



# For lease

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**233 St. George Street, Moncton**  
Move in ready second floor office space

**AVISON  
YOUNG**

# The offering

Located in a well-established and highly accessible area of Moncton, the second-floor office space at 233 St. George Street offers a practical, move-in-ready opportunity for businesses seeking a central and professional setting. Encompassing approximately 1,300 square feet, the suite is efficiently designed with welcoming reception area, three private offices, a kitchenette, and a washroom with shower, making it suitable for a wide range of professional or service-oriented users.

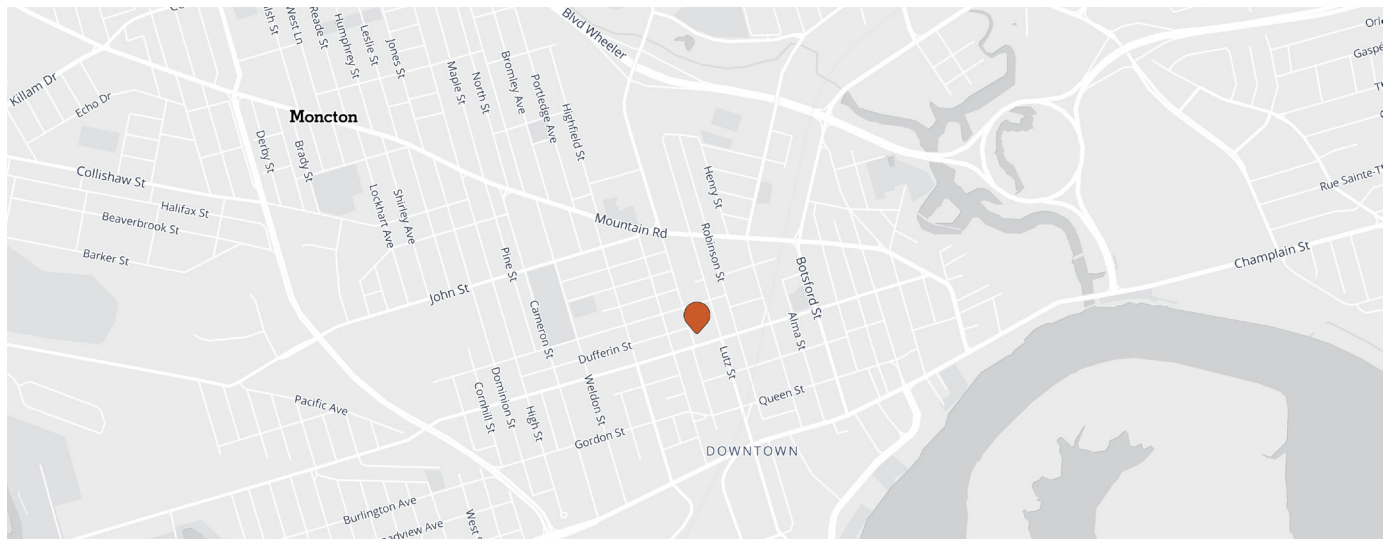
St. George Street is a recognized mixed-use corridor that provides quick and convenient access to downtown Moncton while remaining easily reachable from surrounding neighbourhoods. The property is just minutes from Main Street, placing tenants close to a variety of amenities including restaurants, cafés, banks, retail services, and other professional offices.

Connectivity is a key advantage of this location. Major thoroughfares such as Wheeler Boulevard and Mountain Road are readily accessible, allowing for efficient travel throughout Greater Moncton, including Dieppe and Riverview. Connections to Highway 15 and Route 1 support regional access, while nearby public transit routes provide additional convenience.

The office is offered at a lease rate of \$1,500 per month plus HST and includes the benefit of on-site parking. With its central location, functional layout, and move-in-ready condition, this space at 233 St. George Street presents an excellent leasing opportunity for businesses looking to establish or grow their presence in Moncton.

## LEASE SUMMARY

<b>Unit type</b>	Second floor office
<b>Size</b>	1,300 sf
<b>Lease rate</b>	\$1,500 + HST monthly
<b>Availability</b>	Immediate
<b>Parking</b>	On-site parking available





# AVISON YOUNG

## Get in touch

For detailed information on this offering, please contact:

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