

GROUND FLOOR COMMERCIAL SPACE | FOR LEASE



**49 FOUNDRY STREET**

**THREE SISTERS**

## DESIGNED TO MEET THE HIGHEST CRITERIA

Discover an unparalleled opportunity to elevate your business at the Three Sisters. This prime development project offers 1,461 - 4,275 square feet of ground-floor real estate in the vibrant heart of downtown Moncton. Perfect for retail, dining, or professional services, these spaces are designed to maximize visibility and foot traffic. With their modern charm and large windows, these spaces provide a blank canvas for creating a dynamic and inviting environment for your customers.

Leasing at the Three Sisters places your business in a thriving urban center, surrounded by Moncton's most iconic landmarks and busiest districts. The views of the Peticodiac River, the lively Main Street scene, 452 apartments to be completed in the Three Sisters, and major office towers ensure a constant flow of potential customers. Easy access to public transit, wide sidewalks, and ample parking options make it convenient for both you and your clientele.

### ***About the Three Sisters Luxury Living Reaches New Heights***

The Three Sisters endeavour redefines downtown Moncton living by offering spectacular views and a lifestyle of unmatched elegance by the Peticodiac River. This landmark development, standing majestically at fifteen stories, provides a variety of living options from intimate 1 bedroom units to luxurious 3-bedroom penthouses, each designed with the utmost attention to comfort and ease.



**RENTAL RATE: \$ 14.00 PSF NET**  
**ADDITIONAL RENT: \$11.30 PSF**



# ELEVATE YOUR BUSINESS

Discover the perfect opportunity to establish your business with +/- 1,461 - 4,275 sf of prime ground-floor commercial spaces at the Three Sisters, strategically located in the heart of downtown Moncton. The dynamic spaces are ideal for retail, office, or medical uses, offering unparalleled visibility and convenience in a bustling urban setting.

## HIGHLIGHTS



### Modern Natural Charm

- **Condition:** Three Sisters isn't just an address; it's a promise of a life where the beauty of nature meets the convenience of city living.
- **Ceiling Height:** Enjoy spacious 11 1/2 foot ceilings that enhance the sense of openness and flexibility within the space.



### Maximum Natural Light

- **Floor-to-Ceiling Windows:** Flood your space with natural light and showcase your offerings to the hundreds of pedestrians and vehicles passing by daily.



### Enhanced Visibility

- **Street-Level Presence:** Benefit from prime street-level positioning, ensuring maximum exposure and foot traffic for your business.



