

MARKET SQUARE

63,091 SF AVAILABLE FOR LEASE

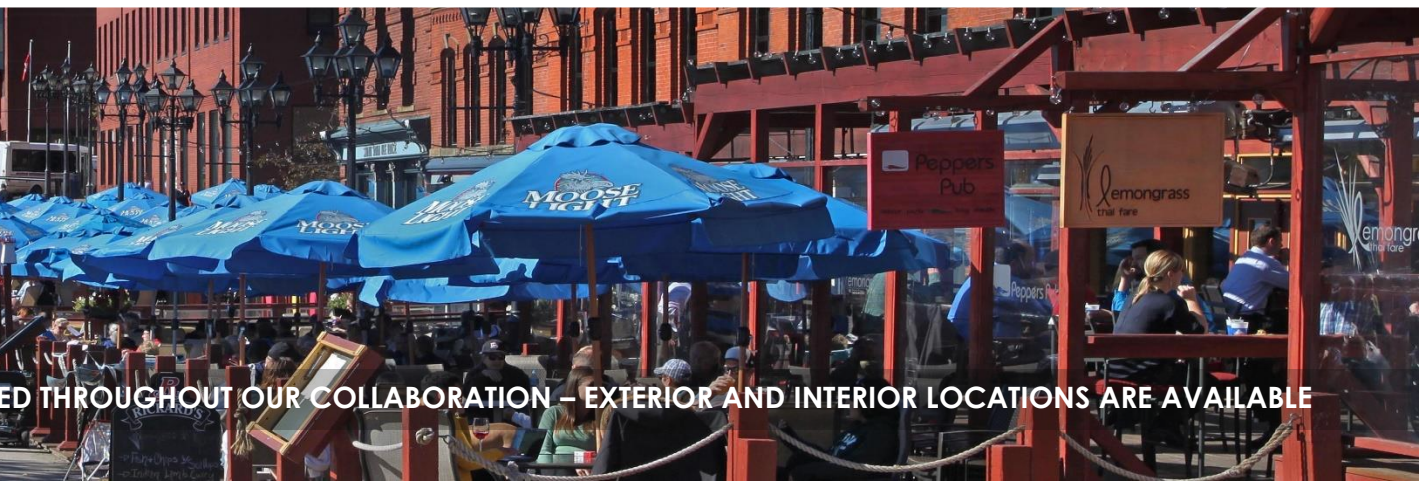
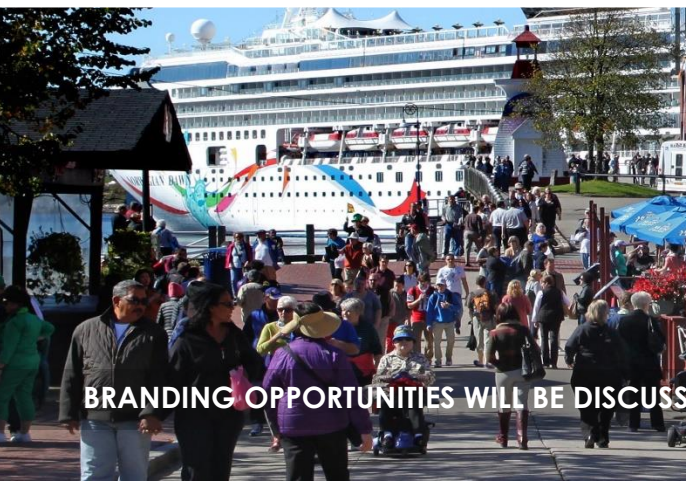
Welcome to Market Square, a multi-use, dynamic centre owned and managed by The Hardman Group Limited. Our Centre offers something special.... a “marquee” location overlooking the Saint John Harbour and space that will provide a wonderful new home for your business. We’re offering the rare opportunity to lease the former New Brunswick Museum space which overlooks our stunning, 3-story Atrium. We look forward to collaborating with you to design the “right” space to meet your needs. With nearly sixty years of experience, we’re available to coordinate the preparation of your new home and help you easily transition during your move.



MARKET SQUARE IS MORE THAN JUST A BRICK BUILDING!

