



▶ UNIT 132 – 1,840 SF  
**FOR LEASE**

**PRIME COMMERCIAL SPACE**  
**MARKET SQUARE**  
One Market Square - Uptown Saint John, New Brunswick

**HGL** | THE HARDMAN GROUP

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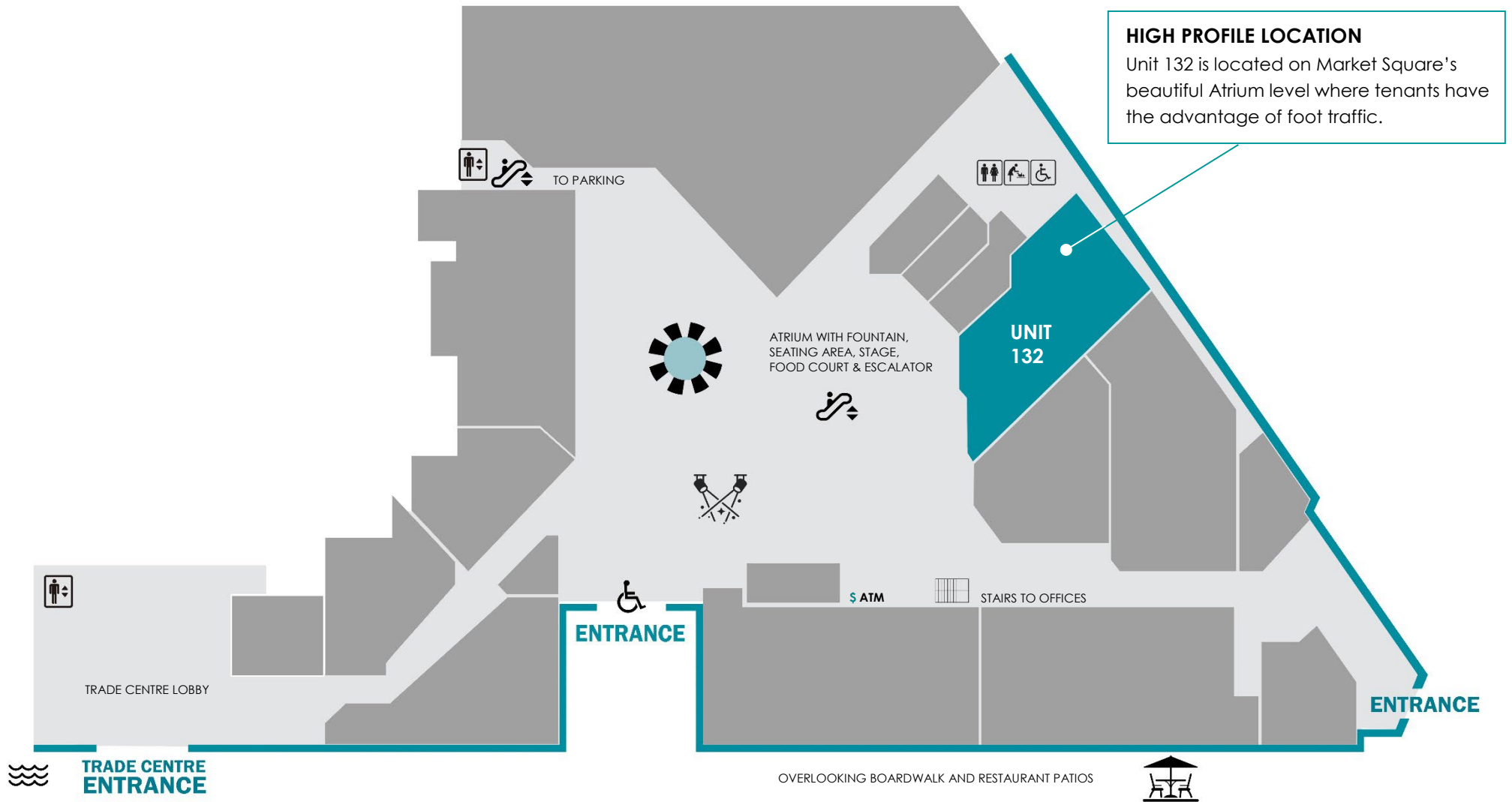
## A SPACE TO GROW YOUR BUSINESS

Welcome to Unit 132! This gorgeous unit offers a marquee location just off our multi-level Atrium. You'll find a welcoming front entrance to a modern, open-concept space with plenty of potential to showcase your brand. Unit 132 is turn-key ready featuring beautiful and open display areas, high ceilings, custom lighting and tasteful, neutral finishes. The layout includes a large sales counter, changing room, washroom and plenty of storage. Book a tour today!

