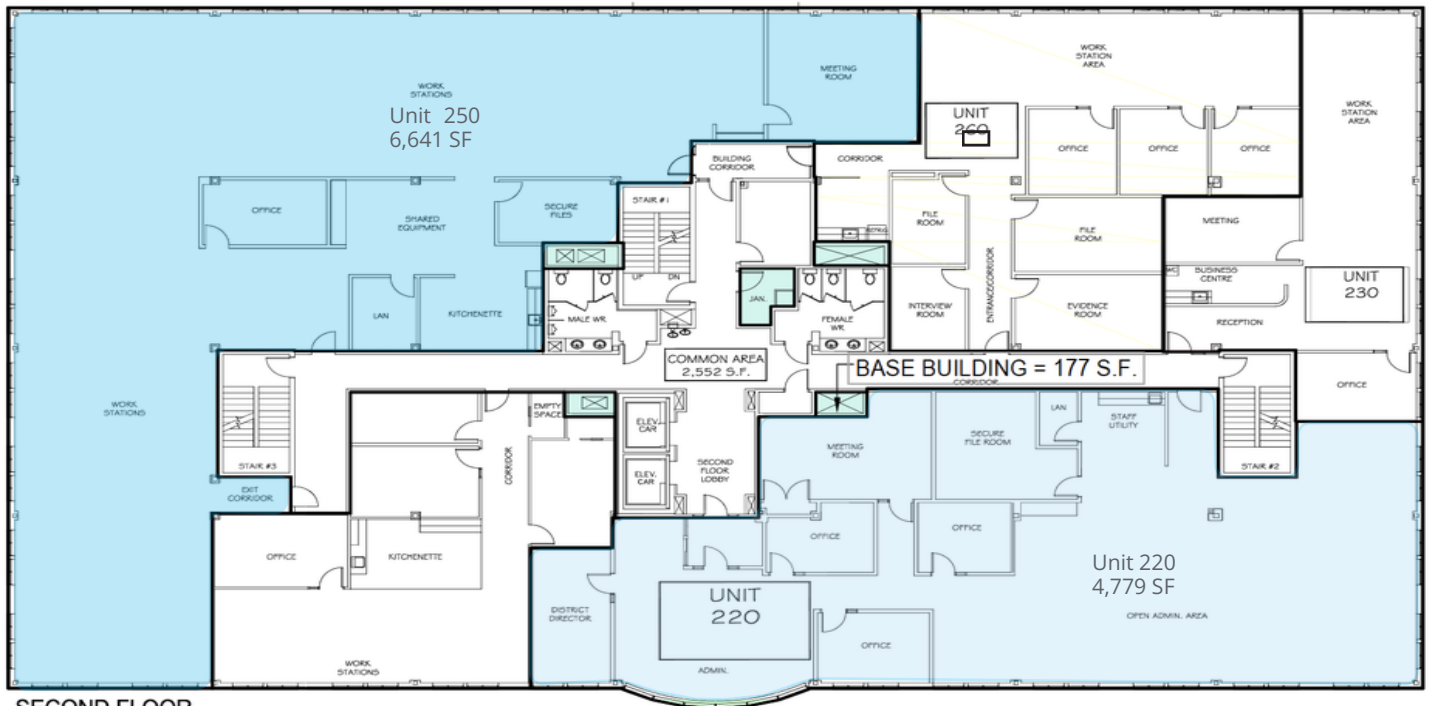
This is a rare opportunity to secure a spot in a modern well-located building that offers on-site parking (1 spot included per every 1,000 SF leased) and nearby street parking. Situated on a Codiac Transpo bus route, this property is easily accessible for employees and visitors.