IT'S THE IDEAL ENVIRONMENT FOR YOU

We're a community-driven, lifestyle-focused centre that is a fun and vibrant place to be. Tucked along Saint John's harbour, we are the City's Uptown "heart" – a gathering place for people of all ages. Market Square offers convenient indoor and outdoor amenities and access to an extensive covered pedway system linking you to many of the city's cultural venues, restaurants, shops and hotels. Considered one of New Brunswick's most popular destinations, we're open year-round, seven days a week! Your business would be a welcome addition to an already successful mix of tenants.



BRANDING OPPORTUNITIES WILL BE DISCUSSED THROUGHOUT OUR COLLABORATION – EXTERIOR AND INTERIOR LOCATIONS ARE AVAILABLE

MARKET SQUARE

LEASING HIGHLIGHTS

**LEASE SPACE AT MARKET SQUARE
AND TAKE ADVANTAGE OF A
COMPETITIVE LEASE RATE + MANY
OTHER PERKS**

> **A CONNECTION TO THE PEDWAY**

Market Square is an anchor for the Inside Connection – Saint John's extensive indoor pedway system linking you to hotels, the Convention Centre, TD Station, Uptown offices, the Aquatic Centre, City Market and more!

> **STUNNING GLASS ATRIUM WITH SEATING, FOUNTAIN, STAGE & FREE WI-FI**

Our three-story, animated Atrium is the "heart" of our Centre and a gathering place for our community. Whether visitors are coming to enjoy a quiet afternoon on their laptop or participating in one of our popular events, the Atrium is the gathering place in the Uptown area.

> **WATERFRONT BOARDWALK + OUTDOOR AMENITIES**

The Boardwalk is one of the Province's most loved destinations for dining, community events and outdoor entertainment. We co-host some of the city's signature festivals throughout the year. Next to the Centre, you'll find our outdoor stage, Loyalist Plaza and the Harbour Passage walking trail.

> **BUILDING SECURITY**

We offer 24/7 manned security: 365 days a year. Much of property is monitored by security cameras. Proxy cards are available for tenants and staff.

> **INDOOR PARKING**

Market Square has a 550-stall, climate-controlled parking garage with direct, indoor access to our Atrium level.

> **BRANDING OPPORTUNITIES**

Market Square is a highly visible destination in the City, giving you great branding opportunities both on the interior and exterior of the building.

> **EXTENDED HOURS**

Market Square is open for extended hours and almost 365 days a year.

> **OWNER-MANAGED**

Owned and managed by The Hardman Group Limited. Our onsite team will support you all the way to success.



SAINT JOHN ON THE BAY OF FUNDY

A VIBRANT UPTOWN SURROUNDS MARKET SQUARE

Our Centre is ideally positioned on Uptown Saint John's waterfront where the stunning backdrop is the active harbour! We're completely surrounded by amenities including a world-class theatre, aquatic centre, large farmers' market and an event/sporting stadium which recently hosted the Memorial Cup. Cruise ships stop at our doorstep bringing people from all over the world to visit us.

- Market Square is easily accessed via Route #1 (TransCanada)
- Public transit terminals are located on our doorstep
- A \$300 million waterfront project is underway next door
- The 6.5 km Harbour Passage walking trail starts at Market Square
- Residential is located just around the corner and throughout Uptown
- New residential is being developed next door – Fundy Quay project



AMENITIES & EXPERIENCES

EVERYTHING YOU NEED IS HERE!

Your team will enjoy high quality services, food, products and outstanding experiences provided by our tenants (all are Maritime-owned and operated). We're home to several restaurants, food-to-go establishments, an Aveda-concept spa, boutiques and Market News (our in-house convenience shop). The Saint John Trade & Convention Centre, Hilton Hotel and the Saint John Public Library also make Market Square their home. Our tenants are very supportive of each other and of our community.



ANCHOR TENANTS

Saint John Free Public Library
Saint John Trade & Convention Centre
Hilton Hotel

DINING/FOOD-TO-GO TENANTS

Barred Rock Chicken
Grannan's Seafood Restaurant
Lemongrass / Pepper's Pub
McGills
Roticana Coffee
Saint John Alehouse
Toro Taco



RETAIL TENANTS

Element5 Spa & Boutique
Market News
Morin Soaps
New Brunswick Museum Shop
Samuel & Co.
Walsh Luggage

OFFICE & SERVICE TENANTS

Cushman & Wakefield Atlantic
First City Dental
Genesys
Manpower Services
MP Wayne Long
National Public Relations
ProcedureFlow
Q889 / Newcap Radio
Rod Stears Photography
Saint John Parking Commission
Saint John Sculpture
Scotia Wealth Management
Tuki By Correnet

