

BRUNSWICK

BROKERS

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

FOR LEASE **MERCANTILE CENTRE**

55 UNION STREET Saint John | NB

Troy Nesbitt



55 Union Street | Saint John, NB
Troy Nesbitt



Property Highlights

BASE RENT
\$16.00 psf (net)

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.



**UPTOWN
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**PARKING
GARAGE**



**TRANSIT
ACCESSIBLE**

BRUNSWICK
BROKERS

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

Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca
www.bbrokers.ca



55 Union Street | Saint John, NB
Troy Nesbitt



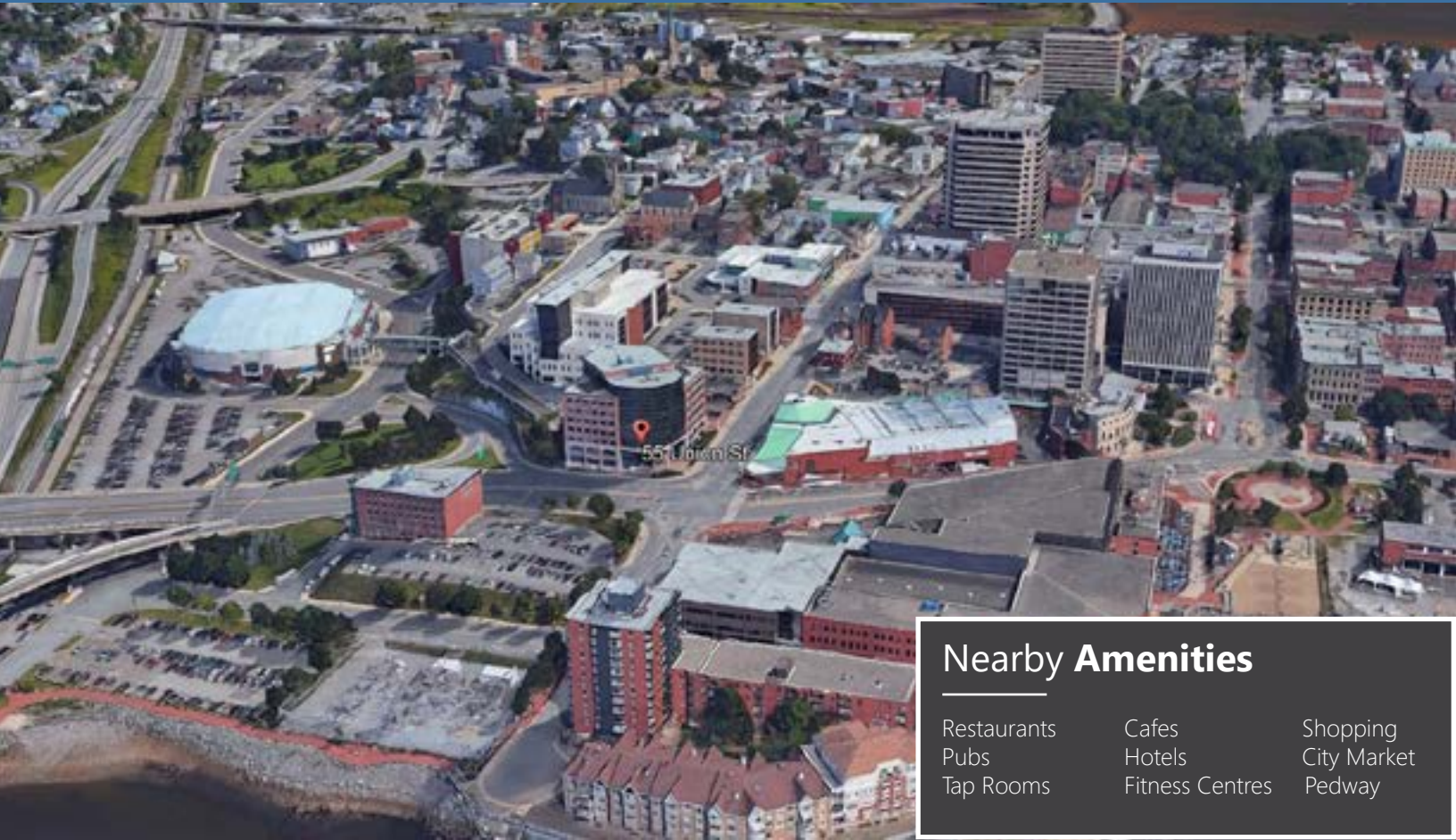
Property Details

AVAILABLE
IMMEDIATELY

NUMBER OF FLOORS	Eight (seven plus penthouse)
BUILDING SIZE	120,555 sf
