For Lease | 1234 Main Street, Moncton, NB

Bright, Modern Office Space for Lease in the **heart of Downtown Moncton**

Asking Rent: $17 psf net
Additional Rent: $17.84 psf
(includes premise cleaning)
Incentives Available

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Specifications

Opportunity Type:
Office Leasing

Location:
1234 Main Street
Moncton, New Brunswick

Size:
122,000 SF on 8 floors
16,040 square feet per typical floor

Climate Control:
HVAC system with leading edge technology and energy efficiency

- 4 New Natural Gas boilers
- New SMARDT Chiller

Elevators:
3 Otis elevators

Accessibility:
Barrier-free access from main

Security:

- Monitoring system recorded in house, 24 hours a day seven days a week
- 7 monitors for the building, 3 inside 4 outside
- Mag Lock access system

Parking:

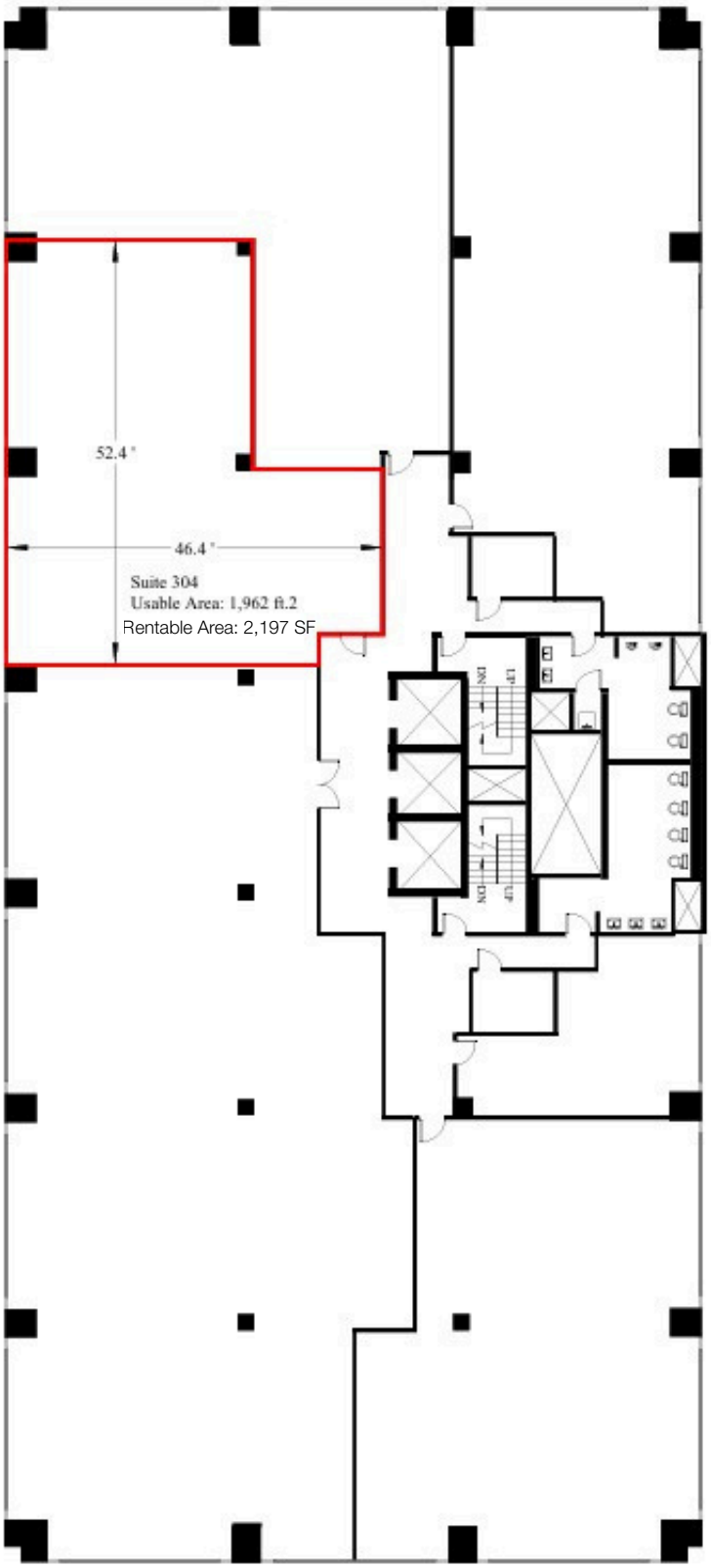
- Controlled parking access

Amenities:

- Close proximity to Avenir Centre, Hyatt Place Moncton/Downtown
- VIA Rail & Bus terminal within 600 yards of building.
- Next door to Vaughan Harvey Plaza, an 85,000 SF strip including Sobeys, GoodLife Fitness, ANBL, and Shoppers Drug Mart.

