

BRUNSWICK

BROKERS

**Iconic Gateway Office Building
with Modern Features**

FOR LEASE
RED ROSE BUILDING
12 SMYTHE STREET

Saint John | NB

Jessica O'Neill



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



Property Highlights

BASE RENT
\$12.00-\$15.00

This five-storey brick and beam office building lies at the gateway of Uptown Saint John and with its 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
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**ON-SITE
PARKING**



**PROFESSIONALLY
MANAGED**

BRUNSWICK
BROKERS

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Saint John, NB
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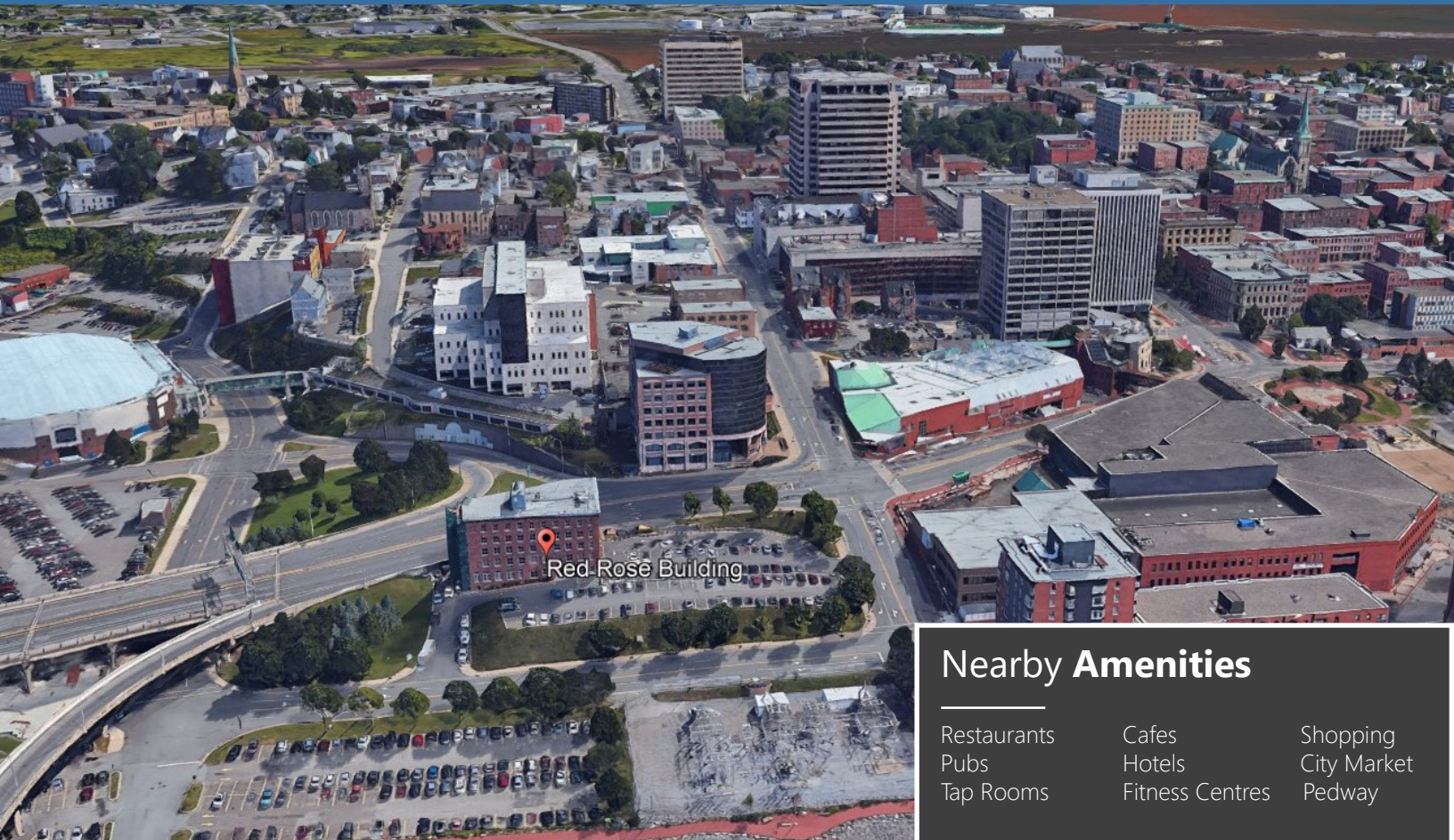
Property Details

