

GROUND FLOOR OPPORTUNITY

5,210 SF
AVAILABLE

60
QUEEN STREET

MONCTON, NB



**CUSHMAN &
WAKEFIELD**
Atlantic



UNLOCK THE POTENTIAL

Showcased in one of Moncton's most coveted and busy intersections, this ground floor space shines as a top choice for a desirable commercial location, taking full advantage of its prime location and vibrant surroundings.

Ideal for a wide range of businesses, including professional office, retail, restaurant, service provider, spa, cafe, immigration services, marketing firm, design studio, insurance company, health and wellness center, and more.

5,210 sf of office/flex space

BUILDING HIGHLIGHTS

5,210 SF

UNIT SIZE

\$32.50 PSF

SEMI-GROSS

CBD

ZONING

+/- 12 FT

CEILINGS

SECURE

BUILDING

HIGH

VISIBILITY

PARKING

NEARBY

WHEELCHAIR

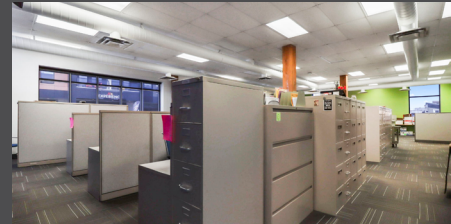
ACCESSIBLE



Eye-catching reception located at the entrance of the unit



Two private offices facing Orange Lane



Large open bullpen with ample natural light



LOCATION



Situated on the prominent intersection of Orange Lane and Queen Street, 60 Queen Street offers an exceptional ground floor commercial opportunity with incredible signage visibility. Envision your business here, in the heart of Downtown, near restaurants, hotels, cafes, and more.

DEMOGRAPHICS

79,470

POPULATION

\$68,000

MEDIAN INCOME

97,606

DAYTIME POPULATION

40.8

MEDIAN AGE

35,118

TOTAL HOUSEHOLDS

\$6,000

SPENT IN RESTAURANTS

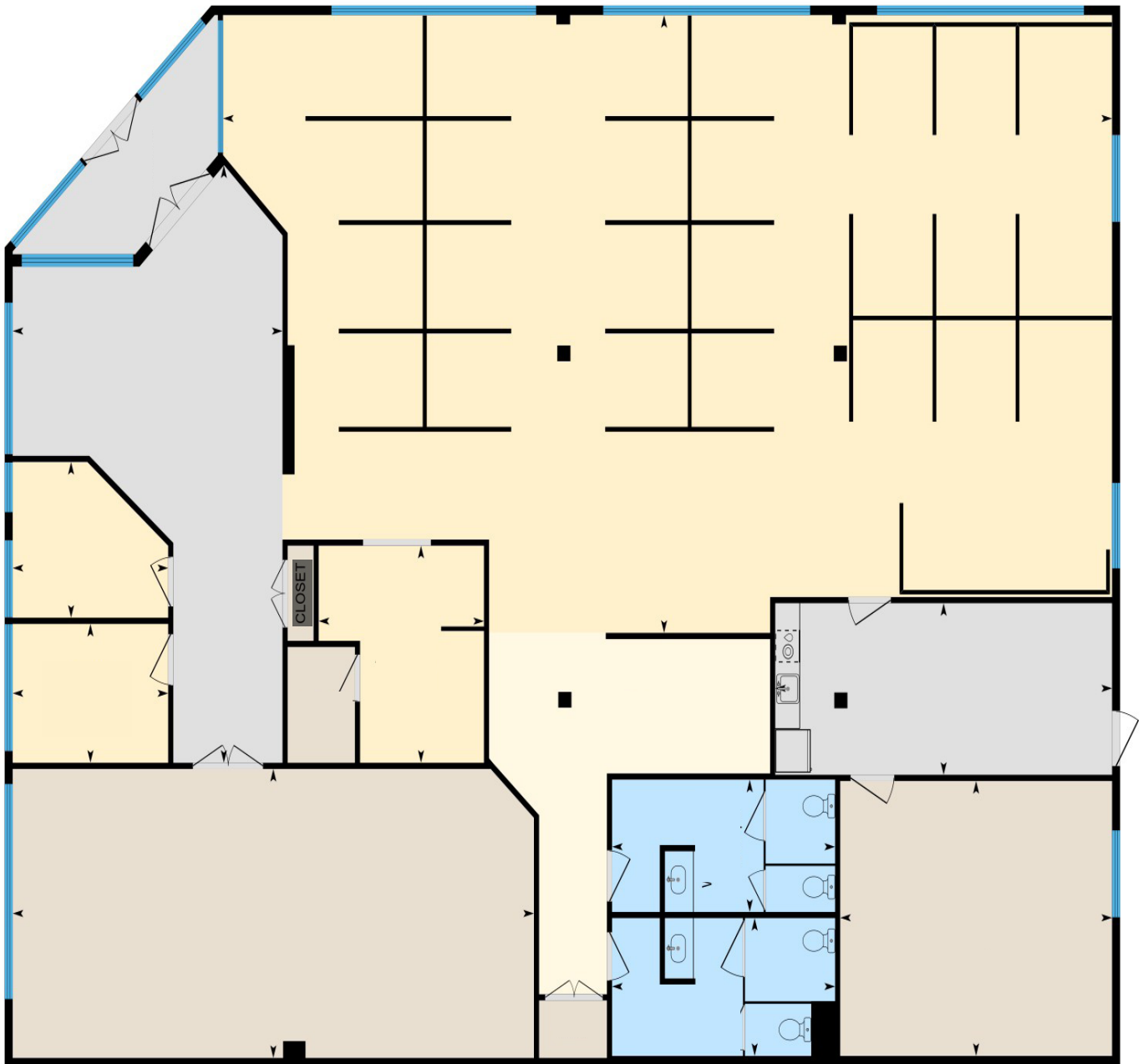
GROUND FLOOR

5,210 SF



VIRTUAL TOUR

Upon entering the space, you are greeted with a grand reception area, accessed through a secured vestibule. The high ceilings and open concept provide the perfect atmosphere for collaboration and productivity. The space further features two private offices, one large boardroom, an open workspace, two private bathrooms, a large kitchen with a lunch area, and a large storage space.





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