



R2 CAPITAL PARTNERS INC.

OFFICE LEASING

UPTOWN SAINT JOHN, NB

A LANDMARK BUSINESS CENTRE

Place 400

Value-oriented, fully customizable office space – the largest floor plates in the Saint John market.

400 Main Street · Saint John, New Brunswick · place400.com

July 2026

160,000 SF

TOTAL AREA · THREE FLOORS

Up to 42,000 SF

AVAILABLE NOW

Premium Space

COMPETITIVE RENTAL RATES

THE OPPORTUNITY

The largest, most adaptable office floors in Saint John.

Place 400 stands as a landmark professional business centre in Uptown Saint John. Originally a shopping mall, it has been purposefully redeveloped into a premier office complex offering the largest floor plates in the local market and exceptional flexibility for tenant needs.

The result is a well-connected, highly functional property for professional tenants seeking visibility, accessibility, and scalability — with purpose-designed, highly accessible space available below prevailing market rents.

17'

SLAB-TO-SLAB CEILING HEIGHT

2000A

600V, 3-PHASE POWER SERVICE

3,200–
13,800

SF SUITE RANGE DIVISIBLE

3

EXPANSIVE FLOOR PLATES



SKYLIT CENTRAL ATRIUMS · NATURAL LIGHT THROUGHOUT

BUILDING & SYSTEMS

Engineered for continuous, comfortable operation.

**POWER & STRUCTURE**

2000 Amp, 600V, 3-phase power service · 17' slab-to-slab clear height · Scalable footprint for varying tenant requirements

CLIMATE CONTROL

Closed-loop water-source heat pump system with zoned temperature management, dual 1,100 MBH boilers and a 346-ton rooftop cooling tower.

AIR QUALITY

Energy Recovery Ventilation (ERV) reclaims heat from exhaust air, reducing energy loss while improving indoor air quality.

CONTROLS & ACCESS

Building Automation System (BAS) in installation for optimized scheduling. After-hours, evening and weekend HVAC operation fully supported.

PARKING & TRANSIT

Extensive surface and covered parking with direct access to arterial routes · On-site bus stop and connection point serving multiple routes.



AVAILABLE SPACE

Suites from 3,200 to 20,000 SF — divisible to suit.

Availability now spans all three floors — from a full-floor penthouse to compact, move-in-ready suites — totalling over 42,000 SF. Unit 1046 is divisible to 7,000 SF or smaller to fit your footprint.

UNIT	LEVEL	AREA	CONFIGURATION	STATUS
1000	Level 1	20,000 SF	Customizable layout	Available Jan 2027
1046	Level 1	13,800 SF	Divisible to 7,000 SF or smaller	AVAILABLE
1078	Level 1	3,200 SF	Move-in ready	AVAILABLE
1018	Level 1	3,300 SF	Move-in ready	AVAILABLE
—	Level 2	5,700 SF	Contiguous with adjacent suite	AVAILABLE
—	Level 2	3,916 SF	Divisible · adjacent	AVAILABLE
310	Level 3	12,096 SF	Penthouse · full floor	AVAILABLE