FUNDY QUAY PROJECT

COMING TO OUR BOARDWALK

"One of the largest and most exciting developments in our community since Market Square. It will create new businesses, new tourism experiences, new housing stock, 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



MORE ACCESS TO THE WATERFRONT

The **FUNDY QUAY** project has begun next to Market Square! This development re-invents an underused site into a multi-use project which will co-exist with Market Square to enhance the waterfront. 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

OUTDOOR AMENTIES INCLUDE DINING PATIOS, WALKING TRAIL & PERFORMANCE STAGE

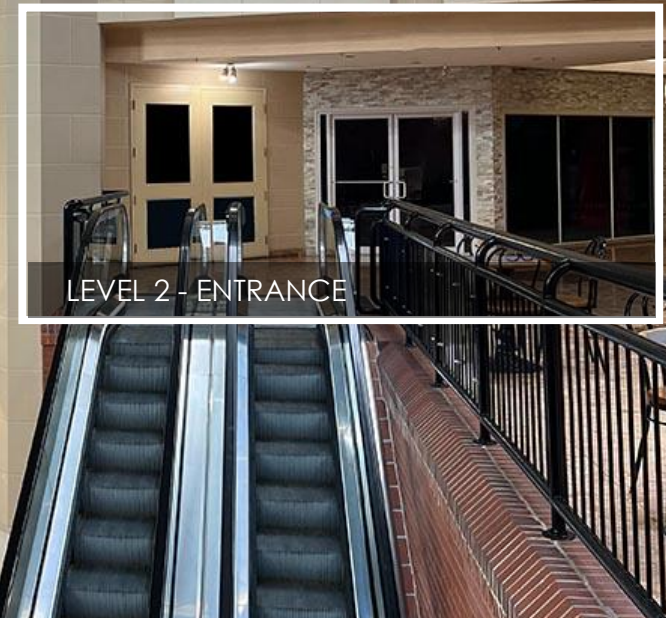
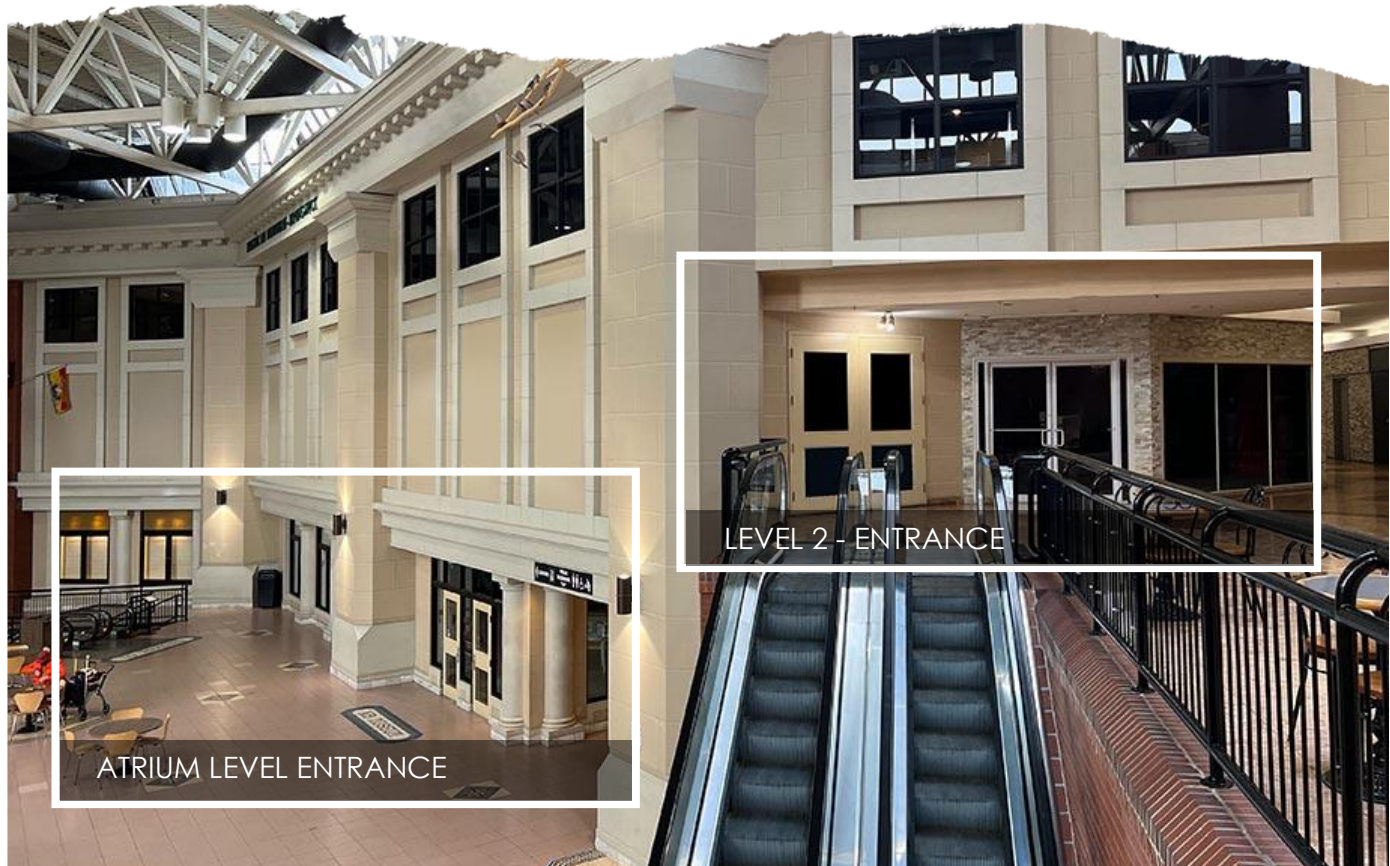
SPACE THAT WORKS FOR YOU

