



**CUSHMAN &  
WAKEFIELD**  
Atlantic

## BRUNSWICK SQUARE OFFICE TOWER

1 GERMAIN STREET | SAINT JOHN

FLEXIBLE SUBLEASE TERMS

+/- 20,000 SF AVAILABLE

PRIME UPTOWN LOCATION

BRUNSWICK  
SQUARE  
SHOPPING  
CENTRE

print three





NEW BRUNSWICK'S  
TALLEST OFFICE  
TOWER

+/- 20,000 SF CLASS A  
OFFICE SPACE AVAILABLE

# BRUNSWICK SQUARE OFFICE TOWER

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## BUILDING DETAILS

- Ideally located at 1 Germain Street, the Brunswick Square Office Tower is the tallest office tower in New Brunswick, a Class A 19 storey building in uptown Saint John.
- +/- 20,000 sf is available on level R2, with a flexible layout and demising options.
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- The space offers a large area that could be used as a reception space, ample open concept work areas, private offices and boardroom space, storage, training room and large kitchen space.
- The Brunswick Square Office Tower is situated within the hub of the Saint John business community, in the Brunswick Square complex which offers a mix of retail and professional office space.
- The building is fully accessible.
- A paid parking garage is attached with a parking ratio of 1.5 per 1,000 sf at a cost of \$110.00/space/month.
- Tenants will enjoy being close to all the amenities in the heart of Saint John.
- The Tower is located in the same building as the Brunswick Square Shopping Centre which features local and national retailers offering unique clothing, gifts, home décor and quick service and sit down restaurant options.
- In addition to the retailers, Brunswick Square Shopping Centre is home to other amenities including fitness, banking and medical.
- Steps away are over 50 restaurants and bars, salons, breweries, entertainment spaces, art galleries, accommodations, banking and much more.
- King's Square is less than a minute walk away and offers wonderful green space.
- Additionally, you are in close proximity to the waterfront boardwalk along the Saint John River.

AGGRESSIVE LEASING RATES  
CONTACT FOR DETAILS



## TOTAL RENTABLE AREA : approximately 20,000 sf

Large open concept space with versatile layout | Multiple private offices | Large break room with kitchenette | Ample storage space | Multiple open-concept meeting rooms