20,000 SF

LARGEST CONTIGUOUS

62,000+ SF

TOTAL AVAILABLE

5

TURN-KEY BUILD-OUTS IN 2025

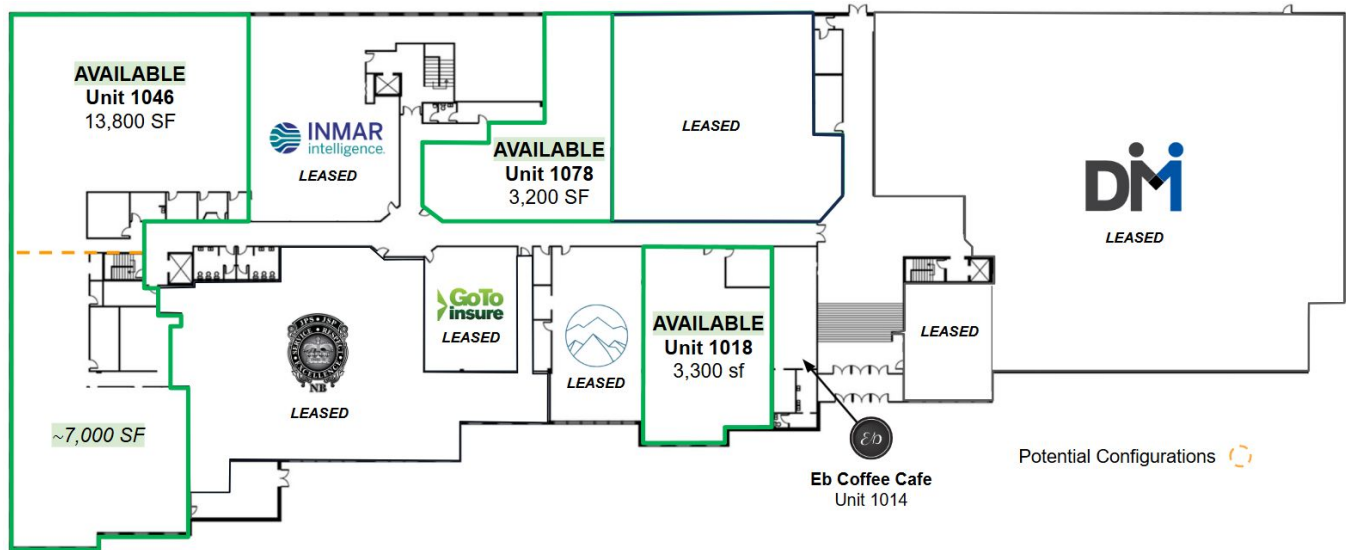


OPEN-PLAN TENANT SUITE · NATURAL LIGHT THROUGHOUT

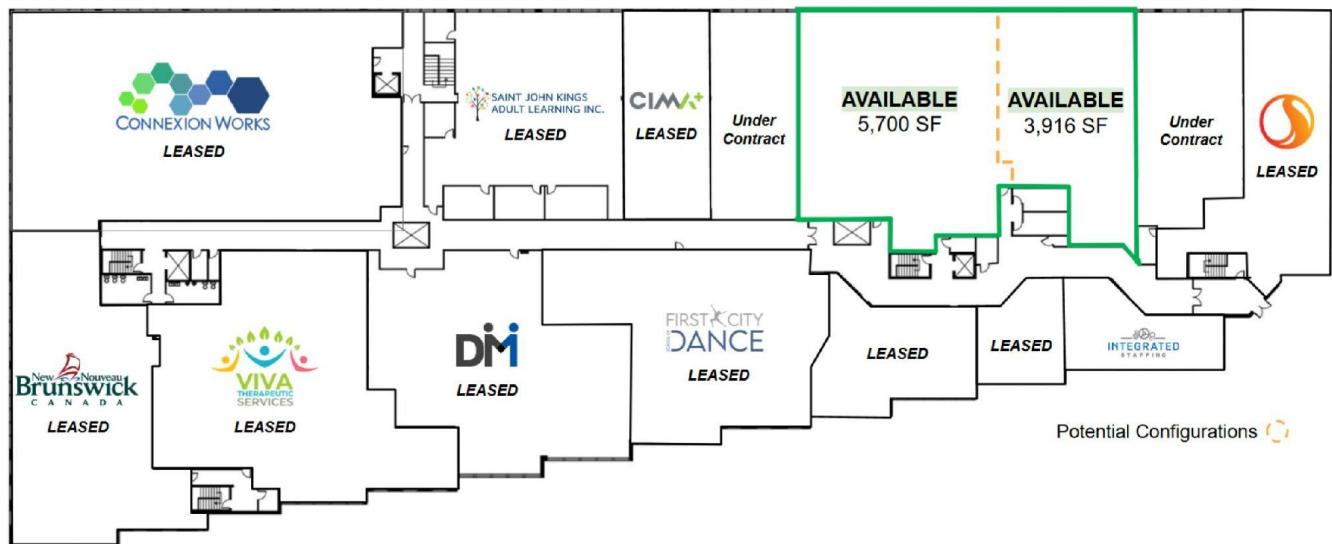
FLOOR PLANS

Available across three floors.

