

BRUNSWICK

BROKERS

**Prime Class A Space in Prestigious
Downtown Office Building**

FOR LEASE **MERCANTILE CENTRE**

55 UNION STREET Saint John | NB

Stephanie Turner



55 Union Street | Saint John, NB
Stephanie Turner



Property Highlights

Boasting spectacular harbour views and modern Class A office space, the Mercantile Centre has been certified for its environmental excellence and building management standards, achieving level 3 (silver) in the BOMA BEST program.

Located in the central business district of Saint John, the Mercantile Centre is also connected to the internal pedway system, all local amenities including shopping, hotels, recreation, cultural centres and downtown office buildings.

BASE RENT
\$10.00 psf (net)
MINIMUM LEASE TERM
5 YEARS



**UPTOWN
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**PARKING
GARAGE**



**TRANSIT
ACCESSIBLE**

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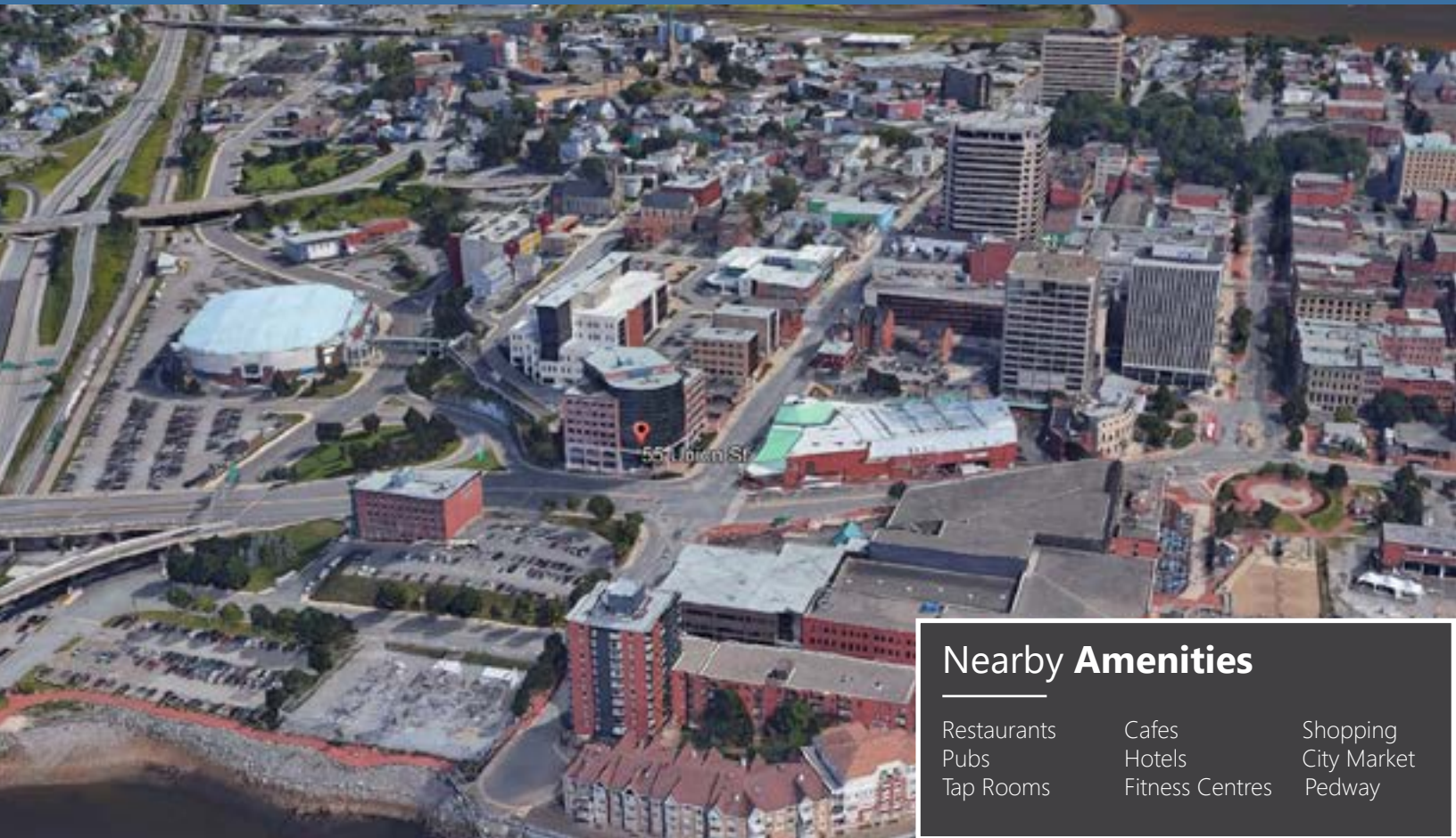
Property Details