AVAILABLE
IMMEDIATELY

NUMBER OF FLOORS	Five
BUILDING SIZE	27,798 sf
SIZES AVAILABLE	Suite 214 - 298 s.f. Suite 222 - 421 s.f. Suite 330 - 479 s.f. Suite 501 - 5,977 s.f.
RENTAL RANGE	Suites 214, 222, 330 - \$12.00 psf Suite 501 - \$15.00 psf
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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Nearby Amenities

Restaurants
Pubs
Tap Rooms

Cafes
Hotels
Fitness Centres

Shopping
City Market
Pedway

Saint John

2024 POPULATION	142,433
POPULATION INCREASE (2019 - 2024)	8.4%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000



Property Photos

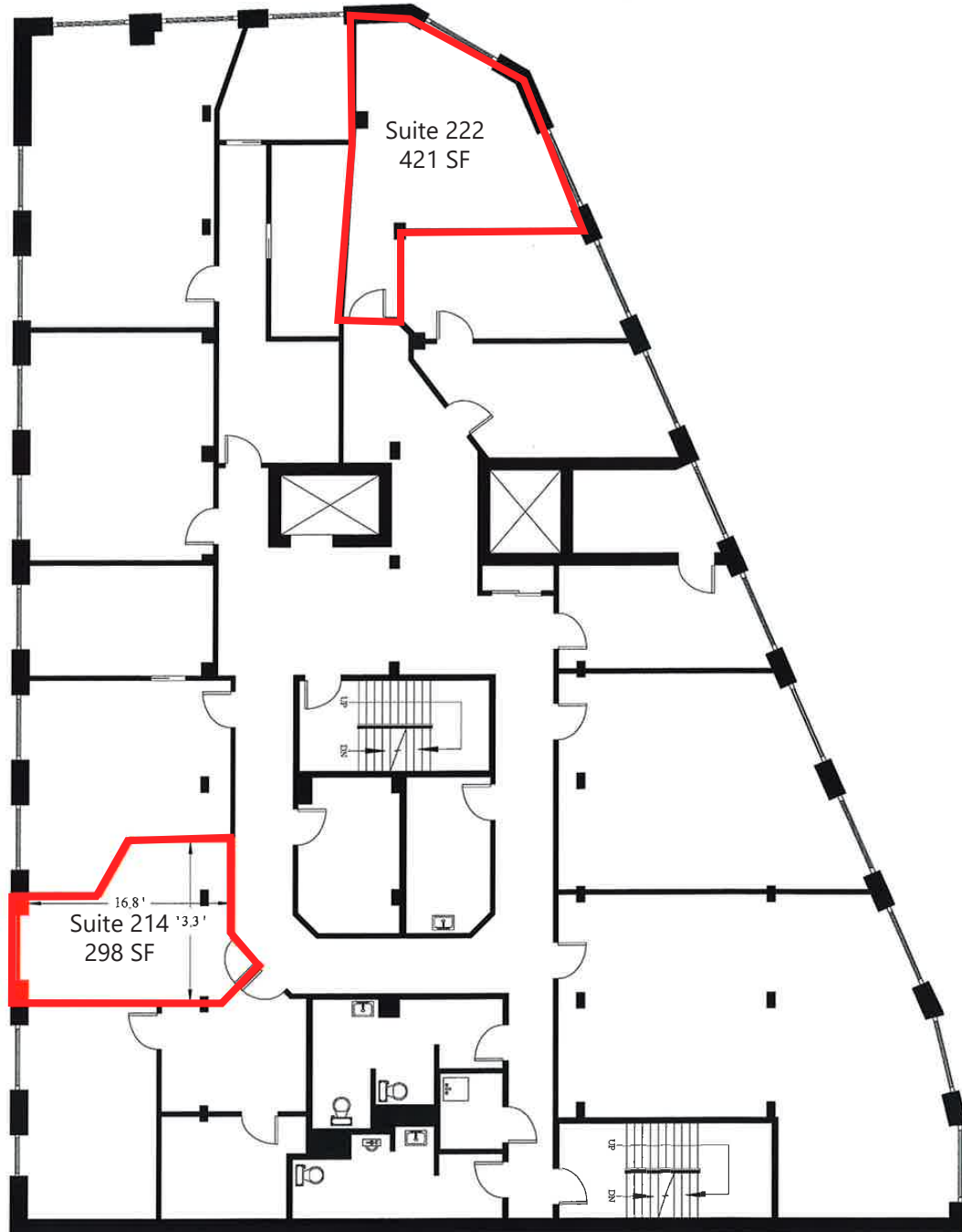
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Floor Plan