SUITES AVAILABLE	Suite 117: 1,142 sf Suite 140: 732 sf Suite 620: 4,623 sf
MAX CONTIGUOUS SPACE	4,623 sf
MIN DIVISIBLE SPACE	732 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



55 Union Street | Saint John, NB
Troy Nesbitt



Nearby Amenities

Restaurants
Pubs
Tap Rooms

Cafes
Hotels
Fitness Centres

Shopping
City Market
Pedway

Saint John

2023 POPULATION	138,985
POPULATION INCREASE (2019 - 2023)	5.91%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000



Property Photos

55 Union Street | Saint John, NB
Troy Nesbitt



SUITE 117

1,142 sf

55 Union Street | Saint John, NB

Troy Nesbitt



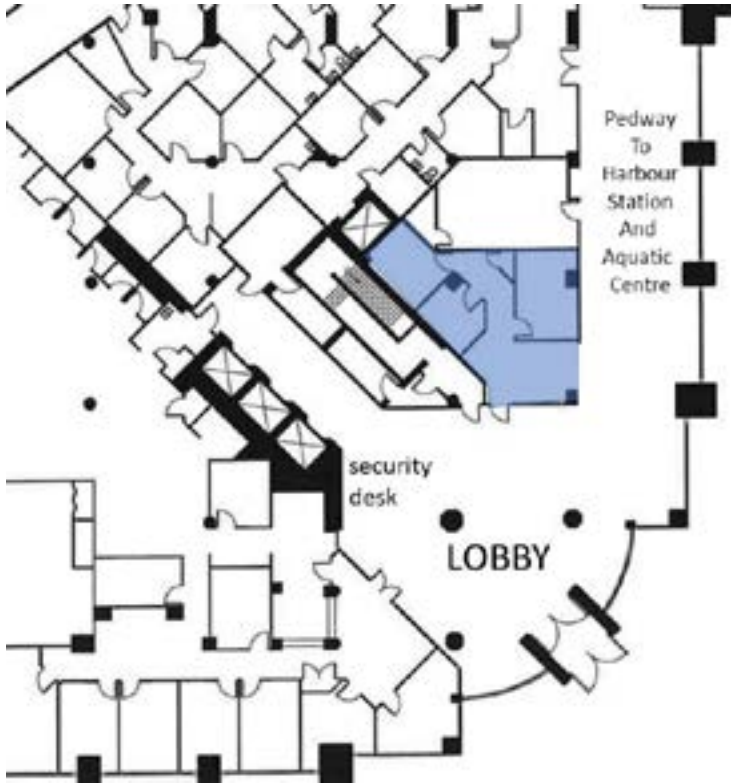
- Exposure to Mercantile Centre corridor and Saint John pedway system
- Excellent visibility
- Adjacent monthly parking