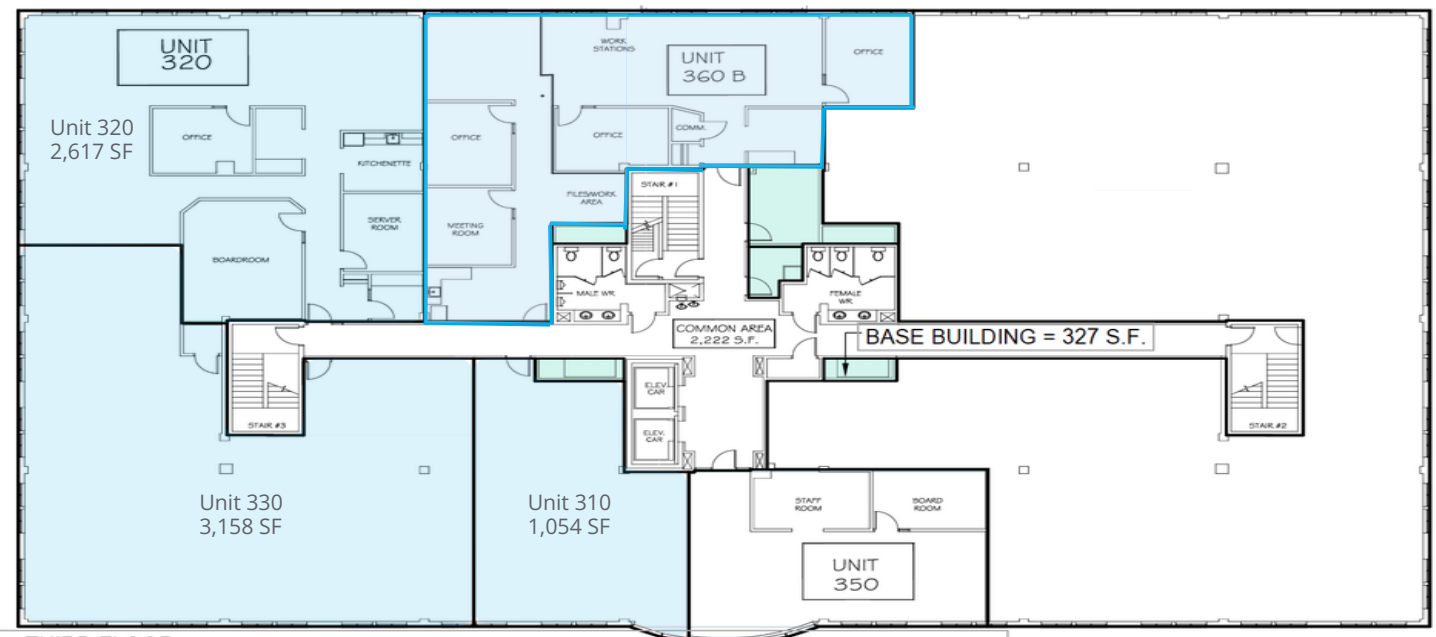
Floor Plans

Available Units

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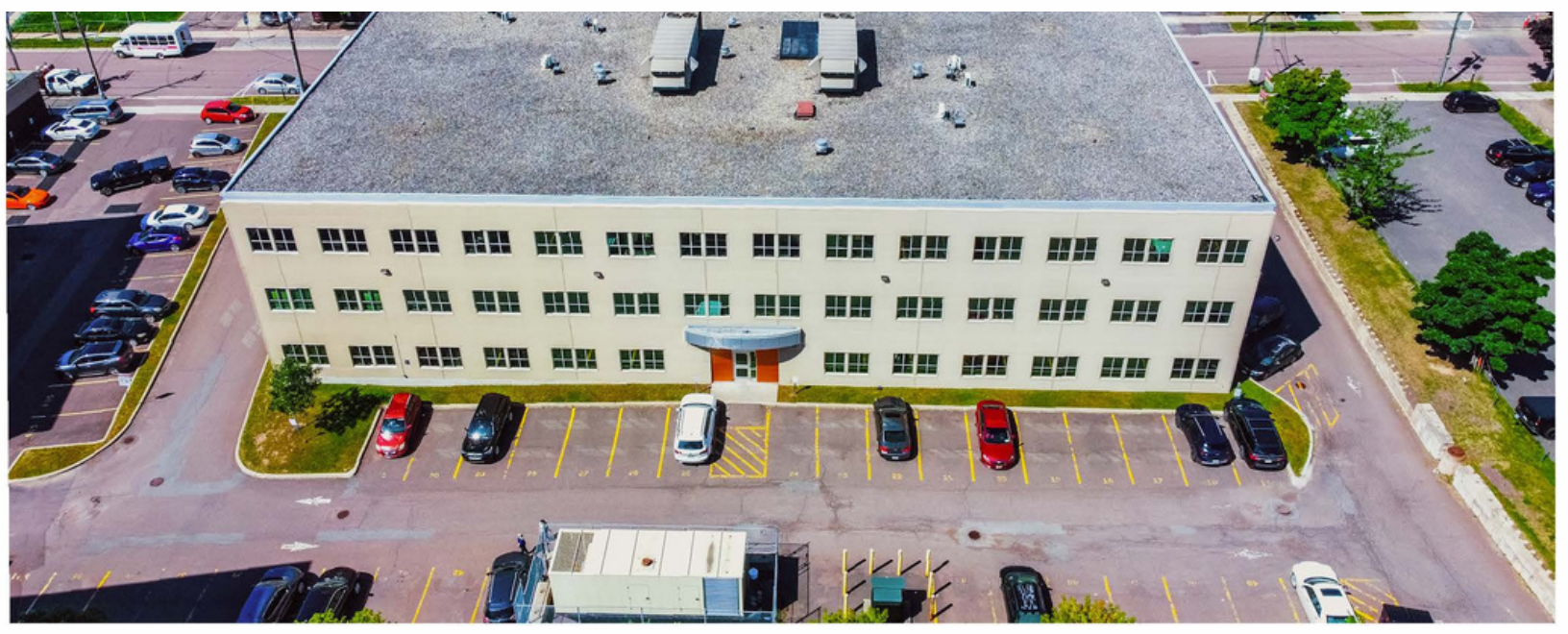
SECOND FLOOR



