



795 MAIN STREET

MONCTON, NB

DOWNTOWN OFFICE SPACE
427 SF



WELCOME TO 795 MAIN

Located in the bustling downtown core of Moncton nestled next to the historic Ruelle Oak Lane, 795 Main Street is a remarkable three-story professional office building with a rich heritage. The building boasts spacious interiors that are filled with natural light, due to the large windows that enhance the structure. Additionally, a new elevator has been installed to provide accessibility and convenience for tenants and visitors. This iconic building stands as a testament to Moncton's architectural heritage and offers businesses various suite options in a prestigious, modern and versatile office complex in a prime location.

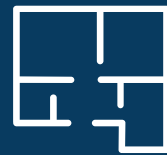
PROPERTY SNAPSHOT

Welcome to the heart of Moncton. 795 Main Street is a landmark heritage professional 3 storey office building located in vibrant downtown Moncton. Its large windows allows impressive natural light to shine throughout. The building features refreshed facade, lobby/common areas and an elevator. Step inside and experience a harmonious blend of historic charm and modern amenities, making it the perfect destination for businesses.



\$995/ Monthly*

*Net lease structure. Additional rent subject to annual adjustments



**+/- 30,000 SF
BUILDING**



**3
FLOORS**

EMBRACING HISTORY, BUILDING THE FUTURE



Revitalize your business and make the move to 795 Main Street. Capitalize on this opportunity with a beautiful space for your relocation, expansion or new business venture. Embrace historic Moncton and start building your future.



REMARKABLE VIEWS
Of Downtown Moncton



ACCESSIBLE CENTRAL LOCATION
Wheelchair accessibility with elevator

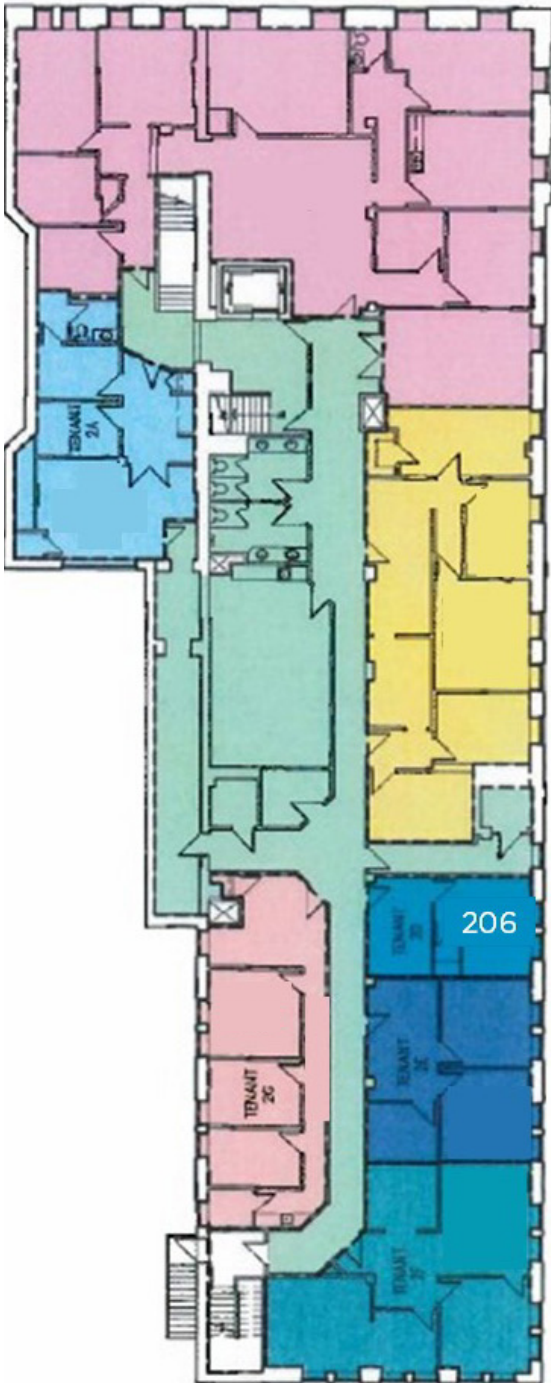
HIGHLIGHTS

- Nearby parking
- Turnkey unit
- Impressive natural light
- Bright, beautiful, refreshed modern lobby
- High ceilings
- Building is sprinklered

