



WATER VIEWS | EXPOSED BRICK | INVITING DECOR

▶ UNIT N302 – 4,677 SF  
**FOR LEASE**

**PRIME COMMERCIAL SPACE**  
**MARKET SQUARE**

One Market Square - Uptown Saint John, New Brunswick

**HGL** | THE HARDMAN GROUP

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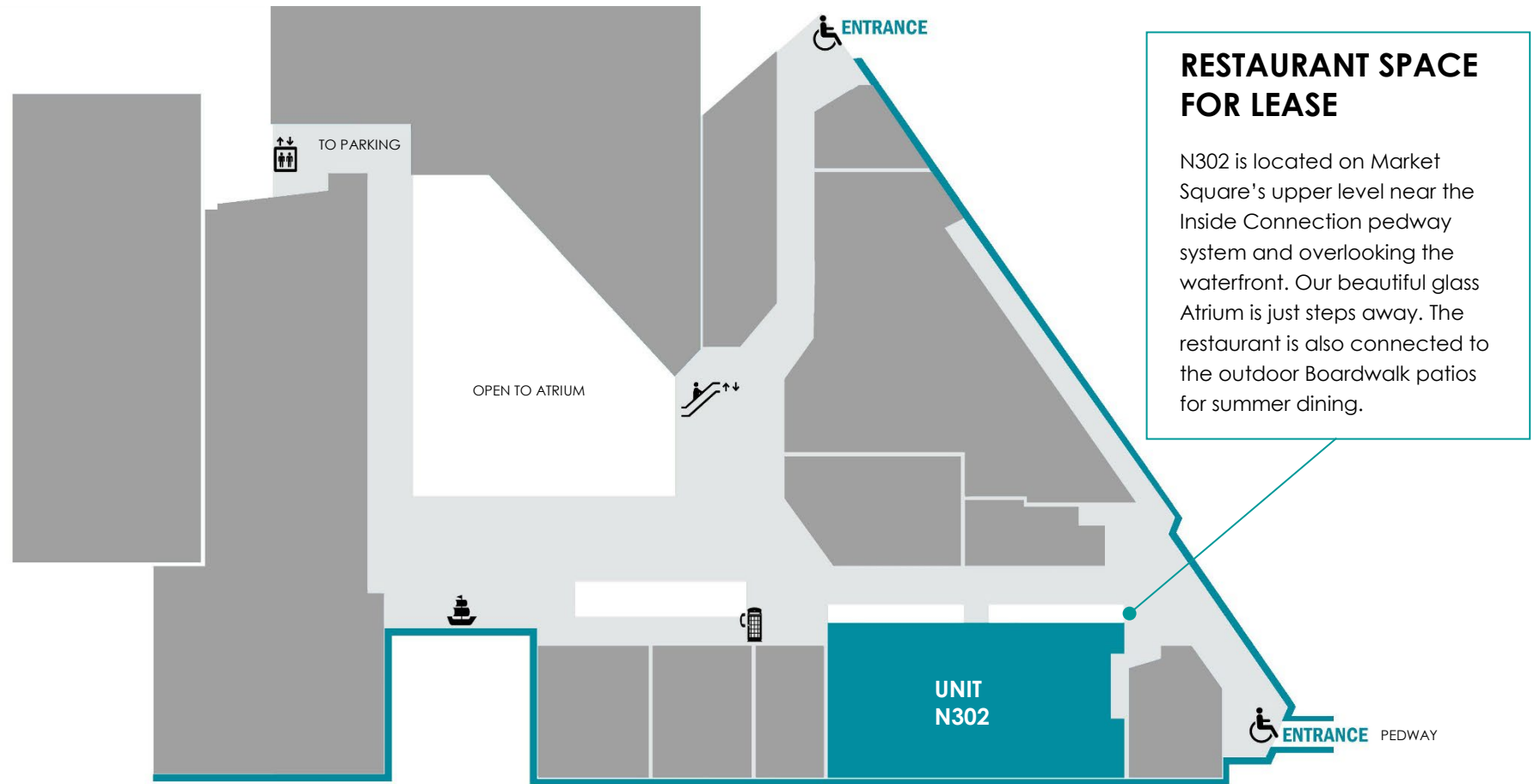
## ▶ PRIME COMMERCIAL SPACE NEXT TO THE WATERFRONT

Welcome to Unit N302. This 4,577 square feet of TURN-KEY, fully equipped restaurant + bar space is available for your restaurant concept. This is a rare opportunity at one of New Brunswick's premier destinations and it's now available for your business. All you need to add is your brand to complete this beautiful location overlooking the Harbour. The welcoming entrance and lobby makes a great first-impression, while the beautiful seating area throughout overlooks the waterfront and Boardwalk providing wonderful views for your customers. Join our team of long-term tenants and create your own success story here in Uptown Saint John.