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.

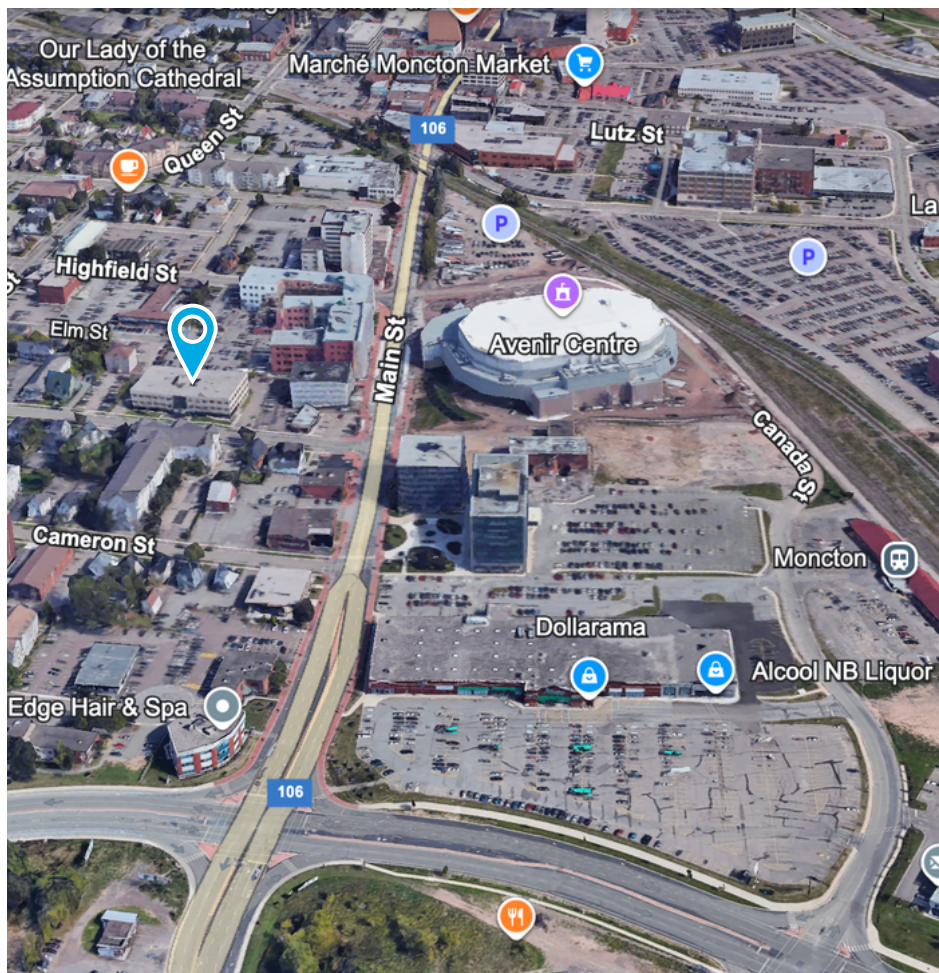
With the add of the Avenir Centre and approximately 3,000 restaurants, bar, coffee shop seats, Downtown Moncton's vibrancy is on the rise.



93
Walkscore®



77
Bikescore®



Demographics



City of Moncton
Population
93,451



Daytime
Population
118,229



Average Family
Income
\$91,537



Median Age
39.9



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