WITH FEATURES THAT HELP YOU REACH YOUR GOALS

Positioned over three levels, the proposed space is accessed via the Lower Atrium at street level and has a secondary entrance on the Upper Atrium level. Additional entry points can be added and the space will be customized to your requirements.

The floorplan for this space features a large reception area, a theatre-style auditorium/seminar room and great mix of open-concept, office and storage space.

- Great blend of administrative and common space
- All three levels can be connected
- 96-seat auditorium with stadium seating
- Entry access on two levels
- Indoor parking is available
- Branding opportunities on the feature wall (interior) and on the exterior of the building



OUR STUNNING ATRIUM

AN EXTENSION OF YOUR BRAND

Filled with beautiful, natural lighting, Market Square's three-level Atrium is your "front door" creating a welcoming first impression. Surrounded by successful tenants, this quintessential "town square" on the waterfront is where people gather to relax by the fountain, socialize, grab a bite or enjoy one of our many events at the indoor performance stage. The Atrium is available as an extension of your business and would enhance the experience for your customers and staff by creating space for displays, events, activities and the ideal place to provide community outreach and public relations.



A SPACE WITH GREAT POTENTIAL

Previously used as a museum, this available space at Market Square has great bones to build on in designing a new location for your business. It's all here as a starting point – beautiful and open common areas, high ceilings with custom lighting, unique structural features and stunning views overlooking our Atrium. The front entrance is welcoming and provides a façade that's ready to showcase your brand. We're excited to bring your vision to reality for you.