☒ AVAILABLE

☐ LEASED
**LEVEL 1 · MAIN STREET**

Available — 1046 (13,800 SF, divisible) · 1078 (3,200 SF) · 1018 (3,300 SF)

**LEVEL 2**

Available — 5,700 SF & 3,916 SF (contiguous or adjacent)

AVAILABLE**Level 3 — entire penthouse floor available**

Penthouse Unit 310 offers full-floor occupancy, divisible to suit, with panoramic harbour and city views.

Up to 12,096 SF

LEVEL 3 · UNIT 310

BUILD-TO-SUIT & FLEXIBILITY

Space shaped precisely around how you work.

Tailored office configurations are available to meet your exact operational needs. In 2025 alone, Place 400 facilitated five full turn-key build-outs through competitive construction processes — demonstrating both capability and partnership in delivering tenant-specific solutions.

TENANT PACKAGE & CAPITAL IMPROVEMENT PARTNERSHIP

From \$15.00

PSF GROSS · “AS-IS”

Base rent

Highly competitive gross rate, all-inclusive of operating costs and taxes, for “as-is” possession.

Interest-free

AMORTIZED OVER TERM

Additional funding

Further capital available as needed through the lease structure, giving flexibility to amortize costs over the term.

\$23.00

PSF GROSS · TURN-KEY

Custom turn-key options

Include a minimum **\$60.00 PSF** tenant construction allowance — immediate funds to build out your space.



FLEXIBLE MEETING & EVENT SPACE



CORNER BOARDROOM · HARBOUR VIEWS

AMENITIES & CONNECTIVITY

Everything on site. Everywhere within reach.



Eb Coffee

GROUND FLOOR

A welcoming Main Street café — espresso, pastries and a bright setting for informal meetings between floors.

[EB COFFEE ON FACEBOOK](#) →

Holiday Inn Express & Suites

ADJOINING

IHG-branded hotel on the same campus — heated pool, breakfast and meeting space. Ideal for visiting teams and clients.

[HOTEL DETAILS & BOOKING](#) →



The Pub Down Under

ON SITE

A relaxed gathering spot below grade — wind down after work or entertain clients without leaving the building.

[PUB ON FACEBOOK](#) →

Under Par Golf

ON SITE

Indoor golf simulator on site — practice your swing or host a round between meetings.

[UNDER PAR GOLF & ACADEMY](#) →

ALSO ON SITE

On-site transit hub · multiple routes

Surface & covered parking

Harbour & Main Street views

BRAND EXPOSURE & NAMING RIGHTS

Prominent exterior signage and the exclusive opportunity to brand the property with your company name —

"Your Business Name Centre."

