

130 SOMERSET STREET

Saint John | NB

10,509 square feet office on
second floor with elevator access

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FOR LEASE



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130 Somerset Street | Saint John, NB
Stephanie Turner



Property Highlights

BASE RENT
\$16.00 psf

Suite 200: 10,509 square feet of finished office space on the second floor. Reception, large open area for work stations, 7+ private offices, several meeting rooms and kitchen. Tons of natural light. Lease rate: \$16.00/sq ft (net) + operating costs.

Free paved surface parking.

This two storey building is finished to Class A standard. Saint John's most environmentally innovative business complex. The building has achieved Gold status in Leadership in Energy and Environmental Design (LEED), making it the first private sector development of its kind in Atlantic Canada.

The 25,000 square foot complex boasts sustainable design features including being built on restored commercial land (known as a Brownfield Redevelopment), the use of recycled building materials, reduced lighting loads, a rainwater collection system and low-flow washroom fixtures. Centrally located at the corner of Somerset Street and Wellesley Avenue just minutes from the central business district and offers easy access to all areas of the city.

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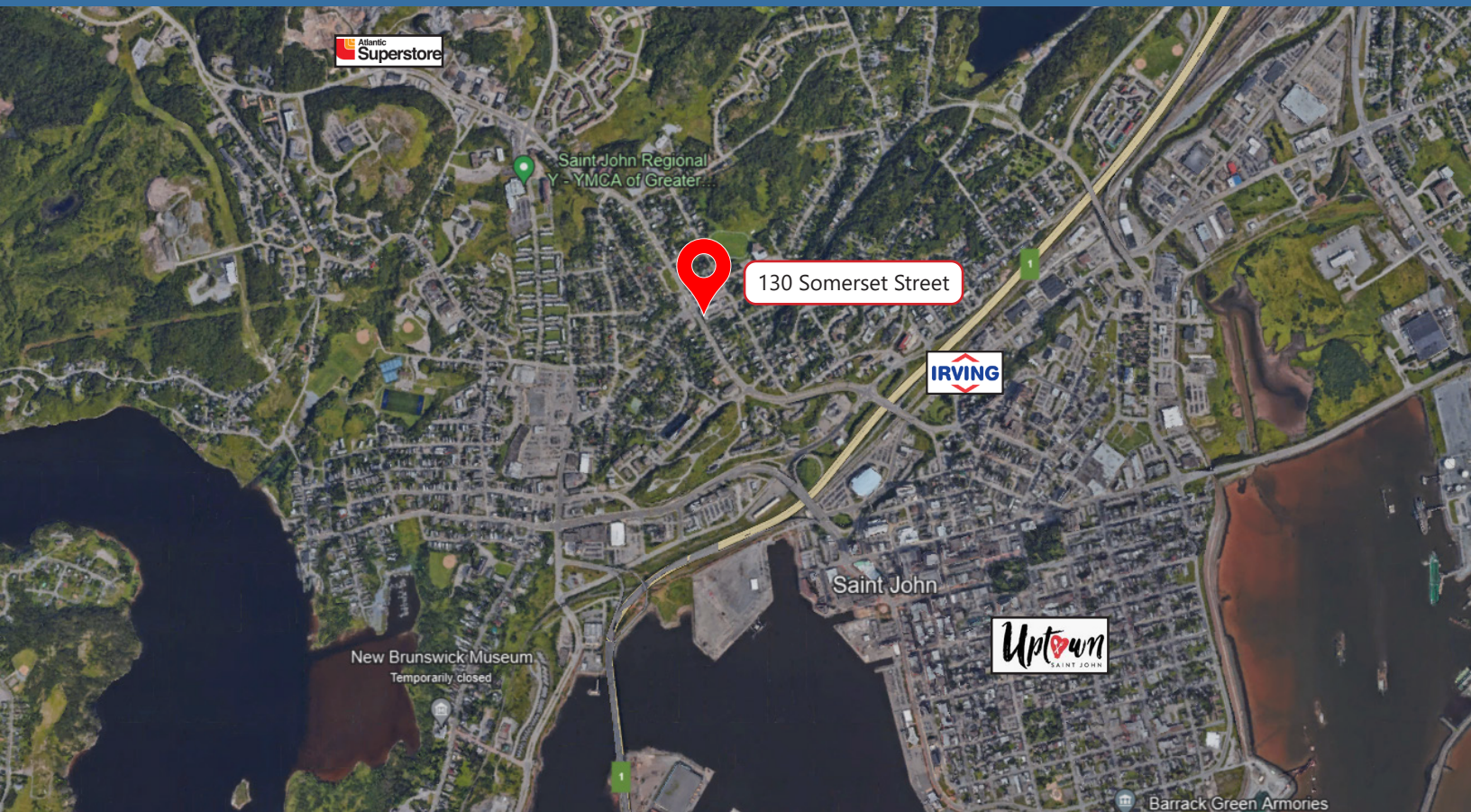