THIS GREAT SPACE HAS LOADS OF CHARACTER WITH WATER VIEWS, EXPOSED BRICK AND BEAUTIFUL FIXTURES.

# MARKET SQUARE

LEASING OPPORTUNITY: UNIT N302 | 4,577 SF | UPPER ATRIUM LEVEL



N302 OVERLOOKS AND IS CONNECTED TO THE BOARDWALK PATIOS

## FLOORPLAN: UNIT N302 | 4,577 SF



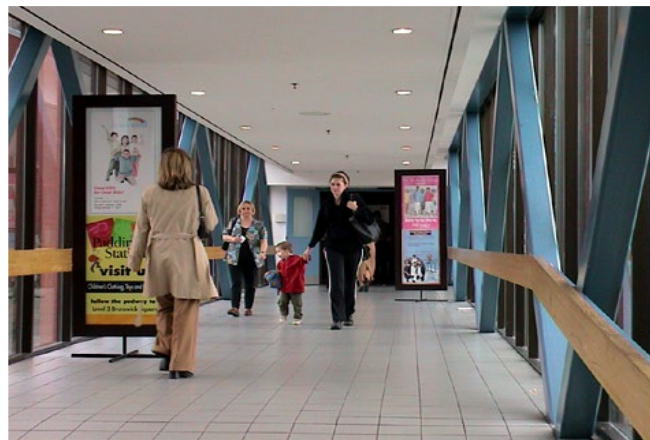
### AVAILABLE FOR IMMEDIATE OCCUPANCY

- Fully equipped for your restaurant business with seating for 130+.
- Large storefront and stunning entrance offers great branding opportunities.
- High ceilings give an expansive feeling throughout.
- Windows offer views overlooking the Boardwalk and Harbour.
- Your own dedicated patio on our summer Boardwalk.
- Lots of indoor and outdoor walk-by traffic.
- Beautiful, character features throughout – including brickwork.



# MARKET SQUARE IS THE IDEAL LOCATION FOR YOUR BUSINESS

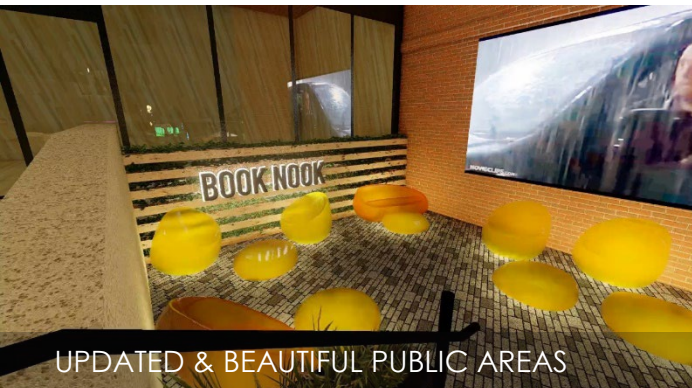
We're a community-driven, lifestyle-focused centre that is a fun and vibrant place to be. Tucked along Saint John's harbour, Market Square is the City's Uptown "heart" – a gathering place for people of all ages. Home to the Hilton Hotel, Trade & Convention Centre, city library, spa, shops, restaurants 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



# ENCLOSED & OUTDOOR PATIOS

## FUNDY QUAY UPGRADES



### ▶ YOUR PLACE ON OUR BOARDWALK

With the new updates currently being developed on the Market Slip (an extension of our building), our beautiful indoor and outdoor patios will offer your customers a new outdoor dining experience. Your restaurant will serve tourists, hotel and convention centre visitors, the Uptown business community and residents living nearby. They're all at your doorstep! The Fundy Quay project will be adding an additional 677 residential units and business tenants next door and over 400 additional parking spaces.

**THIS IS THE PERFECT TIME AND PLACE TO ESTABLISH YOUR BUSINESS ON THE WATERFRONT.**



# 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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