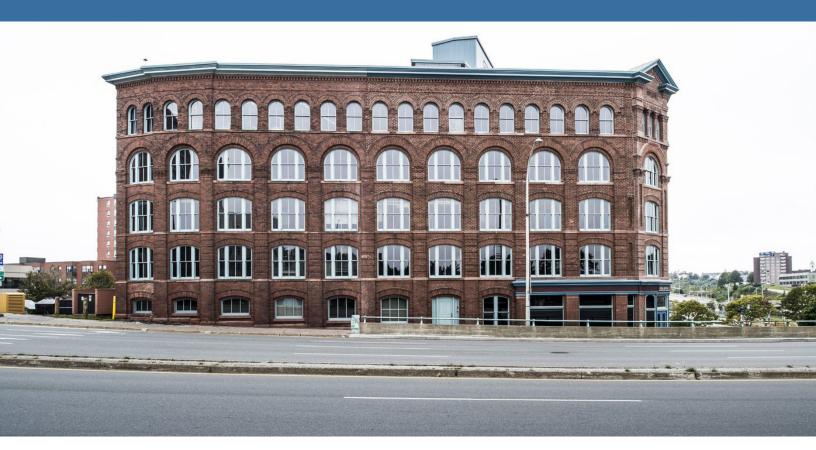


Iconic Gateway Office Building with Modern Features

FOR LEASE RED ROSE BUILDING 12 SMYTHE STREET

Saint John | NB

12 Smythe Street | Saint John, NB Jessica O'Neill



Property Highlights

BASE RENT \$12.00/sq ft (net)

This five-storey brick and beam office building lies at the gateway of Uptown Saint John and with it's notable architectural features and details, has remained loyal to its history despite a complete conversion in 2001.

Home to some of the city's most innovative organizations and businesses, the building obtained a level three (Silver) certification in the BOMA BEST program in 2022 for environmental excellence and building management standards.

UPTOWN



ELEVATOR ACCESS



BOMA BEST CERTIFIED SILVER



ON-SITE

PARKING

PROFESSIONALLY MANAGED



12 Smythe St, Suite 104 Saint John, NB E2L 5G5



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Property Details

AVAILABLE

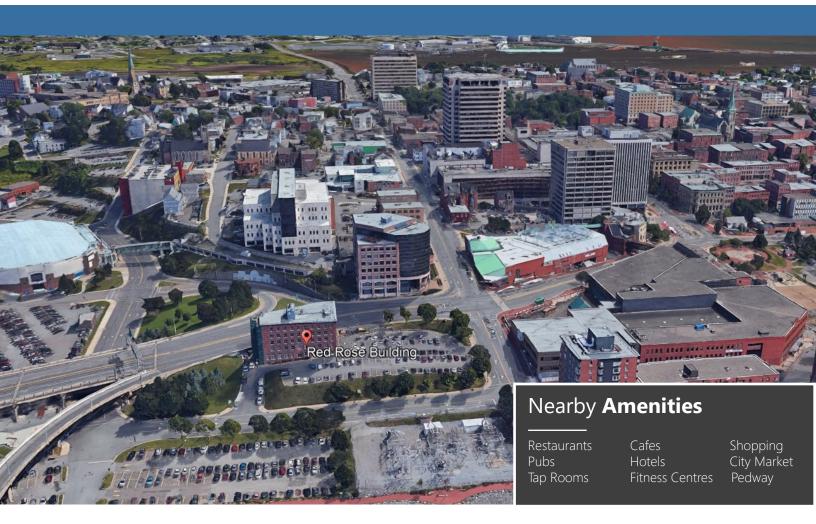
NUMBER OF FLOORS	Five	
BUILDING SIZE	27,798 sf	
SIZES AVAILABLE	Suite 206 - 596 s.f.	
	Suite 207 - 997 s.f.	
	Suite 214 - 297 s.f.	
	Suite 215 - 219 s.f.	
	Suite 216 - 364 s.f.	
	Suite 222 - 421 s.f.	
	Suite 330 - 470 s.f.	
PARKING	On-site monthly and hourly parking available	
BOMA LEVEL	Best® Certified Silver	
TENANT IMPROVEMENT ALLOWANCE	To be negotiated based on tenant, terms & conditions	



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Saint John

2023 POPULATION	138,985
POPULATION INCREASE (2022 - 2023)	2.52%
MEDIAN AGE	44
AVERAGE HOUSEHOLD INCOME	\$63,737



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Property Photos

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12 Smythe Street | Saint John, NB

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