### Accessible Location

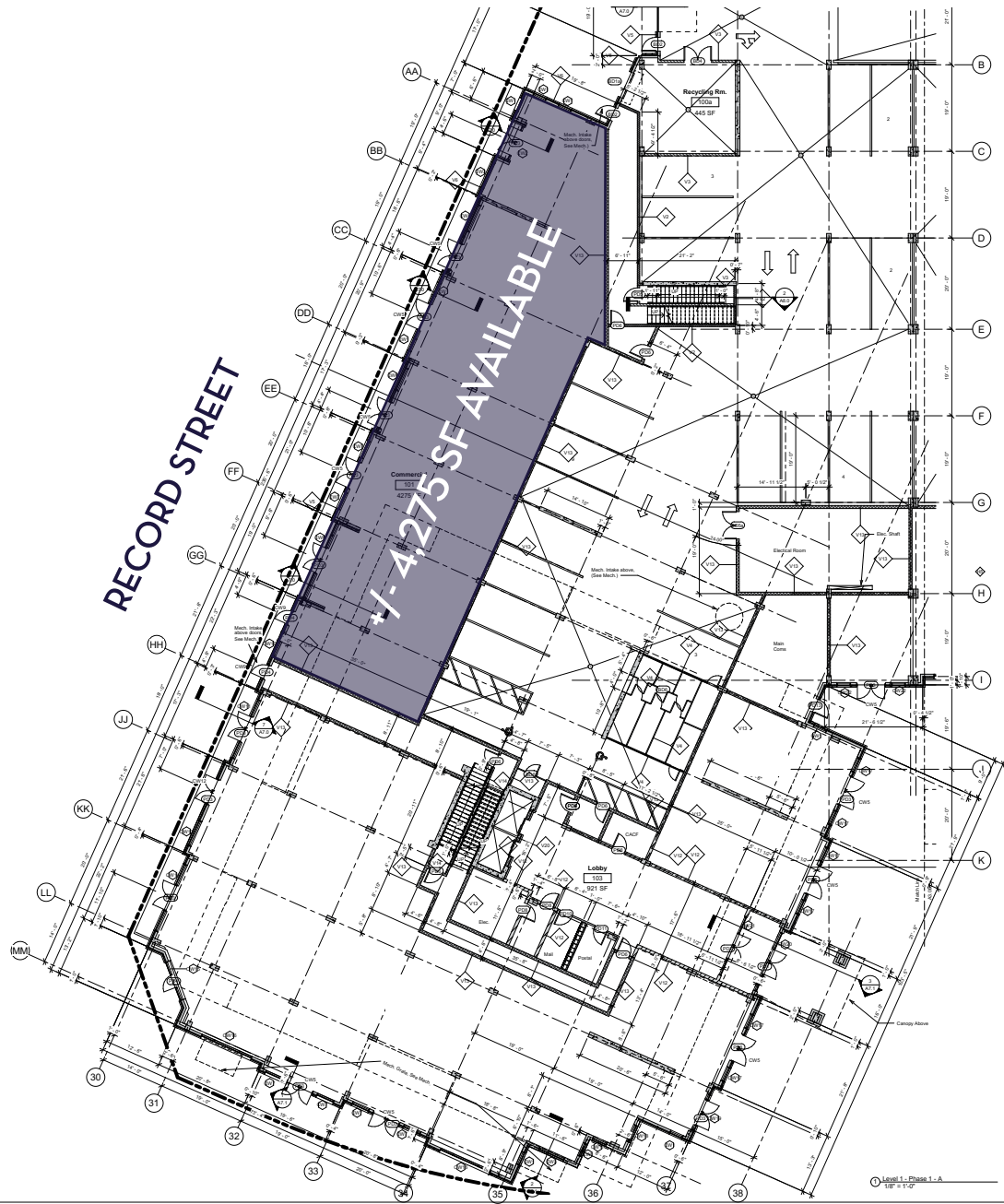
- **Public Transportation Accessibility:** The Three Sisters is located in an ideal location to maneuver through Moncton using public transportation.