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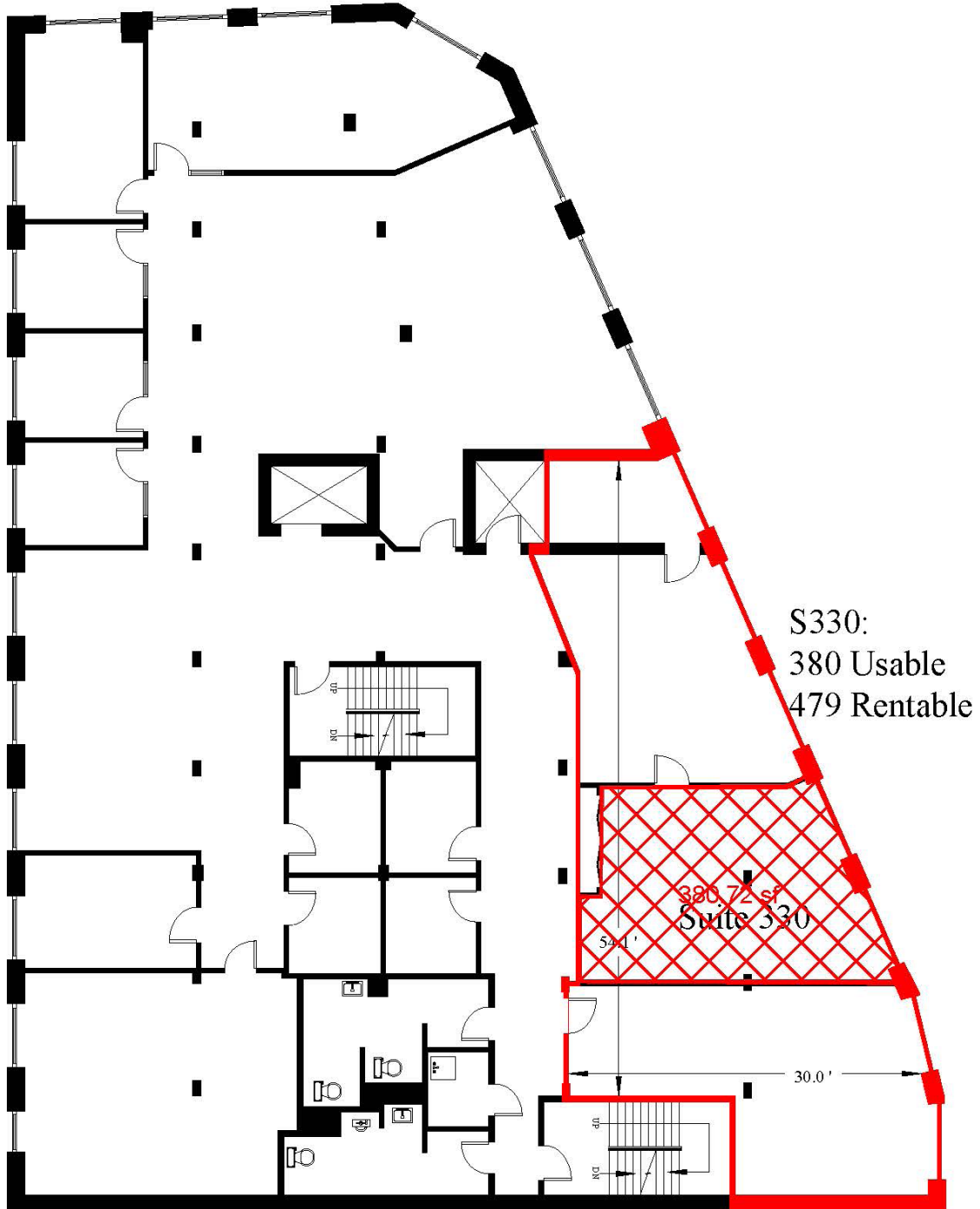
Second Floor



