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

PM CO
CORPORATE REAL ESTATE

Heather Dobson
Senior Leasing Manager
902.818.1944
hdobson@pm-co.ca

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

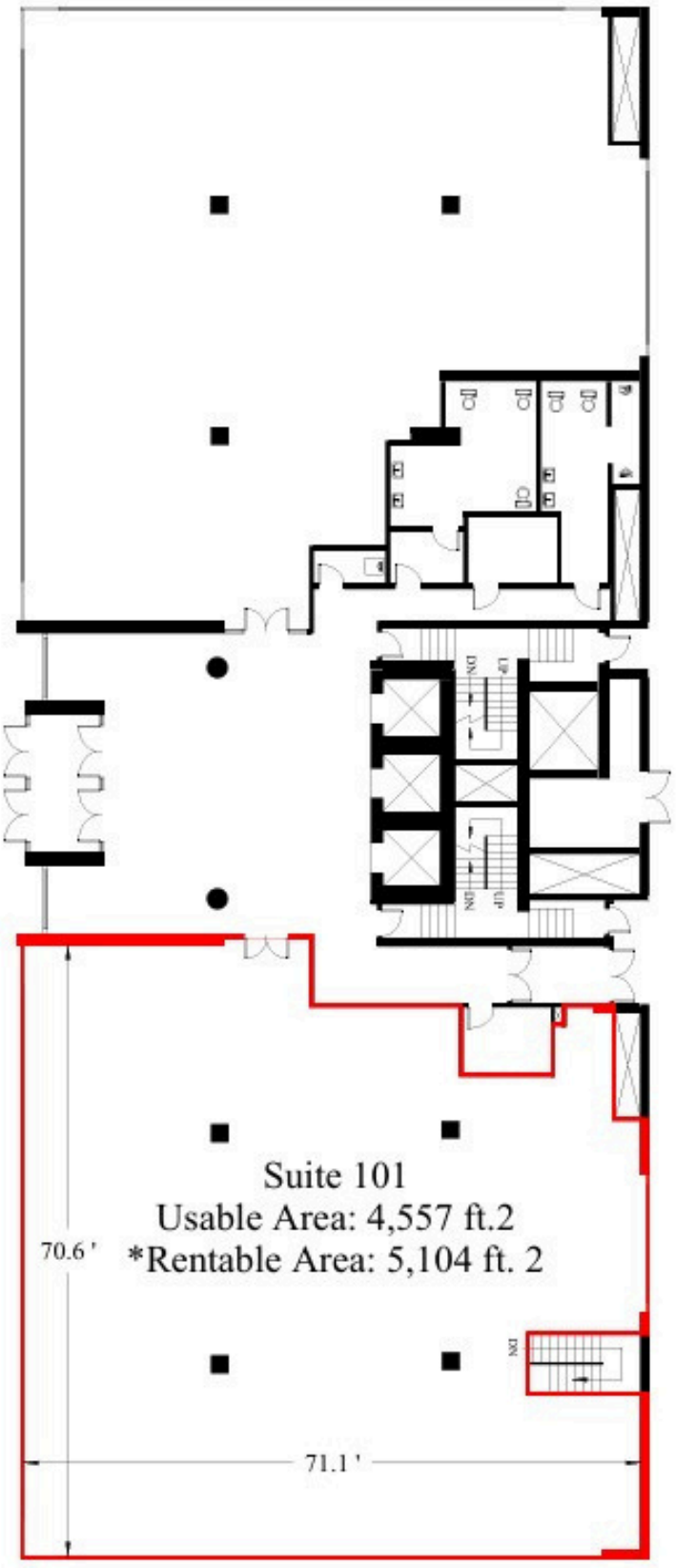
Amenities:

- 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 - 101 5,104 SF

5,104 SF rentable with access to an additional 2,500 SF in the basement level



PM CO
CORPORATE REAL ESTATE

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:

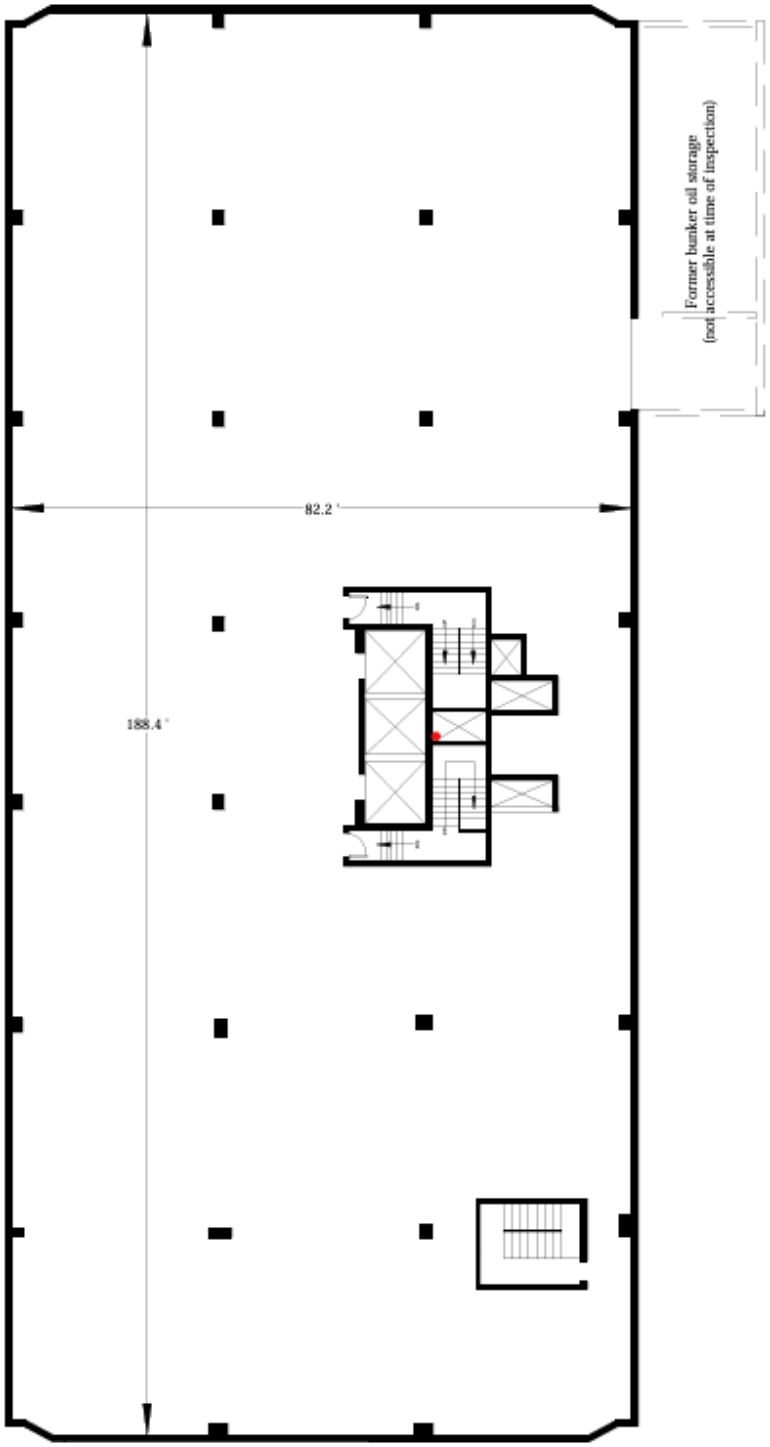
- Controlled parking access

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 - 101 2,500 SF
Basement

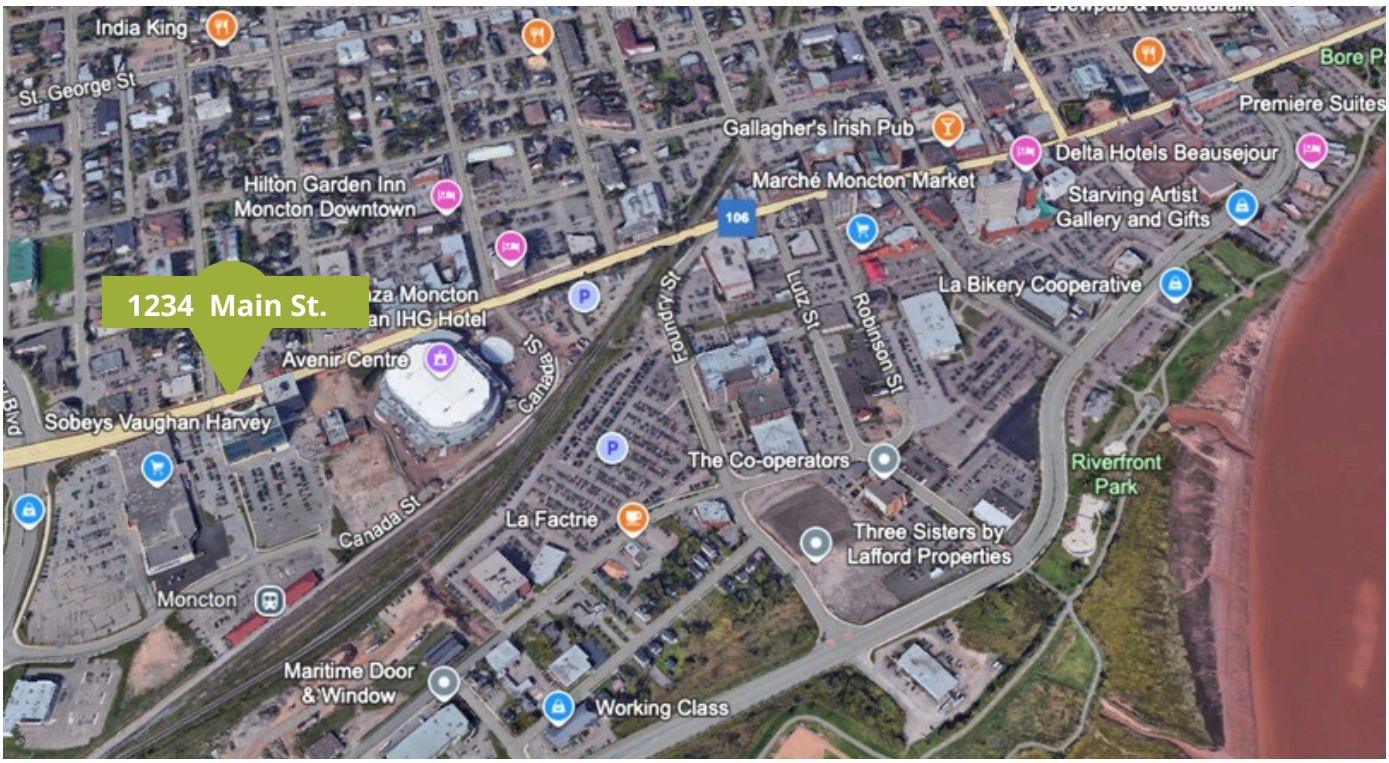


PM CO
CORPORATE REAL ESTATE

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 101 5,104 SF