SUITE 140

732 sf

55 Union Street | Saint John, NB
Troy Nesbitt

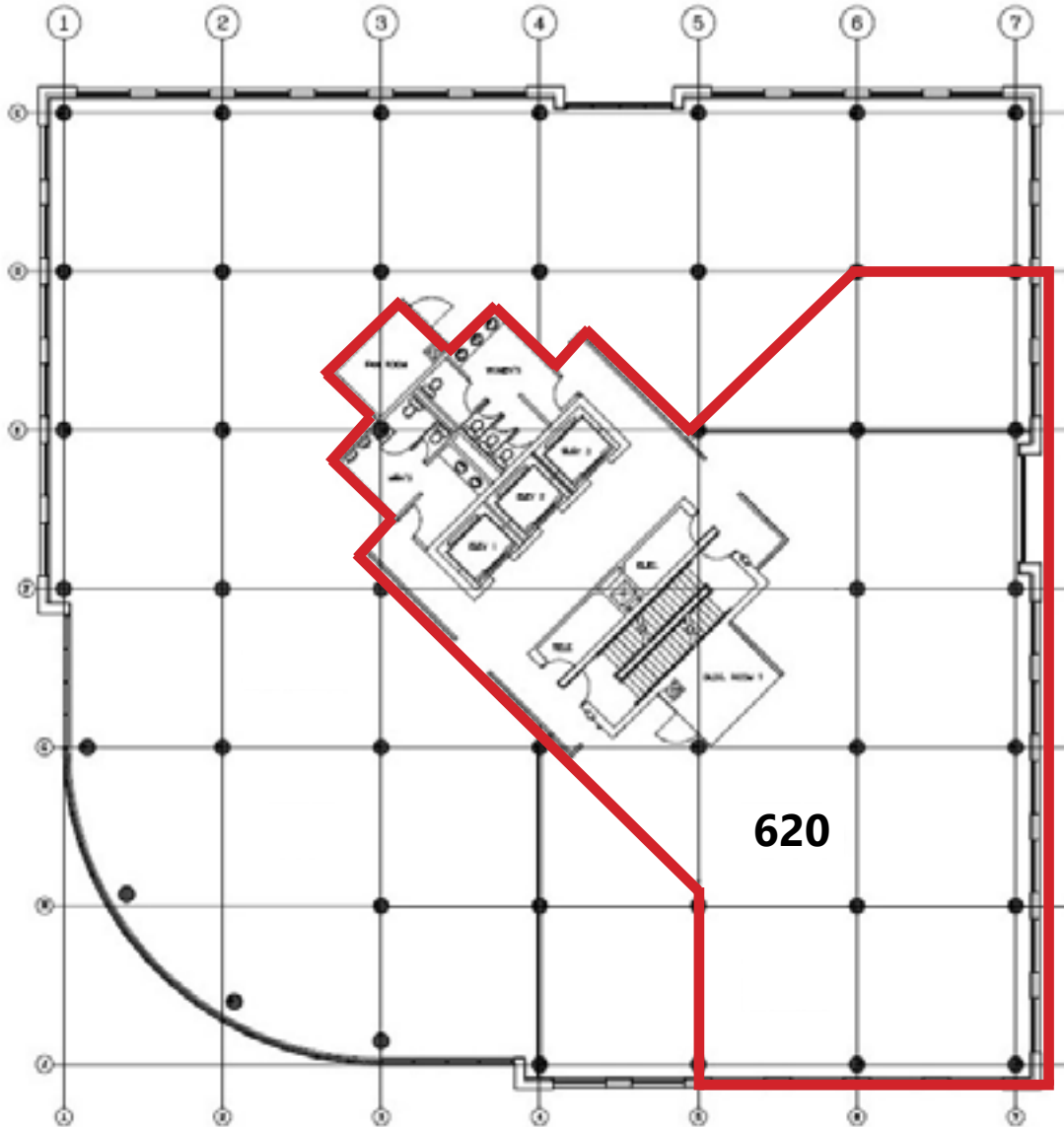


- Exposure to Mercantile Centre corridor and Saint John pedway system
- Excellent visibility
- Adjacent monthly parking



Suite 620
4,623 sf

55 Union Street | Saint John, NB
Troy Nesbitt



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





55 Union Street | Saint John, NB

Troy Nesbitt

(506) 349-5670

tnesbitt@bbrokers.ca

12 Smythe Street, Suite 104

Saint John, NB

E2L 5G5

bbrokers.ca

BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.