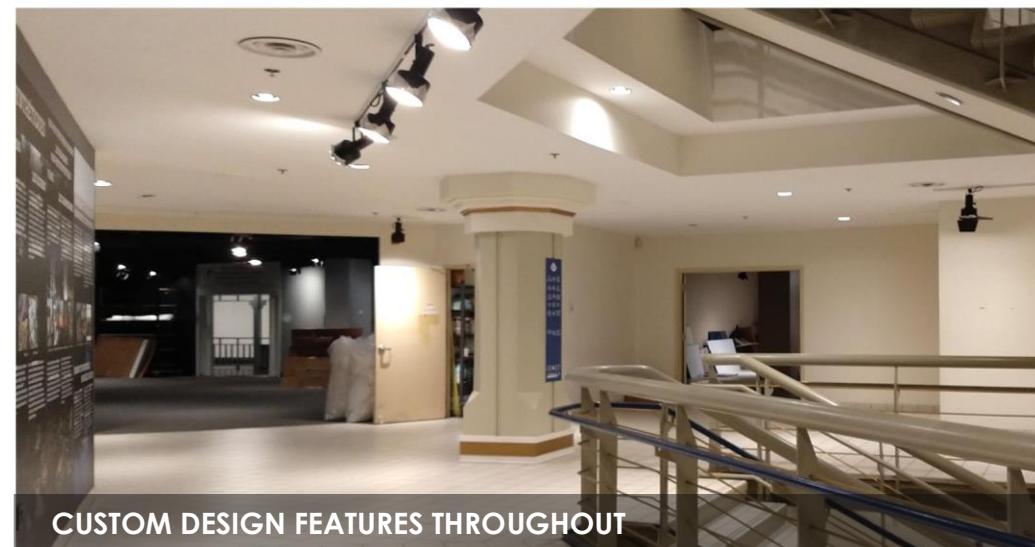
MODERN, OPEN-CONCEPT COMMON AREAS



A WELCOMING FRONT ENTRANCE



VIEWS OF THE ATRIUM FROM LEVEL THREE



CUSTOM DESIGN FEATURES THROUGHOUT

MARKET SQUARE

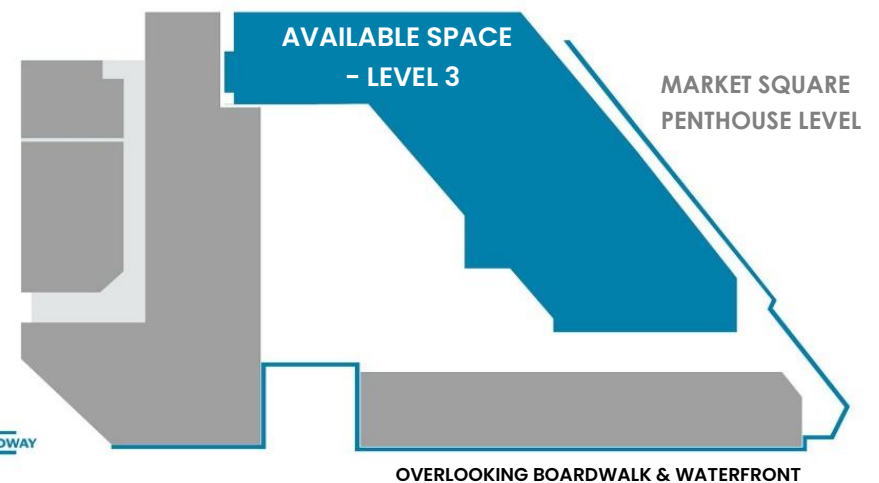
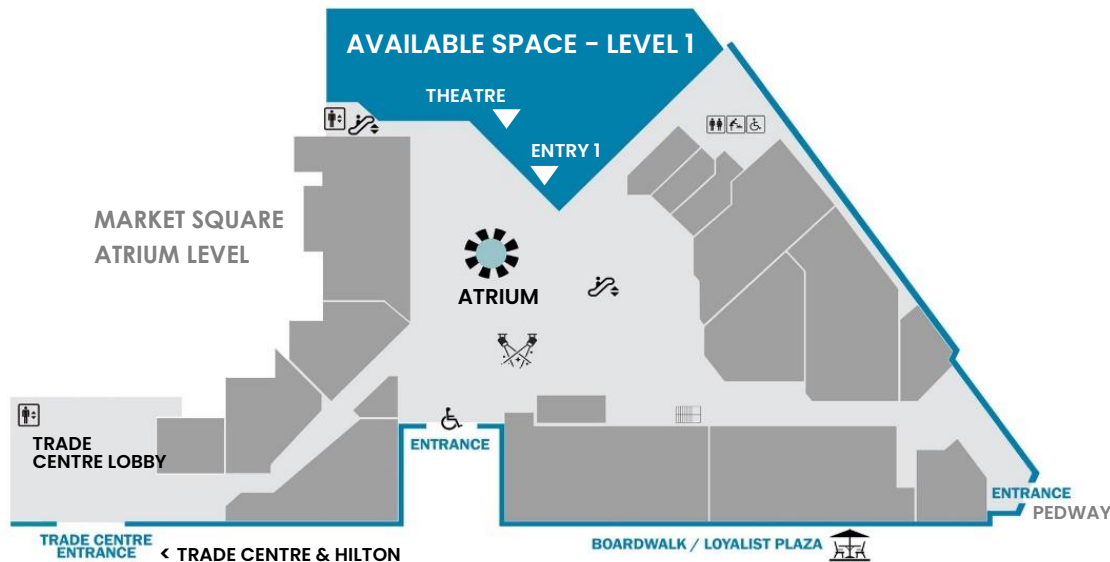
SPACE AVAILABILITY

UP TO 63,091 SF AVAILABLE

Market Square is a lifestyle centre that is always reinventing itself to meet the current needs of our tenants. Before making any recommendations, we are fully prepared to bring our experience to the table to collaborate on a design and space strategy that will work for your current and future needs.

