

Place 400

400 Main St, Saint John, NB

FOR LEASE

Will Stapleton

Leasing & Asset Manager
will@r2capital.ca | 1(647) 460 4230



Highlights

Located in the heart of Saint John, 400 Main Street offers an unparalleled opportunity for businesses seeking a prime office location with exceptional value. With a total area of 159,927 sq. ft., this versatile building provides modern, spacious, and fully furnished units, ideal for a variety of commercial needs.

- **Turnkey Ready:** Fully furnished spaces available designed for seamless move-in
- **Accessibility:** Conveniently located near public transport routes, with bus access directly at the doorstep.
- **Parking & Security:** Includes both on-site indoor and outdoor parking options.
- **Accessibility:** Features a wheelchair access ramp for ease of movement.
- **Amenities:** Direct indoor access to the adjacent Holiday Inn Express, adding convenience for business travelers and guests.
- **Large Private Offices & Boardrooms:** Flexible layouts to accommodate different team sizes and meeting needs.
- **Floor-to-Ceiling Windows:** Bright, open spaces with ample natural light.
- **Units with Full Kitchens:** Added convenience for daily operations.



Demographics



Trade Area
Population

135,622



Population
(10km)

73,611



Number of
Households

29,731



Household
Income

\$80,730



Quarterly Foot
Traffic

325,622

**Data from 2023 New Brunswick Economic Analytics.*

Saint John, New Brunswick, is quickly emerging as a prime destination for businesses and residents, thanks to its growing population, and competitive economic environment. Saint John offers a high quality of life, blending urban amenities with stunning coastal landscapes, affordable housing, and a vibrant cultural scene, making it a top choice for those seeking growth, opportunity, and an exceptional lifestyle.

- **Population Growth:** Over 20% growth in immigration in the past five years.
- **Cost of Living:** Up to 40% lower than Toronto and Vancouver.