Signage:
On-site Signage Opportunity
Lobby Digital Signage

Floor Plan
Unit - 304 2,197 SF



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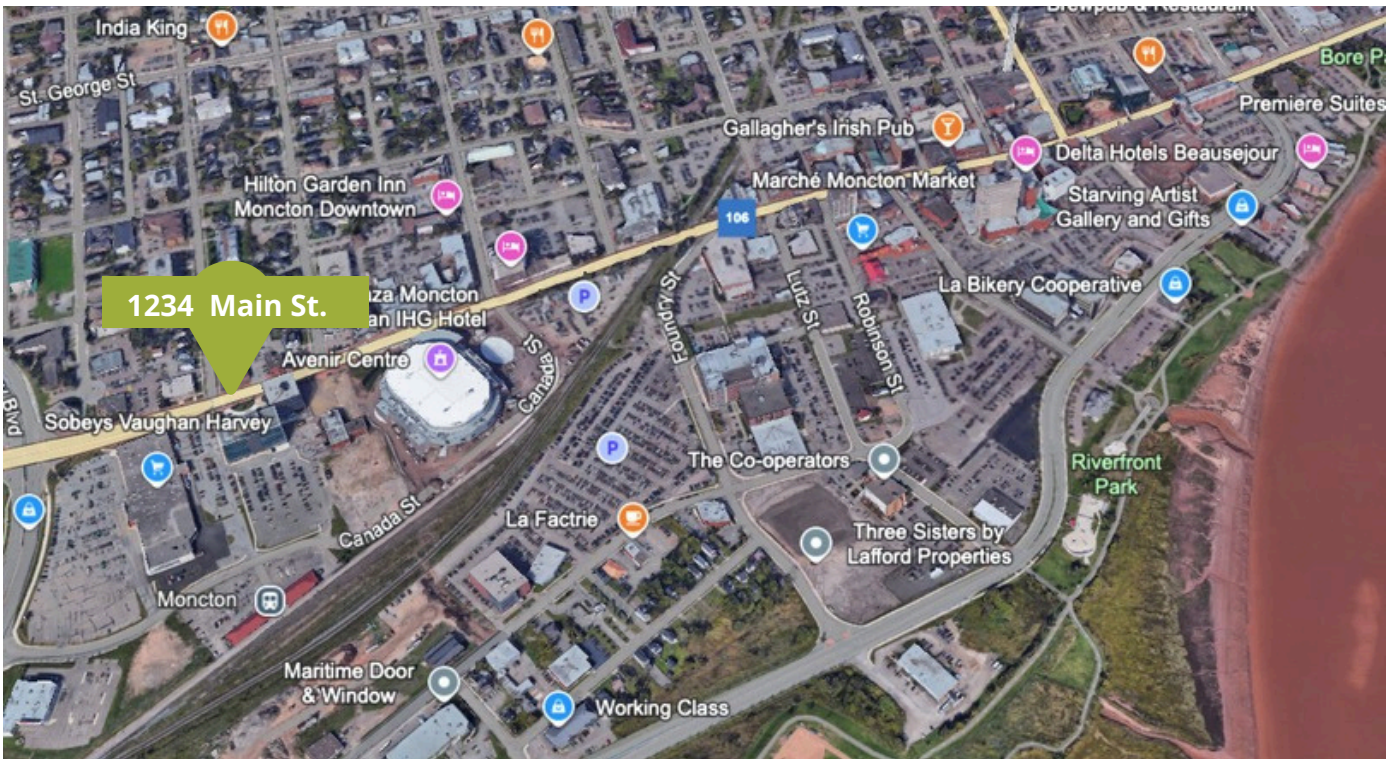
Location

1234 Main has been thoughtfully redesigned to exceed modern standards for energy efficiency, user comfort, convenience, and layout flexibility.

1234 Main Street features a new anodized aluminum curtain wall with tinted, energy-efficient glazing, individual power metering, a high-efficiency natural gas boiler, and smart LED lighting, all contributing to its BOMA BEST Gold certification. Tenants benefit from secure, ground-level parking, barrier-free access, and a central location near major roads, public transportation, amenities, and the Avenir Centre, Moncton's premier destination for events and entertainment.



Demographics

Within 5 km of 1234 Main Street , Moncton, NB

Current Population	Daytime Population	Median Age	Average Household Income	Labour Employment Rate	Number of Households
89,565	107,542	40.5	$87,565	92.6%	39,667

Photos

UNIT 304 2,197 SF