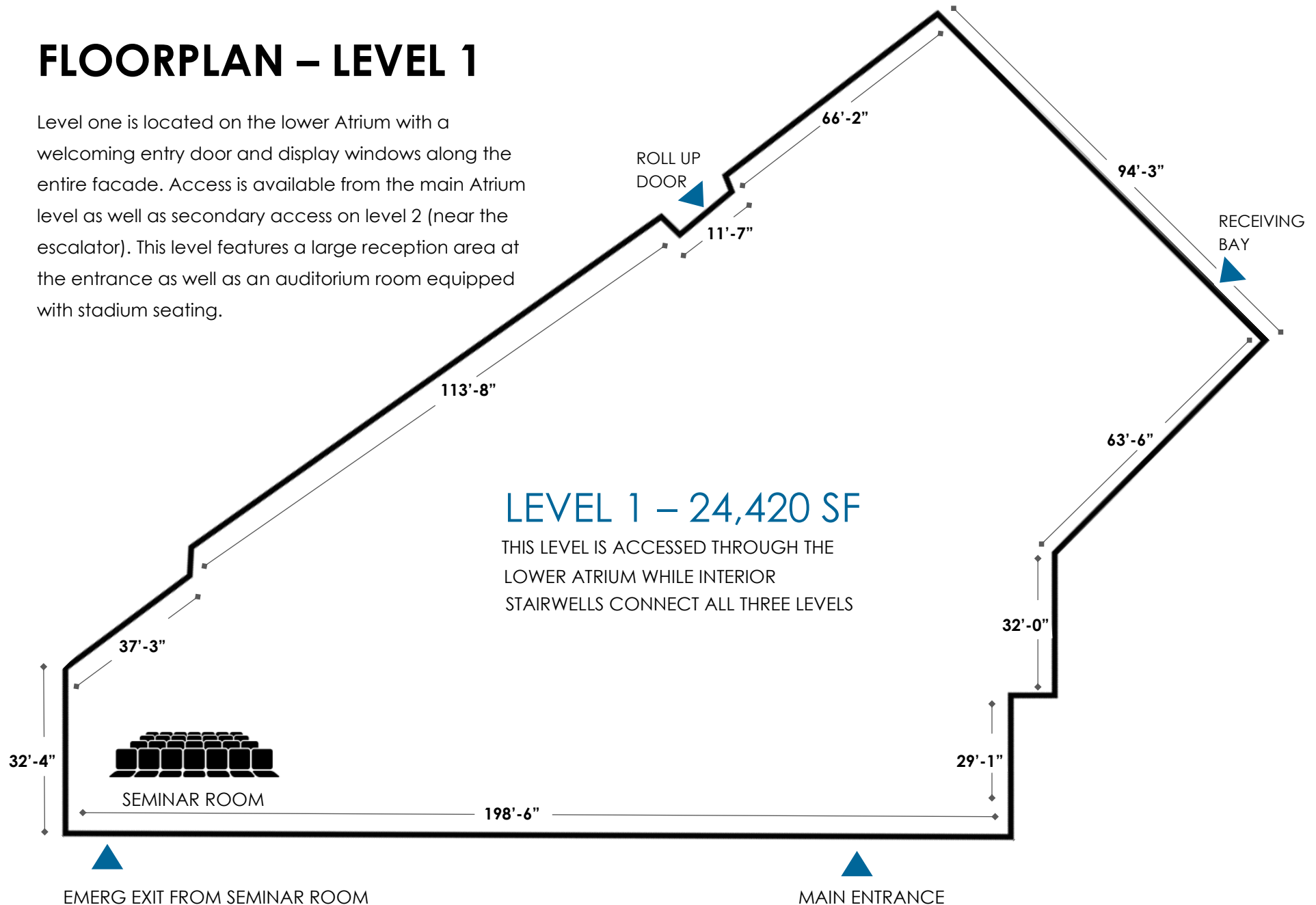
TENANT INDUCEMENTS ARE AVAILABLE

The Hardman Group can provide you with space that's perfectly customized for your facility. 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.