Place 400

400 Main St, Saint John, NB

FOR LEASE

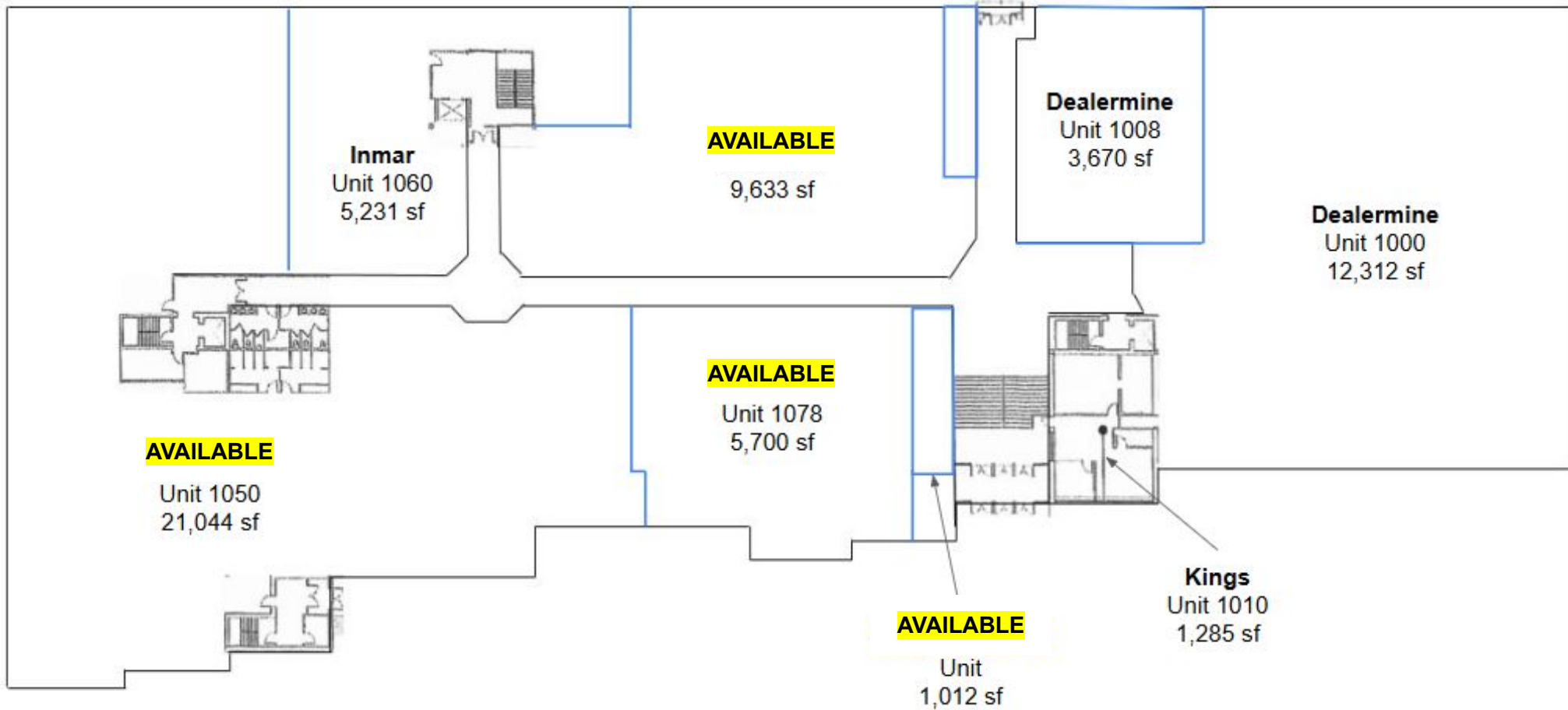
Will Stapleton

Leasing & Asset Manager
will@r2capital.ca | 1(647)460 4230



First Floor

64,199 sq ft



Place 400

400 Main St, Saint John, NB

FOR LEASE

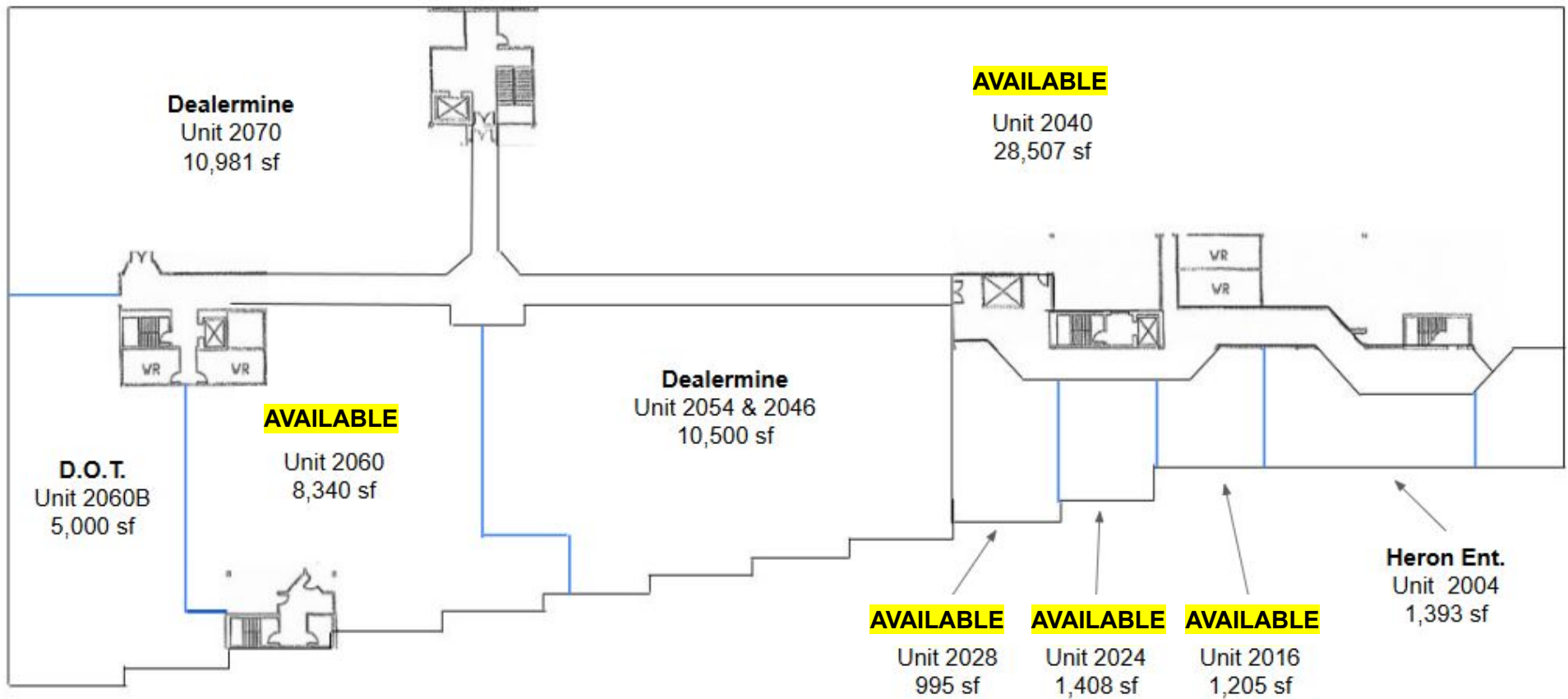
Will Stapleton

Leasing & Asset Manager
will@r2capital.ca | 1(647)460 4230



Second Floor

69,526 sq ft



Place 400

400 Main St, Saint John, NB

FOR LEASE

Will Stapleton

Leasing & Asset Manager
will@r2capital.ca | 1(647) 460 4230