Property Details

AVAILABLE
IMMEDIATELY

ADDRESS	130 Somerset Street
BUILDING NAME	Somerset Square
BUILDING CLASS	A
BOMA LEVEL	GOLD
PROPERTY TYPE	Office
SIZES AVAILABLE	Suite 110: 2,266 SF Suite 200: 10,509 SF
EXISTING CONDITION	Vacant
NET RENT	\$16.00 PSF
PARKING	Paved surface parking at rear of building at no additional cost to tenants.

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Saint John

2021 POPULATION	130,613
POPULATION INCREASE (2016 - 2021)	3.5%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000

Property Photos

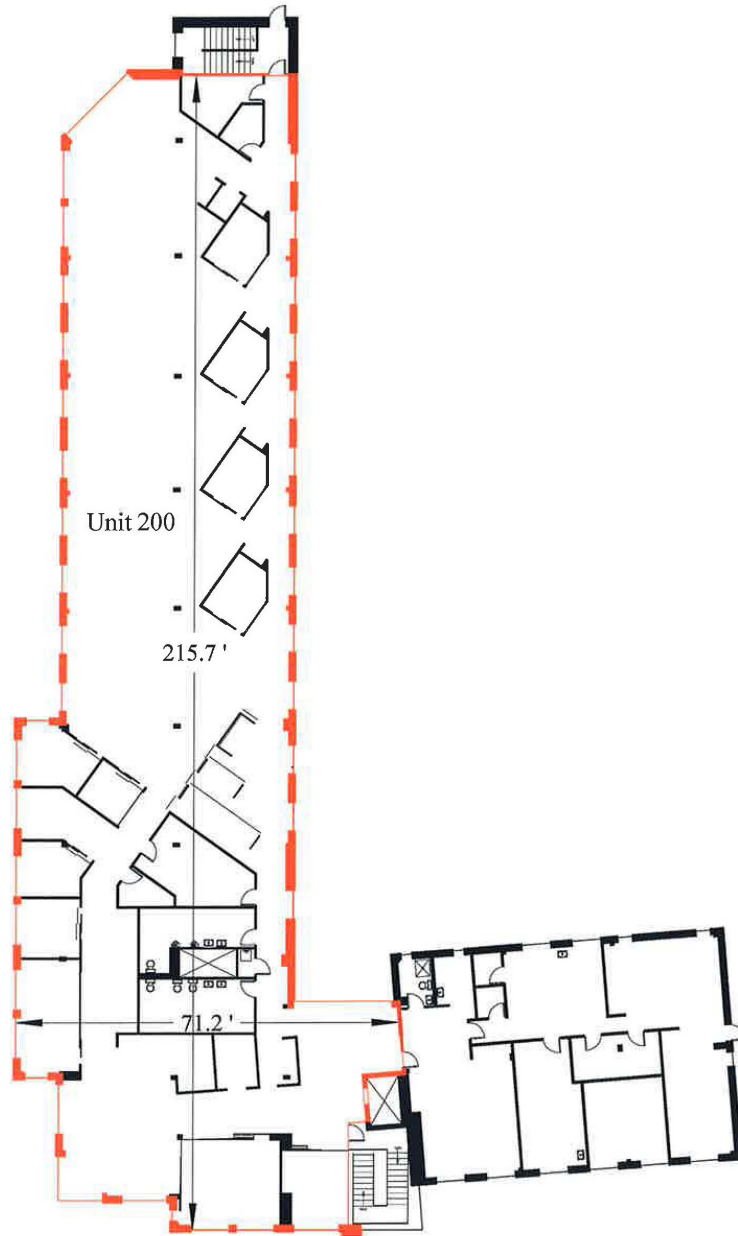
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Floor Plan

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Suite 200





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