

OFFICE SUBLEASE OPPORTUNITY

4,360 SF
SUBLEASE

100 CAMERON STREET

MONCTON, NB



**CUSHMAN &
WAKEFIELD**
Atlantic



UNLOCK THE POTENTIAL

Located in the heart of Central Moncton, this space stands out as a premier choice for businesses seeking a vibrant and accessible commercial hub. The sublease includes 5 on-site parking spots, along with the right to 12 additional spaces in nearby overflow lots, all within two blocks—ensuring ample parking.

This versatile space is perfect for a variety of businesses, from professional offices and service providers to spas, immigration services, marketing firms, design studios, insurance companies, health and wellness centers, and more.

4,360 sf of office space

BUILDING HIGHLIGHTS

4,360 SF

UNIT SIZE

\$10 PSF

NET RENT

CBD

ZONING

\$13.50 PSF

ADDITIONAL
RENT

SECURE

BUILDING

30-9-2025

SUBLEASE END

5 + 12

PARKING SPOTS
INCLUDED

WHEELCHAIR

ACCESSIBLE



Bright Open Concept bullpen located in the centre of the space



Eye catching Modern Finishes throughout entire suite



Modern Updated lobby with a cafe in the building.



LOCATION



At the prime intersection of Cameron and Gordon Street, 100 Cameron Street offers excellent office space with an onsite café. Just minutes from downtown Moncton and key routes to the Greater Moncton Area, it's ideal for accessibility and convenience.

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
PER PERSON PER YEAR

FIFTH FLOOR

4,360 SF



VIRTUAL TOUR

The suite features 12 perimeter offices anchored by a spacious open bullpen at the center, creating a collaborative and efficient workspace. Enhancing the functionality of the space is a dedicated print room that leads to a hidden storage area, as well as a comfortable staff lounge. The perimeter offices are designed with large expansive windows that allow natural sunlight to fill the space, maintaining a bright and pleasant environment throughout the day. The suite boasts modern finishes and has been thoughtfully designed with convenience and accessibility in mind.





Adam MaGee

Associate Vice President

+1 506 387 6928

amagee@cwatlantic.com

Suzie Taylor

Commercial Real Estate Advisor

+1 506 380 1777

staylor@cwatlantic.com



**CUSHMAN &
WAKEFIELD**
Atlantic