SOMERSET STREET

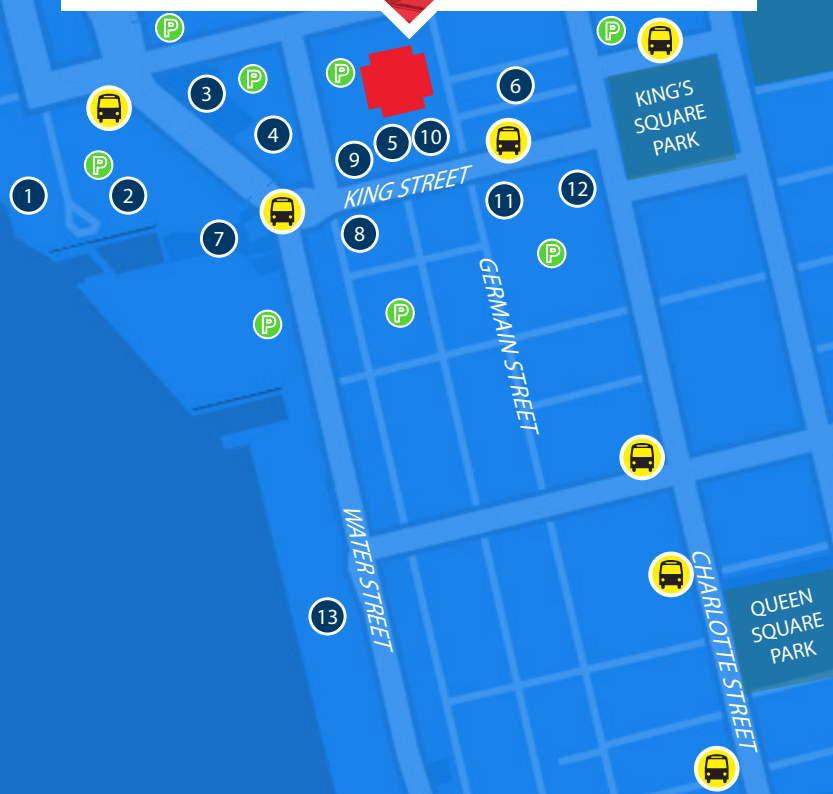
MAIN STREET

HWY NB-1

SAINT JOHN RIVER



BRUNSWICK SQUARE OFFICE TOWER



LEGEND

-  Bus Stop
-  Parking Structure



SAINT JOHN AIRPORT  
30 KM / 20 MINS

15

*Courtenay Bay Causeway*

COURTENAY BAY CHANNEL

*UNION STREET*

*CROWN STREET*



- 1 Hilton Saint John
- 2 Market Square
- 3 Canada Games Aquatic Centre
- 4 City Hall
- 5 Brunswick Square

- 6 City Market
- 7 Loyalist Plaza
- 8 BMO
- 9 TD Canada Trust
- 10 Scotiabank

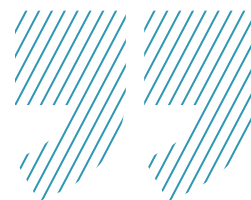
- 11 CIBC
- 12 RBC
- 13 Cruise Terminal
- 14 St. Joseph's Hospital
- 15 Irving Oil Terminals







A flexible, open concept layout with multiple private offices and breakout rooms, ideal for contact centre and many other professional office uses.







## AMENITIES

SITUATED IN THE SAME BUILDING AS THE BRUNSWICK SQUARE RETAIL WHICH IS COMPRISED OF THE DELTA HOTEL, RESTAURANTS, CLOTHING, GOODLIFE AND MANY OTHER RETAILERS.



## PARKING

BRUNSWICK SQUARE IS ATTACHED TO A 700 SPACE PARKING GARAGE WITH ELEVATOR AND WALK-THROUGH ACCESS TO ALL SHOPS AND SERVICES.



## BUILDING ACCESSIBILITY


ENJOY YEAR ROUND ACCESS TO THE LONGEST INDOOR CLIMATE CONTROLLED PEDWAY THAT GOES FROM BRUNSWICK SQUARE TO HARBOUR STATION OFFERING ACCESS TO MANY ADDITIONAL AMENITIES.



## ARTS & CULTURE

UPTOWN SAINT JOHN IS A VIBRANT HUB WITH LOCAL RESTAURANTS AND BREWERIES AS WELL AS MANY FESTIVALS SUCH AS BUSKERS ON THE BAY, SCULPTURE SAINT JOHN, THIRD SHIFT, AND AREA 506 FESTIVAL.

[↪ VIEW DETAILS](#)



FULLY ACCESSIBLE  
BUILDING THAT IS EASILY  
ACCESSIBLE TO THE  
DOWNTOWN HUB OF  
SAINT JOHN

# ONE

## GERMAIN STREET



### LOCATION DETAILS

Establish a beachhead in the tallest office tower in New Brunswick. At 19 storeys the Brunswick Square Office Tower offers sweeping views of the city and Saint John Harbour. Take advantage of the recent building improvements, competitive lease rates and turnkey leaseholds. Located in the heart of uptown Saint John, this tower sits in the centre of the business community.

The Brunswick Square complex is the anchor of uptown Saint John with more than 500,000 sf of space with a connected hotel and parking garage.

Conveniently located in uptown Saint John which is a vibrant hub for doing business and is just steps away from the waterfront boardwalk along the Saint John River.

This office tower is situated in the heart of uptown Saint John which has an urban feel but is filled with beautiful historic buildings and charm.

Brunswick Square Office Tower features a mix of Atlantic Canada's premier tenants including many large retailers located in the attached Brunswick Square Shopping

Centre. The city is lined with quaint alleyways, bars, delicious dining options, boutiques, art galleries and much more.

This property is only 20 minutes from the Saint John Airport, and 14 minutes from Rothesay with easy access to the Trans-Canada Highway through Route 1.

The Brunswick Square Office Tower offers easy access to many areas of the city through the connected pedway that leads to Brunswick Square Shopping Centre, Delta Hotels, City Market, City Hall, Aquatic Centre, Harbour Station, the Saint John Trade & Convention Centre and Market Square.

The Brunswick Square complex is a part of Atlantic Canada's longest indoor and climate controlled pedway system offering convenience and easy access to the rest of the city.

# BRUNSWICK SQUARE OFFICE TOWER

FOR MORE INFORMATION ON THIS  
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