AVAILABLE
IMMEDIATELY

NUMBER OF FLOORS	Eight (seven plus penthouse)
BUILDING SIZE	120,555 sf
SUITES AVAILABLE	Suite 117: 1,142 sf – \$10.00 psf (net) Suite 230: 4,282 sf – \$16.00 psf (net) 6th Floor: 4,938 sf – \$16.00 psf (net)
MAX CONTIGUOUS SPACE	4,938 sf
MIN DIVISIBLE SPACE	1,142 sf
PARKING	Attached 110-car covered parking garage (negotiable)
BOMA LEVEL	Best Certified Silver
TENANT IMPROVEMENT ALLOWANCE	To be negotiated based on tenant, terms & conditions



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Nearby Amenities

Restaurants
Pubs
Tap Rooms

Cafes
Hotels
Fitness Centres

Shopping
City Market
Pedway

Saint John

2023 POPULATION	138,985
POPULATION INCREASE (2016 - 2021)	5.91%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000



Property Photos

55 Union Street | Saint John, NB
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SUITE 117

1,142 sf

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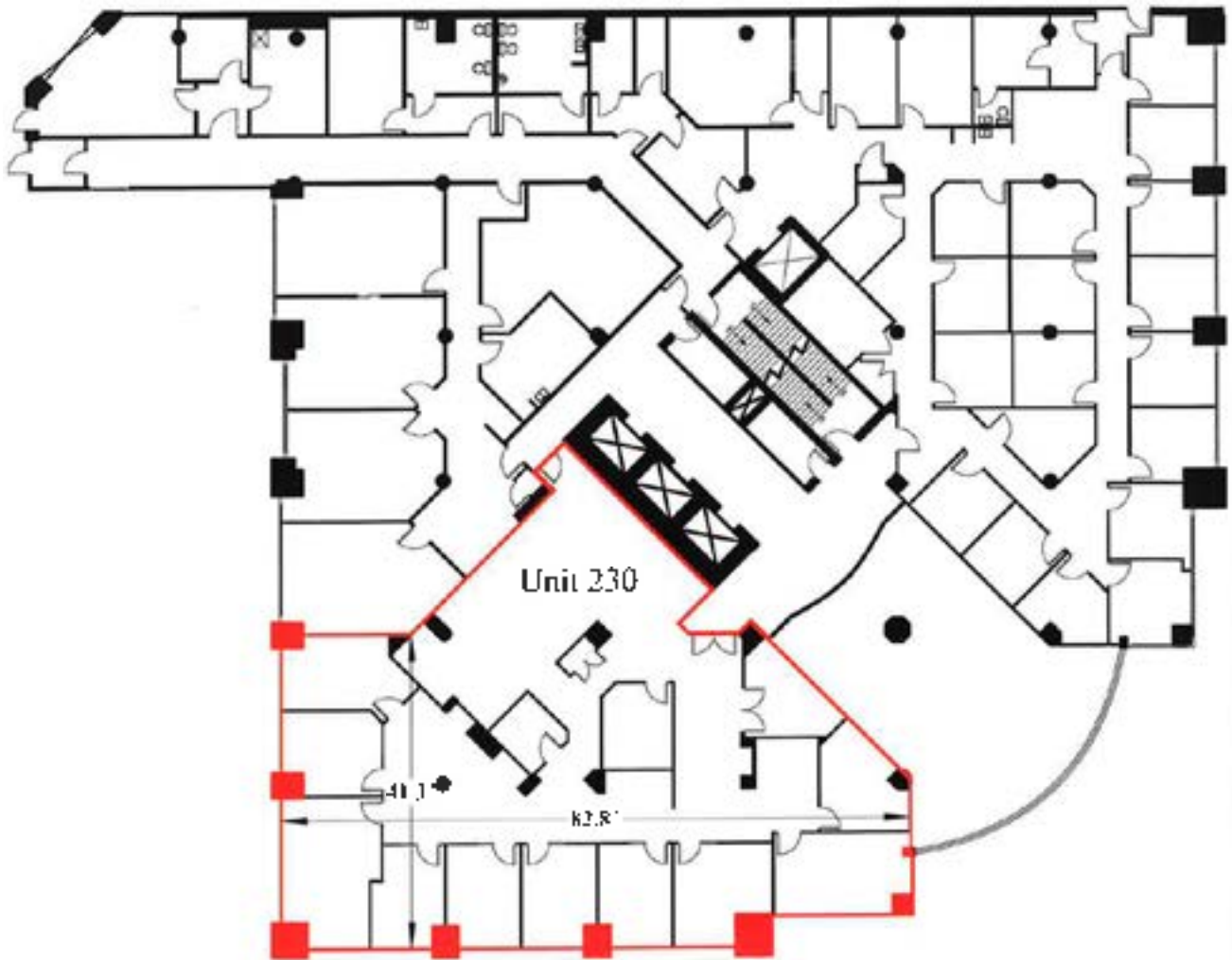