Floor Plan

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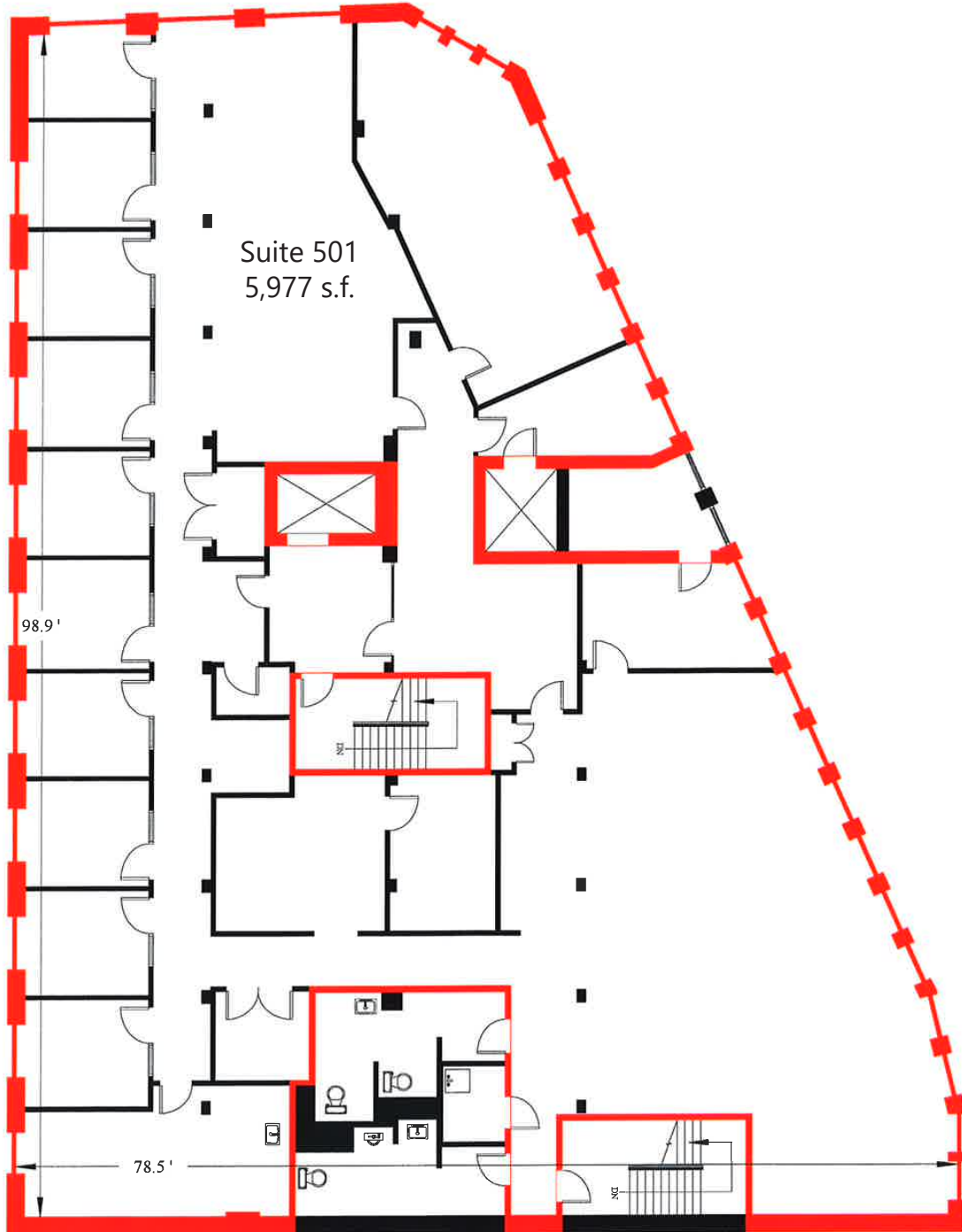
Third Floor



Floor Plan

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Fifth Floor





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