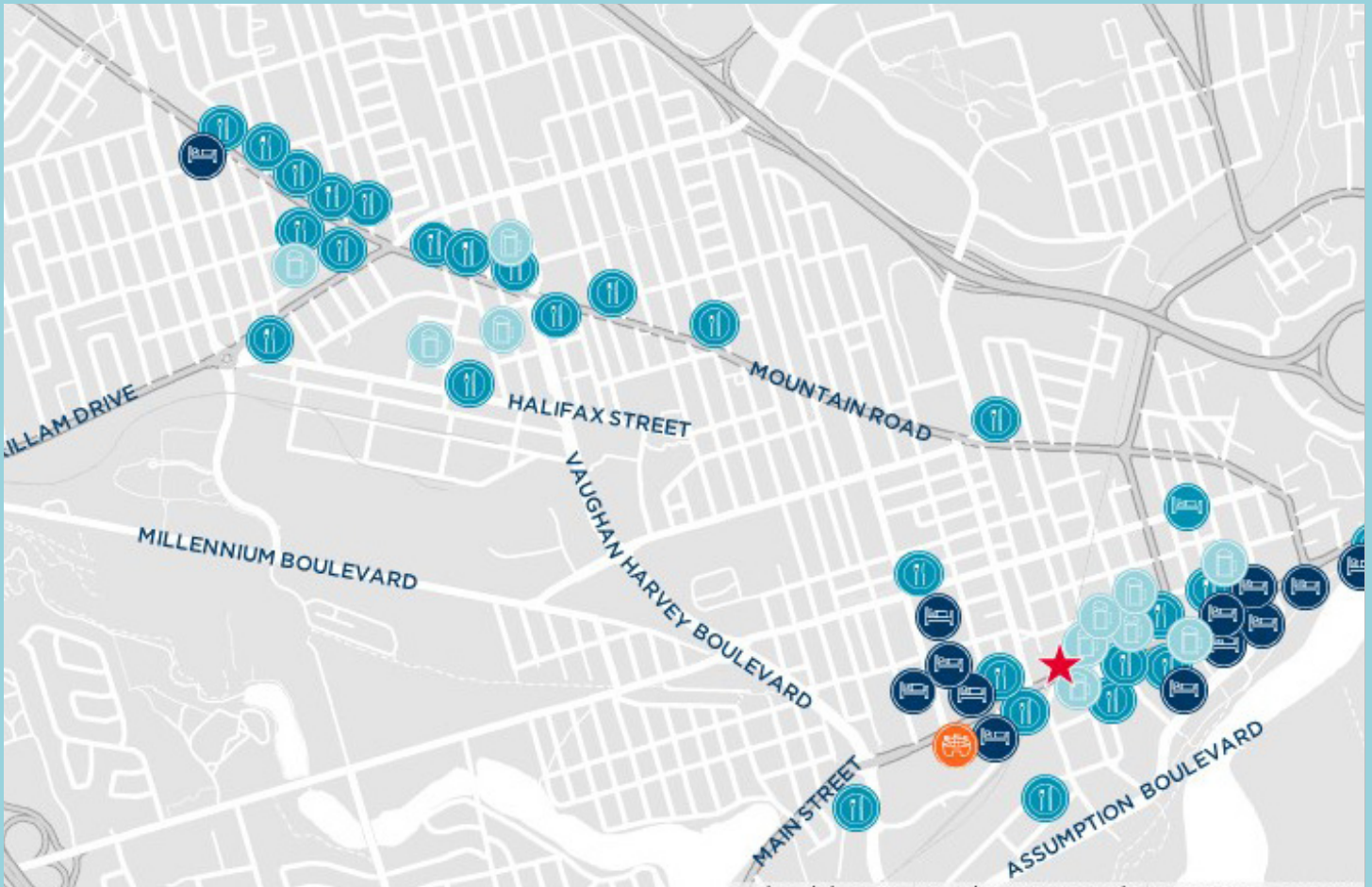
FLOOR PLAN

2nd floor suite

- Suite 206 +/- 427 sf



AMENITY HIGHLIGHTS



WALKING DISTANCE

Easy access to hotels, banks, city hall, shops and more



LOCAL BARS & BREWERIES

Lots of local tap rooms close by to try out local products



CLOSE TO AVENIR CENTRE

The hub of the cities major festivals and events



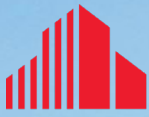
PROXIMITY TO HOTELS

Comfortable stays, excellent amenities and locations



DIVERSE LOCAL RESTAURANTS

Cafés and eateries dedicated to various culinary preferences



**CUSHMAN &
WAKEFIELD**
Atlantic

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