- Exposure to Mercantile Centre corridor and Saint John pedway system
- Excellent visibility
- Adjacent monthly parking

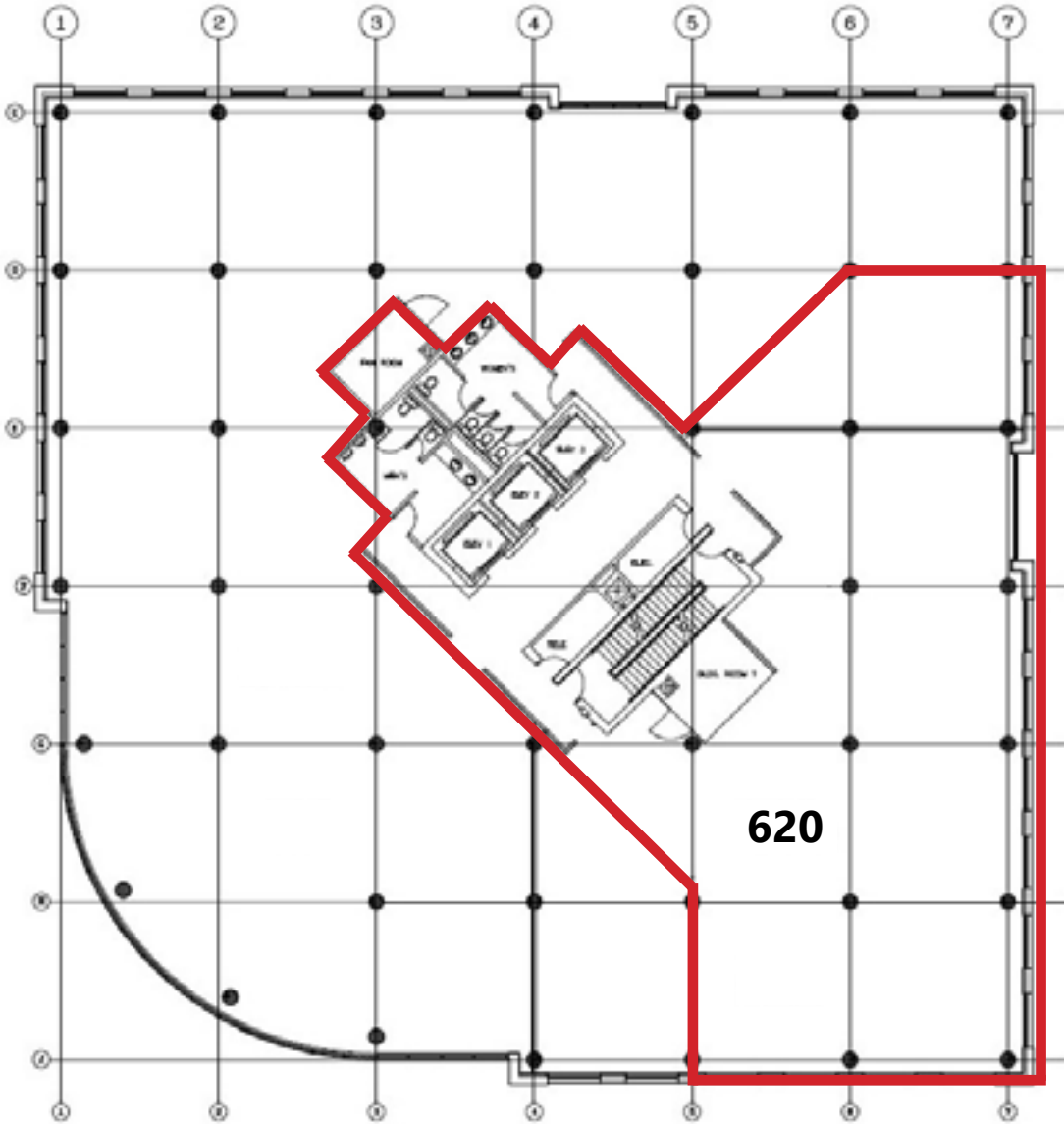


SUITE 230
4,282 sf

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6th Floor
4,938 sf



- Excellent visibility
- Adjacent monthly parking
- Large windows overlooking harbour





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COMMERCIAL REAL ESTATE

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