



▶ UNIT 136 – 1,788 SF
FOR LEASE

PRIME COMMERCIAL SPACE
MARKET SQUARE

One Market Square - Uptown Saint John, New Brunswick

HGL | THE HARDMAN GROUP

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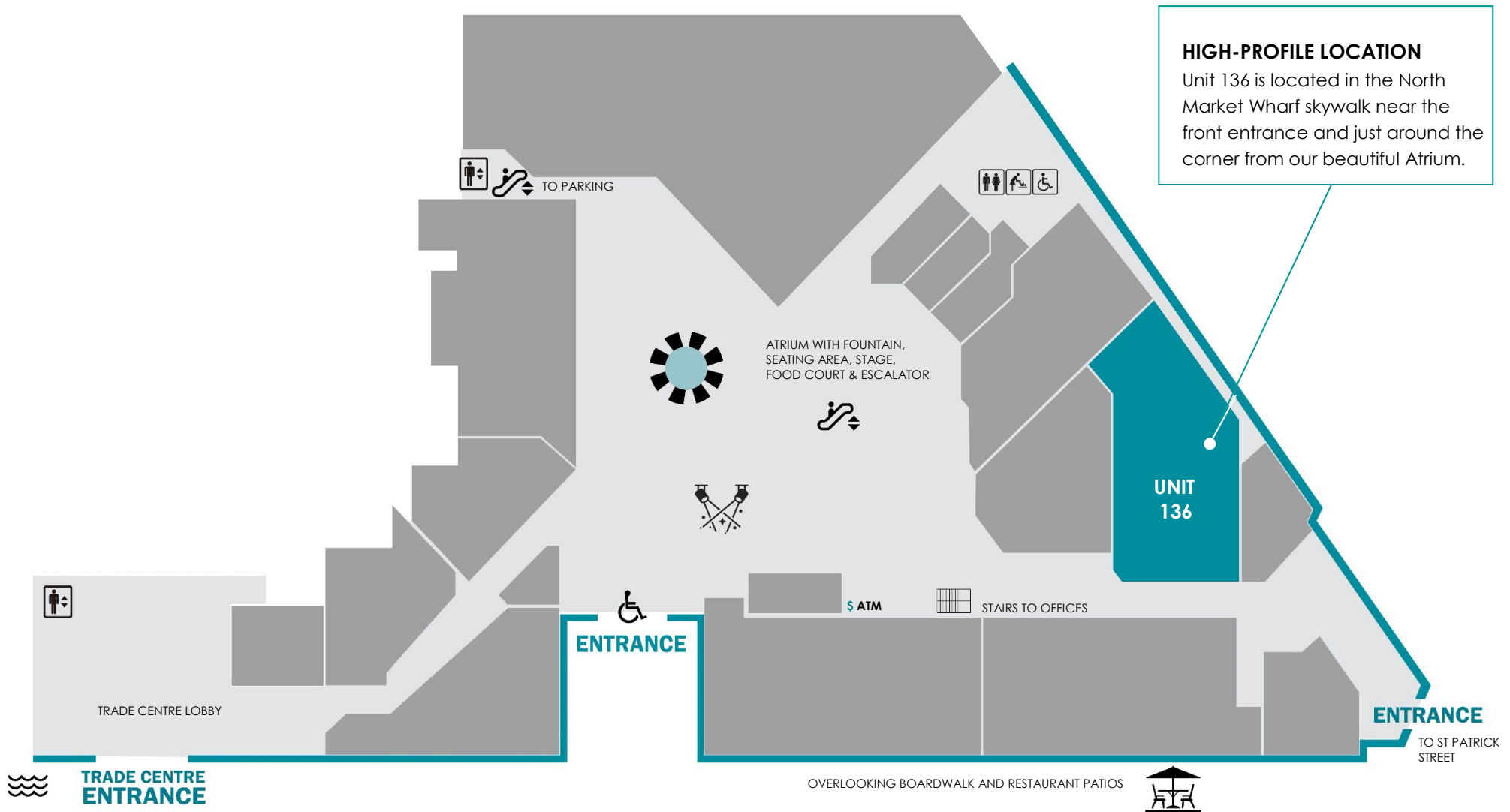
A SPACE TO GROW YOUR BUSINESS

Welcome to Unit 136 - located on the lower level between the main entrance and the multi-level Atrium. Just a short walk to the Atrium courtyard, this space is perfect for either retail or office with a unique layout and large storefront. The glass, French door entrance opens to 1,788 square feet of space which includes open-concept areas, break-out rooms/offices as well as a kitchen and washroom/shower. The North Market skylight is positioned just above the suite entrance, letting in great light while the main reception area features LED lighting. This is the perfect location to showcase your brand where you can take advantage of walk-by foot traffic. Call us today to book your tour.

UNIT 136 CAN BE MODIFIED WITH UPGRADES TO COLOURS AND FINISHES.

