

# SAINT JOHN NEW BRUNSWICK LISTING REPORT

---

JULY 2020

Partners Global Corporate Real Estate  
12 Smythe Street, Suite 104, Saint John, NB  
P (506) 657-2200 | [saintjohn@partnersglobal.com](mailto:saintjohn@partnersglobal.com)

[partnersglobal.com](http://partnersglobal.com)

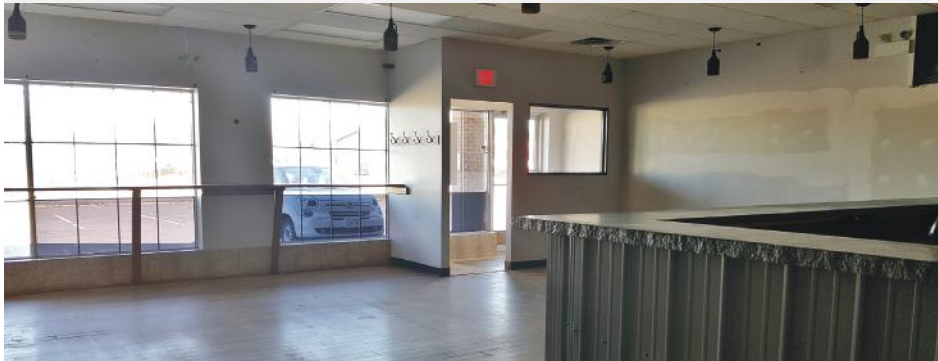


# FEATURED LISTINGS

Click the property photos for more information

## FOR LEASE | COMMERCIAL

184 HAMPTON ROAD, QUISPAMIS



<b>Size</b>	Options between 807 sf and 3,086 sf
<b>Price</b>	\$14.00 psf (net)
<b>Features</b>	<ul style="list-style-type: none"> <li>• Various options available now, ideal for retail, office/ professional services, or restaurant uses</li> <li>• Property offers great exposure and visibility</li> <li>• Features include free on-site parking and exterior signage opportunities</li> </ul>
<b>Contact(s)</b>	Stephanie Turner

## FOR LEASE | OFFICE

CENTERBEAM PLACE, 14 KING STREET, SAINT JOHN



<b>Size</b>	<b>New Availability!</b> Suite 330: 8,381 ( <a href="#">Virtual Tour</a> )
<b>Price</b>	By negotiation
<b>Features</b>	<ul style="list-style-type: none"> <li>• Old-world character combined with new-world engineering</li> <li>• Various options available at CenterBeam Place</li> <li>• Situated just steps from the waterfront, amenities, and several parking options</li> </ul>
<b>Contact(s)</b>	Stephanie Turner



# FOR LEASE | OFFICE

Click the property photos for more information



<b>Address</b>	604 Rothesay Avenue, Saint John
<b>Size</b>	Up to 6,128 sf
<b>Price</b>	\$18.00 psf (net)
<b>Details</b>	One-of-a-kind office experience in historic building; open-concept, modern character space with exposed brick and high ceilings; available May 2020
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	14 King Street, Saint John
<b>Size</b>	Between 5,658 sf and 8,381 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	CenterBeam Place: old-world character combined with new-world engineering; character office suites with large windows for natural light and elevator access
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	12 Smythe Street, Saint John
<b>Size</b>	Options between 421 sf and 997 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Red Rose Tea Building - iconic gateway brick-and-beam office building with modern features; professionally managed and BOMA BEST certified
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	55 Union Street, Saint John
<b>Size</b>	Between 707 sf and 10,936 sf
<b>Price</b>	Starting at \$14.00 psf (net)
<b>Details</b>	Mercantile Centre; prime Class A space in a prestigious downtown office building; BOMA Best certified building; modern fit-up; connected to city's internal pedway
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	17 Canterbury Street, Saint John
<b>Size</b>	Suite 190: 2,381 sf
<b>Price</b>	\$14.00 psf (net)
<b>Details</b>	Street level opportunity at the core of Saint John's entertainment district; move-in ready character space, ideal for office or retail
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	44 Chipman Hill, Saint John
<b>Size</b>	Between 1,007 sf and 8,117 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Brunswick House: a prestigious address for your offices; Class A high-rise office tower; BOMA Best certified building; connected to the city's internal pedway
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	520 Somerset Street, Saint John
<b>Size</b>	+/- 4,380 sf
<b>Price</b>	\$24.00 psf (semi-gross)
<b>Details</b>	Like new, turn-key professional office space just minutes from downtown; features include an efficient layout, with a recent fit-up, and on-site parking
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	560 Somerset Street, Saint John
<b>Size</b>	+/- 1,300 sf
<b>Price</b>	\$1,640 + utilities (monthly)
<b>Details</b>	Professional office space just minutes from the downtown core; fully built-out space on the ground floor; free on-site paved parking
<b>Contact(s)</b>	Stephanie Turner

