It's time to upgrade your business

to Moncton's newest premium office destination.

1234 | MAIN

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SPECIFICATIONS

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

Climate Control:
- HVAC system with leading edge technology and energy efficiency
- New Smardt Chiller 425 ton installed in 2010. These chillers have multiple compressor design which allows low loading capabilities, and magnetic oil-less bearings technology which improves efficiency and is more environmentally friendly.
- Heating provided by 4 new cleaver Brooks Natural Gas fired condensing water tube boilers. These highly efficient boilers are capable of supplying all heating requirements based on outdoor air temperatures.

Elevators:
- 3 Otis elevators

Accessibility:
- Barrier-free access from main entrance and parking side entrance

Fire & Safety:
- Fire alarm system alarm controlled by ADT monitoring
- Sprinklered
- One panel for entire building inspected yearly
- New Generator 500KVA installed in 2012

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

Parking:
- Controlled parking access

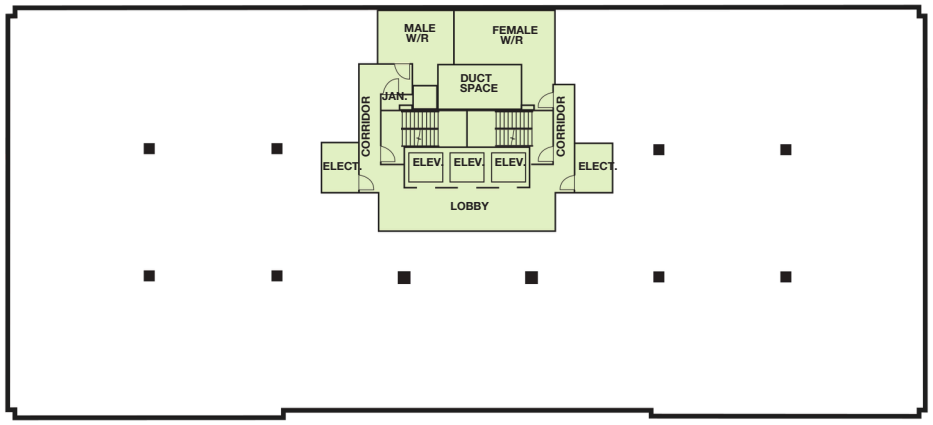
Amenities:
- Close proximity to Avenir Centre, Hyatt Place Moncton/Downtown
- VIA Rail & Bus terminal within 600 yards of building.
- Next door to Vaughan Harvey Plaza, an 85,000 SF strip including Sobeys, GoodLife Fitness, ANBL, and Shoppers Drug Mart.

Upgrade to Business Class

1234 Main has been extensively reconfigured to meet and exceed today's requirements for energy efficiency, user comfort and convenience, and flexibility of space. As a greener alternative to demolition, the building was revitalized in this downtown location with a sustainable strategy to accommodate Moncton's growing market today, and for the foreseeable future.

Rentable space has been increased to just under 129,000 sq ft on eight floors as a result of the more energy-efficient envelope and mechanical systems.

FLOORPLAN



Typical Floorplan 16,040 ft2

LEASING ENQUIRIES

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