35k–45K

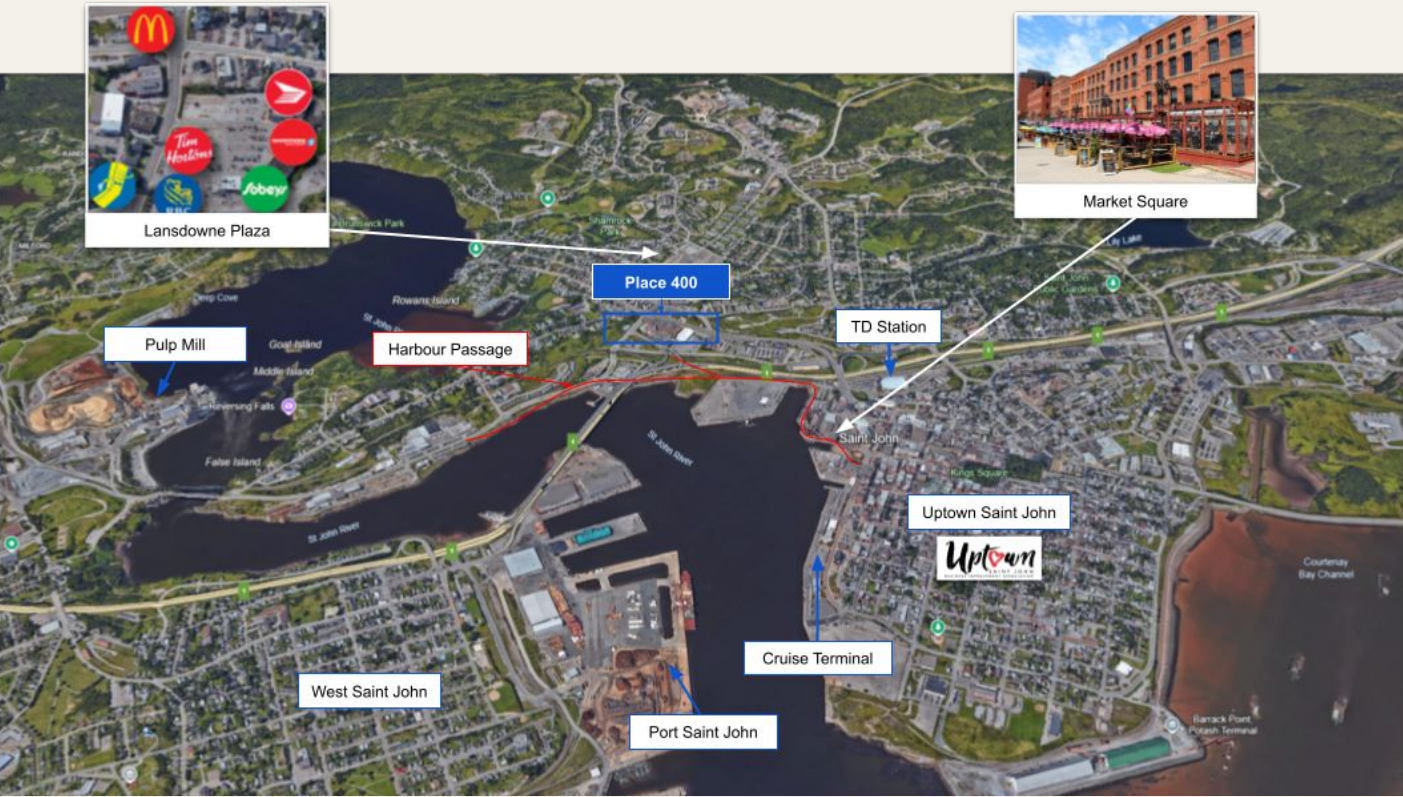
DAILY TRAFFIC IMPRESSIONS

Full

BUILDING NAMING RIGHTS
AVAILABLE

LOCATION & GROWTH

At the centre of Saint John's waterfront momentum.



Place 400 sits directly on the Harbour Passage waterfront trail, a central point between Uptown and the harbour, and adjacent to the **\$300M+ Fundy Quay** waterfront development. Main Street revitalization and active-transportation improvements are further strengthening the core.

Uptown has become a magnet for young professionals and newcomers alike. As an area dominated by rental housing near amenities, transit and the waterfront, it offers tenants a growing, engaged and increasingly diverse workforce at the doorstep.

+11.8%

SAINT JOHN POPULATION
GROWTH, 2021-2024

\$92,672

AVERAGE FAMILY INCOME

+170%

IMMIGRATION TO UPTOWN, PAST
DECADE

\$300M+

ADJACENT FUNDY QUAY
DEVELOPMENT



R2 CAPITAL PARTNERS INC.

OFFICE LEASING

ARRANGE A VIEWING

Let's find your space at Place 400.

Contiguous or adjacent, move-in ready or built to suit — we will tailor a plan to your requirements.

LEASING CONTACT

Will Stapleton

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place400.com

PROPERTY

Place 400

400 Main Street

Saint John, New Brunswick

159,989 SF · Three floors Up to 42,000 SF available

The information contained herein has been obtained from sources believed reliable and is provided for general reference only. It is not guaranteed and is subject to change, prior lease or withdrawal without notice. Areas are approximate. Prospective tenants should verify all details independently.