# FOR LEASE | INDUSTRIAL

*Click the property photos for more information*



<b>Address</b>	855 Bayside Drive, Saint John
<b>Size</b>	14,092 sf
<b>Price</b>	\$6.50 psf (net)
<b>Details</b>	Quality single-user warehouse for sublease in Grandview Industrial Park; zoned Medium Industrial (IM); majority warehouse, with small built-out space
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	125 McIlveen Drive, Saint John
<b>Size</b>	5.95 acres
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Industrial zoned land located in McAllister Industrial Park available for a build-to-suit development; can accommodate single- or multi-tenant occupancy
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	50 Whitebone Way, Saint John
<b>Size</b>	5,924 sf
<b>Price</b>	\$7.50 psf (net)
<b>Details</b>	Ideal secure storage facility in McAllister Industrial Park; zoned Medium Industrial (IM); single-storey, single-user building set on 1.3 acres; fenced perimeter
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	405 King William Road, Saint John
<b>Size</b>	26,379 sf
<b>Price</b>	\$7.50 psf (net)
<b>Details</b>	Manufacturing / module shop located in Spruce Lake Industrial Park; steel frame building in excellent condition, set on 27 acres; building is also for sale
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	909 Bayside Drive, Saint John
<b>Size</b>	4,000 sf
<b>Price</b>	\$8.25 psf (net)
<b>Details</b>	Single-user industrial opportunity in Grandview Industrial Park with large fenced yard; set on 1.37 acres; combination of office and warehouse
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	520 Somerset Street, Saint John
<b>Size</b>	Up to 8,000 sf
<b>Price</b>	\$10.00 psf (semi-gross)
<b>Details</b>	Flexible warehouse options north of the city centre; features include great signage opportunities, grade loading and 18' clear heights
<b>Contact(s)</b>	Stephanie Turner

# FOR LEASE | COMMERCIAL

Click the property photos for more information



<b>Address</b>	184 Hampton Road, Quispamsis
<b>Size</b>	Between 807 sf and 3,086 sf
<b>Price</b>	\$14.00 psf (net)
<b>Details</b>	Various options at this high-traffic neighbourhood strip plaza, including a former pub with tenant fixturing remaining; ample on-site parking
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	221 Hampton Road, Quispamsis
<b>Size</b>	Between 1,000 sf and 9,100 sf
<b>Price</b>	\$18.00 psf (semi-gross)
<b>Details</b>	Retail or office space in the bedroom community of Quispamsis; ample paved onsite parking, large front-facing windows for natural light, and good signage opps.
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	170 Hampton Road, Quispamsis
<b>Size</b>	1,210 sf
<b>Price</b>	\$25.00 psf (semi-gross)
<b>Details</b>	High-traffic retail location in Kennebecasis Valley, within a multi-unit strip mall; location offers high visibility and exposure; could also be used for office
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	15 Consumers Drive, Saint John
<b>Size</b>	+/- 13,000 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	High-traffic corner commercial space off McAllister Drive; freestanding building offering a combination of showroom, office, warehouse, loading and more
<b>Contact(s)</b>	Jessica O'Neill & Troy Nesbitt



<b>Address</b>	Landing Court, Quispamsis
<b>Size</b>	950 sf
<b>Price</b>	\$14.00 psf (net)
<b>Details</b>	Turn-key commercial space ready to go; situated at the well-located and well-maintained strip plaza known as 'The Landing'; ideal for office or retail use
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	540 Main Street, Saint John
<b>Size</b>	24,273 sf (0.56 acres)
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	Exciting build to suit opportunity, ideal for a quick service restaurant; corner lot, well-situated in an area with high vehicle traffic
<b>Contact(s)</b>	Troy Nesbitt & Stephanie Turner