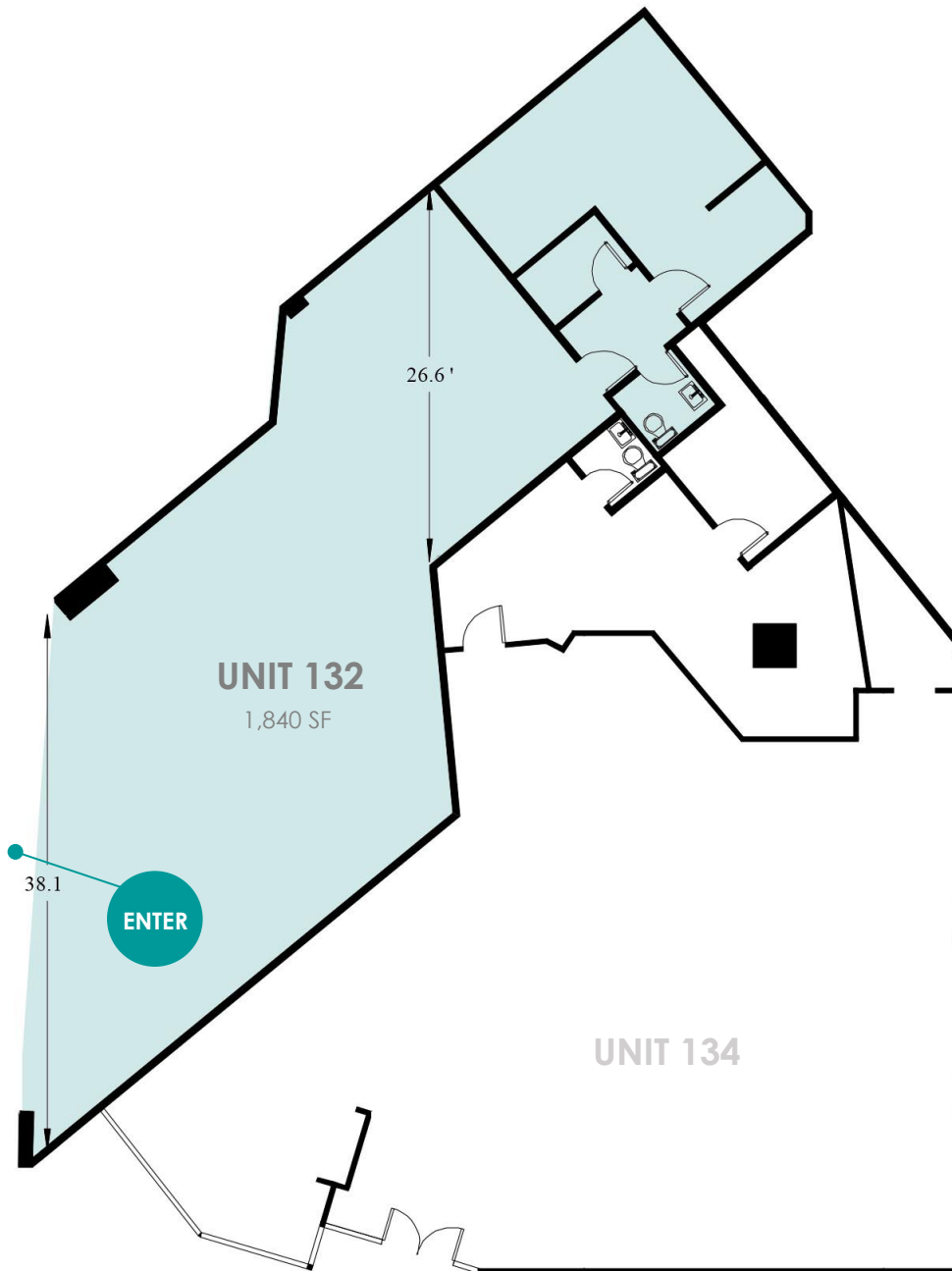
WE CAN PROVIDE SPACE THAT'S CUSTOMIZED FOR YOUR BUSINESS – TENANT INDUCEMENTS MAY BE AVAILABLE.