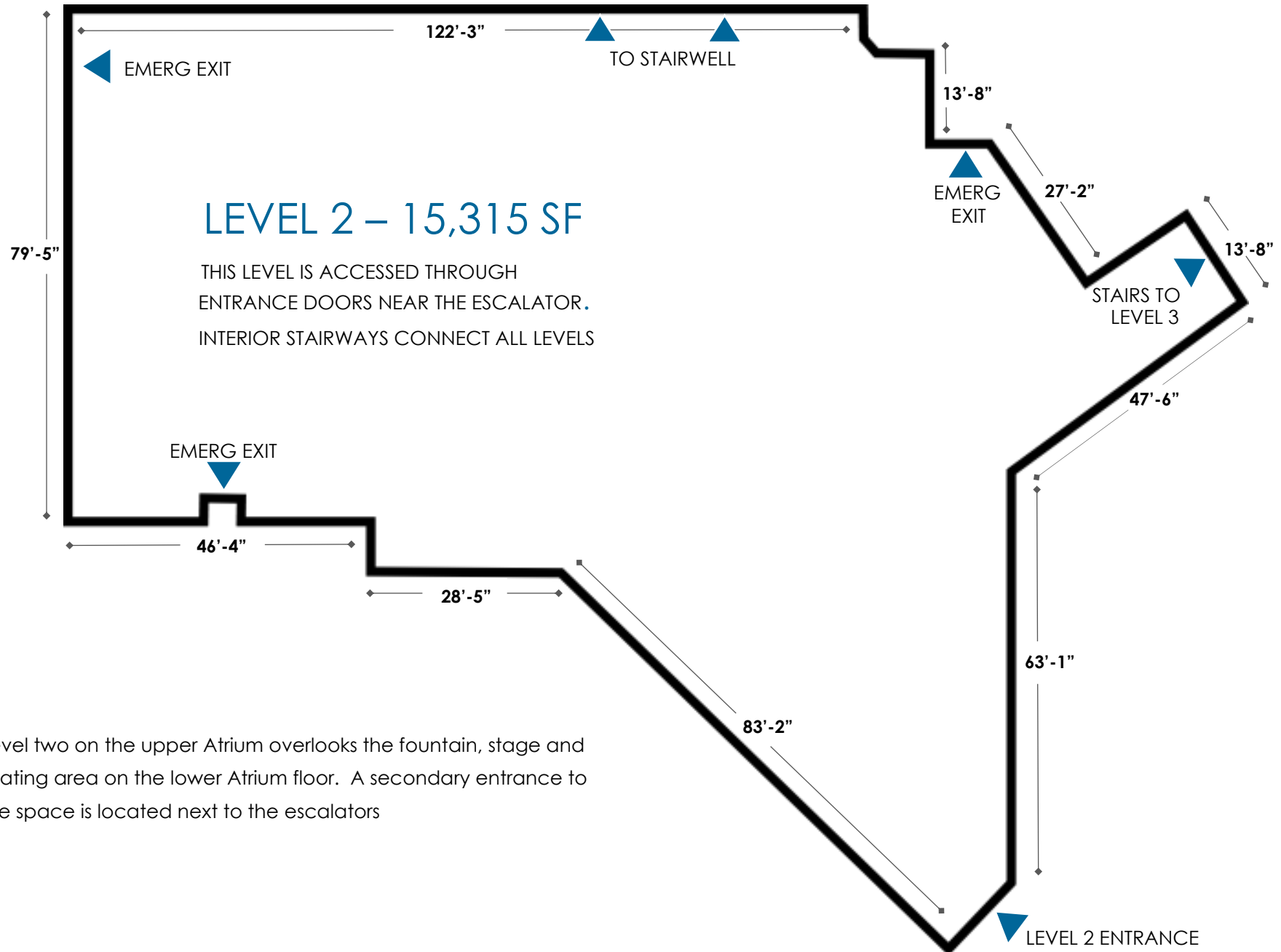


FLOORPLAN – LEVEL 1

Level one is located on the lower Atrium with a welcoming entry door and display windows along the entire facade. Access is available from the main Atrium level as well as secondary access on level 2 (near the escalator). This level features a large reception area at the entrance as well as an auditorium room equipped with stadium seating.