# FOR SALE | ALL CLASSES

Click the property photos for more information



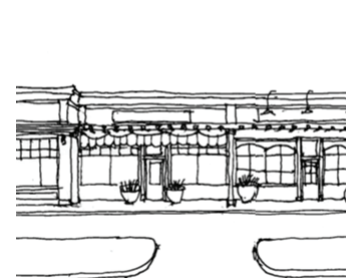
<b>Address</b>	50 Whitebone Way, Saint John
<b>Size</b>	5,924 sf
<b>Price</b>	\$499,000
<b>Details</b>	Ideal secure storage facility in McAllister Industrial Park; zoned Medium Industrial (IM); single-storey, single-user building set on 1.3 acres; fenced perimeter
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	1195 Bayside Drive, Saint John
<b>Size</b>	4.0 acres (or potentially up to 10 acres)
<b>Price</b>	\$368,000 (or \$92,000/acre)
<b>Details</b>	Prime development land at entrance to McAllister Industrial Park; cleared and graded, ready for construction; zoned Medium Industrial (IM)
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	Loch Lomond Road / Consumers Drive, Saint John
<b>Size</b>	29.12 acres
<b>Price</b>	\$849,000
<b>Details</b>	Four-parcel development land package totalling 29+ acres; opportunity for commercial and/or multi-residential dev.
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	63 Broad Street, Sussex
<b>Size</b>	14,897 sf (0.34 acres)
<b>Price</b>	\$194,900
<b>Details</b>	Prime mixed-use redevelopment opportunity in historic downtown Sussex; Situated across the street from the town's information, museum and more
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	295 Bayside Drive, Saint John
<b>Size</b>	10,572 sf (four buildings)
<b>Price</b>	\$649,000
<b>Details</b>	Owner-occupier opportunity near east side industrial parks - the Saint John SPCA Animal Rescue is seeking a buyer for their facility; primary building + 3 out buildings
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	60 Technology Drive, Saint John
<b>Size</b>	6.0 acres total (3.4 usable acres)
<b>Price</b>	\$1,200,000
<b>Details</b>	Development land adjacent to Xerox building in Somerset Technology Park; fully prepared site, ready for construction; good access to surrounding areas
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	1-3 Gondola Point Road, Rothesay
<b>Size</b>	+/- 3,437 sf (total)
<b>Price</b>	\$360,000
<b>Details</b>	Sale package of two (2) standalone commercial properties; set on approx. 8,094 sf; ideal home for professional services firm
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	405 King William Road,
<b>Size</b>	26,379 sf
<b>Price</b>	\$2,995,000
<b>Details</b>	Manufacturing / module shop located in Spruce Lake Industrial Park; steel frame building in excellent condition, set on 27 acres; building is also for lease
<b>Contact(s)</b>	Stephanie Turner

# FOR SALE | ALL CLASSES

*Click the property photos for more information*



<b>Address</b>	15 Railway Crescent, Hampton
<b>Size</b>	9.00 acres
<b>Price</b>	\$441,000
<b>Details</b>	Development land in Hampton's business district; municipal services to the site; ideal location for a senior's complex, but zoning permits a wide variety of uses
<b>Contact(s)</b>	Stephanie Turner



<b>Address</b>	222 Water Street, Saint John
<b>Size</b>	32,900 sf
<b>Price</b>	\$1,090,000
<b>Details</b>	Redevelopment opportunity in the heart of Uptown; current group of owners are looking to sell or partner with investors; historic 7-storey building set on 6,910 sf
<b>Contact(s)</b>	Stephanie Turner

# CONTACT US

**Paul Moore, Principal & Broker**

**D** 506.648.3520

**M** 506.645.8488

paul@partnersglobal.com

**Troy Nesbitt, Vice President**

**M** 506.349.5670

troy@partnersglobal.com

**Stephanie Turner, Senior Advisor**

**M** 506.333.3442

stephanie@partnersglobal.com

**Jessica O'Neill, Associate Advisor**

**M** 506.650.9848

jessica@partnersglobal.com

**Jacquelyn Moriarty, Sales & Marketing Coordinator**

**D** 902.444.4004

**M** 902.440.3937

jacquelyn@partnersglobal.com

*Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to 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. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.*

[partnersglobal.com](http://partnersglobal.com)