# MARKET SQUARE

LEASING OPPORTUNITY: UNIT 132 | 1,840 SF | LOWER ATRIUM LEVEL



## FLOORPLAN: UNIT 132 | 1,840 SF



### AVAILABLE FOR IMMEDIATE OCCUPANCY

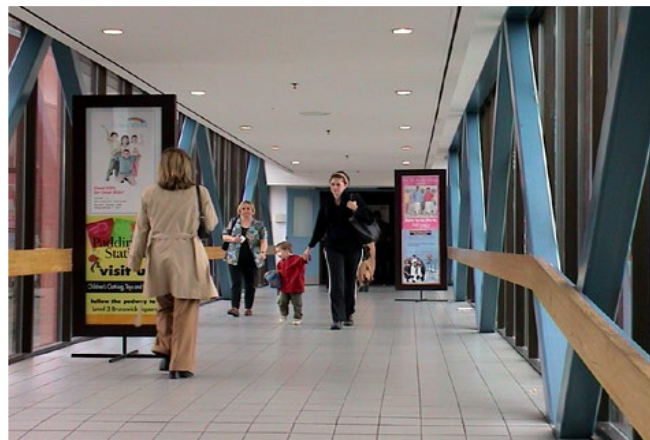
- This tastefully finished space offers a large storefront with great exposure to all visitors to our Atrium.
- Turn-key ready with a beautiful, built-in sales counter, washroom, change room and large storage room.
- Great open-concept layout with modern finishes and high ceilings.
- Large windows for maximum storefront or branding exposure. Storefront opens to Atrium.
- Beautiful, natural lighting from the Atrium just outside of your space.
- Located near the fountain, stage and food-to-go area.

### FLEXIBLE CHOICES FOR FINISHES

The Hardman Group can provide you with space that's perfectly customized for your business. Tenant inducements are available. Our firm has a long history of success in construction project management and our team is available to help coordinate all the details in the preparation of your space.

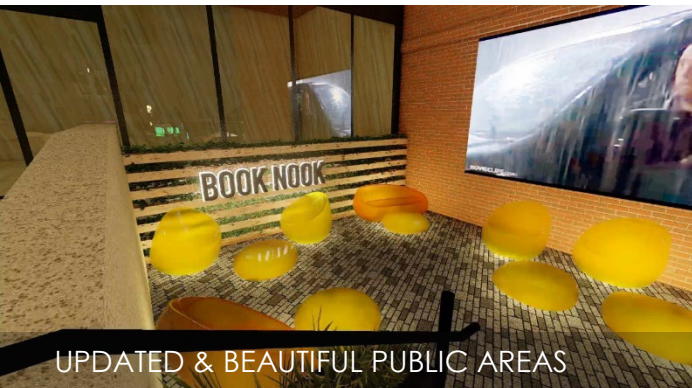
# MARKET SQUARE IS THE IDEAL LOCATION FOR YOUR BUSINESS

We're a community-driven, lifestyle-focused centre that is a fun and vibrant place to be. Tucked along Saint John's harbour, Market Square is the City's Uptown "heart" – a gathering place for people of all ages. Home to the Hilton Hotel, Trade & Convention Centre, city library, spa, shops, restaurants and food-to-go establishments, we are a draw for locals and visitors alike. Our Centre offers convenient indoor and outdoor amenities and access to an extensive covered pedway system linking you to many of the city's popular destinations. We're open year-round and seven days a week! Your business would be a welcome addition to a great mix of long-term, successful tenants.



# A NEW CITY WATERFRONT AND WE'RE HERE FOR IT

"One of the largest and most exciting developments in our community since Market Square. It will create new businesses, new tourism experiences, new housing, and new outdoor spaces".  
~~ Don Darling, Former Saint John Mayor



UPDATED & BEAUTIFUL PUBLIC AREAS



NEW TIDAL STEPS TO THE HARBOUR



A NEW OUTDOOR PERFORMANCE STAGE



NEW OUTDOOR DINING PATIOS



A PUBLIC WINTER SKATING RINK



BETTER ACCESS TO THE WATERFRONT

The **FUNDY QUAY** project is currently being developed right next door! This multi-use project will co-exist with Market Square to improve the waterfront experience for tourists and locals alike. Highlights of this \$300 million project include:

- New residential developments
- New waterfront performance areas
- Tidal pool for children's play
- Enhanced public access to the waterfront
- New seating areas (shaded & non-shaded)
- An extension to the Harbour Passage Trail

# SUPPORTING OUR TENANTS

## YOUR SHORT & LONG-TERM GOALS ARE IN GOOD HANDS

Market Square is a community of dedicated business owners and an onsite management team that is 100% committed and supportive of those tenants. From marketing, planning events, staging the common spaces... our HGL team loves doing all of it! From taking you on your first tour of our Centre to working with our leasing team, we're here every step of the way to prepare the space for you and to ensure a smooth transition to your new home. As owners, we invite you to make Market Square your new business address.



OUR TEAM AT WORK... MARKETING | SUPPORTING TENANTS | TAKING CARE OF OUR BUILDING



# WE'RE EXCITED ABOUT OUR FUTURE

We have the right property, an experienced team and a solid reputation in the industry – the perfect combination to help you in planning your space needs for the future.

With all of the upgrades taking place on the waterfront, this is the perfect time to locate at Market Square. This package provides an overview of the benefits of being here and an introduction to our Centre.

We look forward to learning more about your business and we are more than happy to begin our collaboration.

**HGL**  
THE HARDMAN GROUP LIMITED

**MARKET  
SQUARE**

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