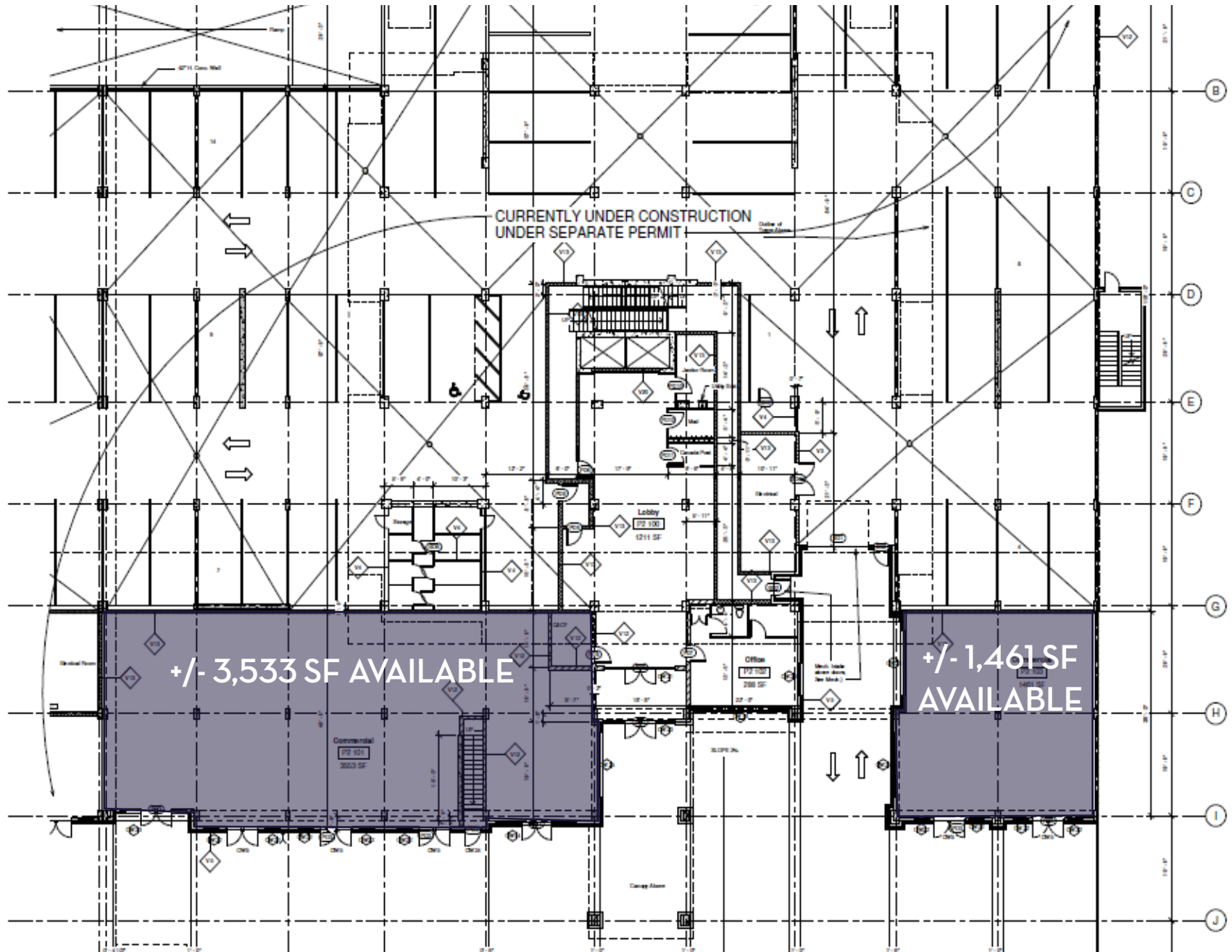
### Ample Parking Options

- **Convenient Parking:** Offer convenience to your clients and customers with nearby parking on Foundry Street, Record Street, Albert Street, and accessible parkades in close proximity. Additionally there is 1 underground parking spot per tenant.

# FLOOR PLAN - TOWER 1



# FLOOR PLAN - TOWER 2



# DOWNTOWN MONCTON

Downtown Moncton presents a lively urban experience, combining entertainment, a variety of dining options, shopping, and picturesque outdoor areas, all set within a welcoming community environment.

## Landmarks & Amenities



- **Local Bars, Breweries and:** Lots of local tap rooms and pubs nearby by to try out local products.



- **Close to the Avenir Centre:** The hub of the cities major festivals and events.



- **Diverse Local Restaurants:** Cafés and eateries dedicated to various culinary preferences.



- **Proximity to Hotels:** Comfortable stays, excellent amenities and locations.

## Convenience & Accessibility



- **Walkability:** Scored an impressive 81 on Walk Score, indicating that daily errands and entertainment are easily accomplished on foot.



- **Proximity to Major Destinations:** Less than a 10-minute walk to key destinations such as the Capitol Theatre, Riverfront Park, Boar Park and Hal Betts Sportsplex ensuring convenience and accessibility for employees, and visitors alike.



WATCH OUR VIDEO



DIEPPE

CHAMPLAIN MALL

MONCTON FARMERS MARKET

RIVERFRONT PARK

THREE SISTERS





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