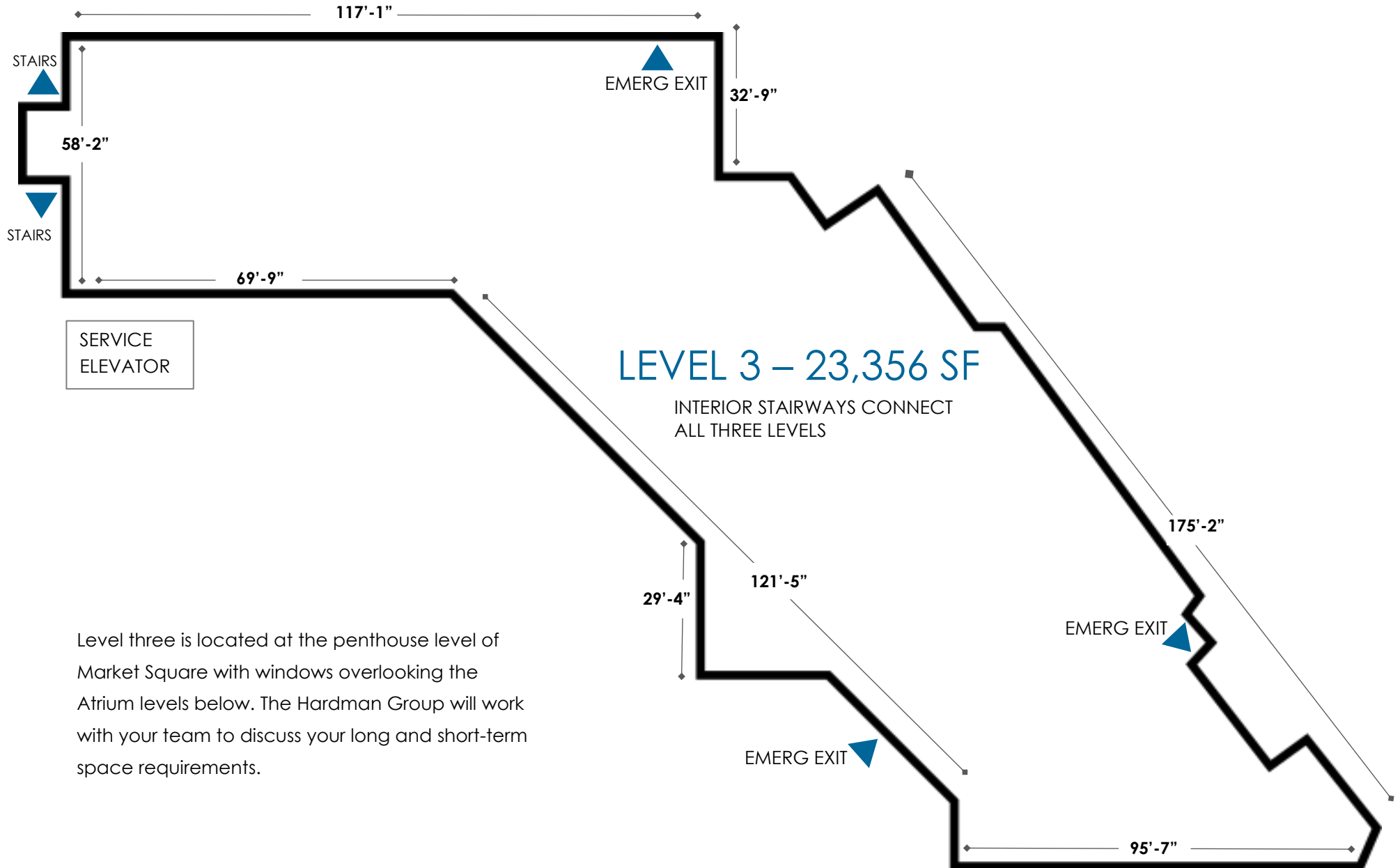


FLOORPLAN – LEVEL 2



Level two on the upper Atrium overlooks the fountain, stage and seating area on the lower Atrium floor. A secondary entrance to the space is located next to the escalators

FLOORPLAN – LEVEL 3



Level three is located at the penthouse level of Market Square with windows overlooking the Atrium levels below. The Hardman Group will work with your team to discuss your long and short-term space requirements.

SUPPORTING OUR TENANTS

YOUR BUSINESS GOALS ARE IN GOOD HANDS

Our full-service real estate firm has nearly 60 years of experience in developing and managing commercial, educational and residential projects. 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 a partnership between us.

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



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