MARKET SQUARE

LEASING OPPORTUNITY: UNIT 136 | 1,788 SF | ATRIUM LEVEL



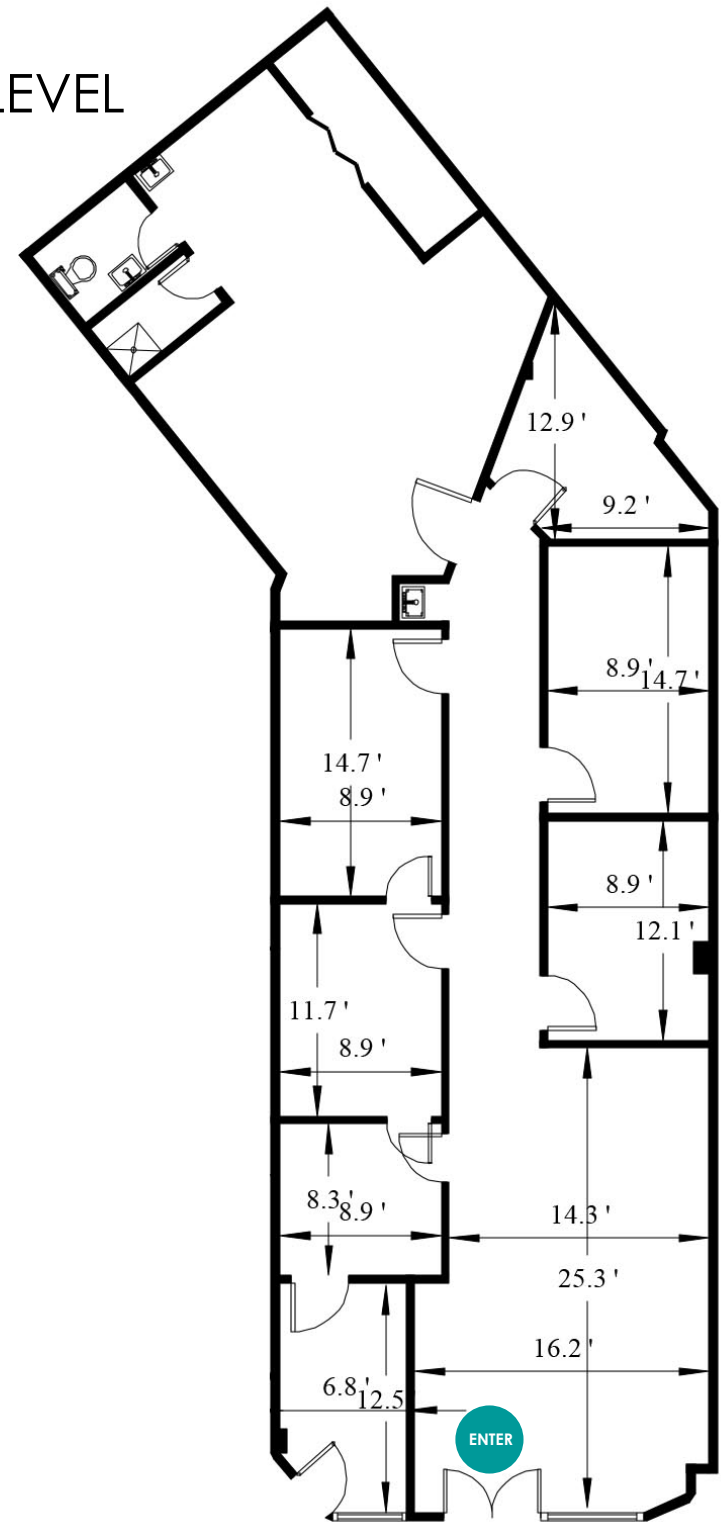
FLOORPLAN: UNIT 136 | 1,788 SF | ATRIUM LEVEL

AVAILABLE FOR IMMEDIATE OCCUPANCY

- Unit 136 is turn-key ready, however we are open to modifying it to meet your brand and business needs.
- The suite offers a welcoming entrance with double French doors and great lighting in the front entrance area.
- Current layout includes reception area, six offices, kitchen and washroom/shower.
- Beautiful natural lighting from the skylight in the adjoining hallway just outside the space.
- Lots of storefront and windows – perfect to showcase your brand for exposure.

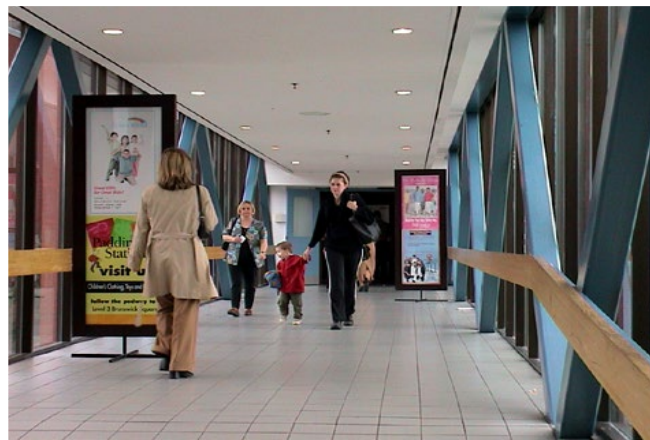
FLEXIBLE CHOICES FOR FINISHES

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.



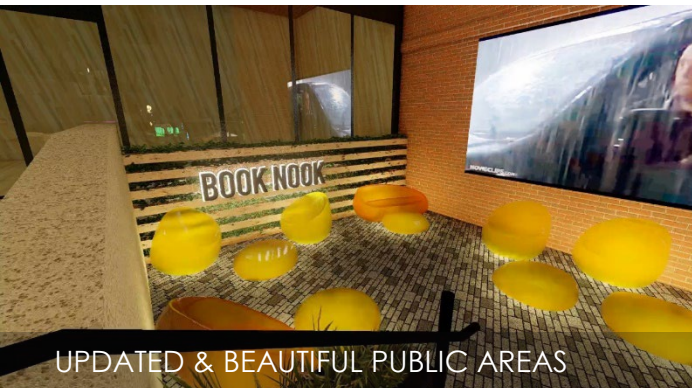
MARKET SQUARE IS THE IDEAL LOCATION FOR YOUR BUSINESS

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
- Enhanced public access to the waterfront
- New waterfront performance areas
- New seating areas (shaded & non-shaded)
- Tidal pool for children's play
- 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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