



PRIME OFFICE SPACE NEAR THE SAINT JOHN WATERFRONT

WATERSIDE UNIT 301

▶ UNIT W301 – 5,463 SF
FOR LEASE

PRIME COMMERCIAL SPACE
MARKET SQUARE

One Market Square - Uptown Saint John, New Brunswick

HGL | THE HARDMAN GROUP

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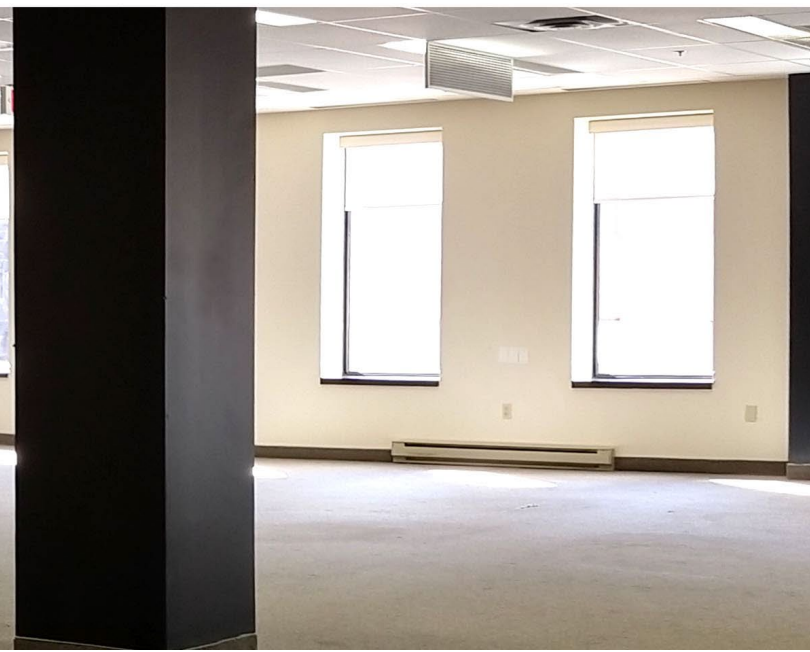
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POSITION YOUR BRAND IN UPTOWN SAINT JOHN

Welcome to Unit W301 - 5,463 square feet of TURN-KEY, office space available for your business concept. This space is positioned in our Waterside Offices along Smythe Street with easy access to the Saint John Trade Centre and Market Square's Atrium. With our connection to the city's indoor pedway system and the new Fundy Quay project, Tenants will have easy access to many of Uptown's most popular destinations – Loyalist Plaza, The Harbour Passage, hotels/event venues, shopping and upscale restaurants. This opportunity is not to be missed – join our team of long-term tenants and create your own success story here in Uptown Saint John.

FLEXIBLE CHOICES FOR FINISHES: WE CAN PROVIDE YOU WITH THE PERFECT, CUSTOMIZED NEW OFFICE ENVIRONMENT.



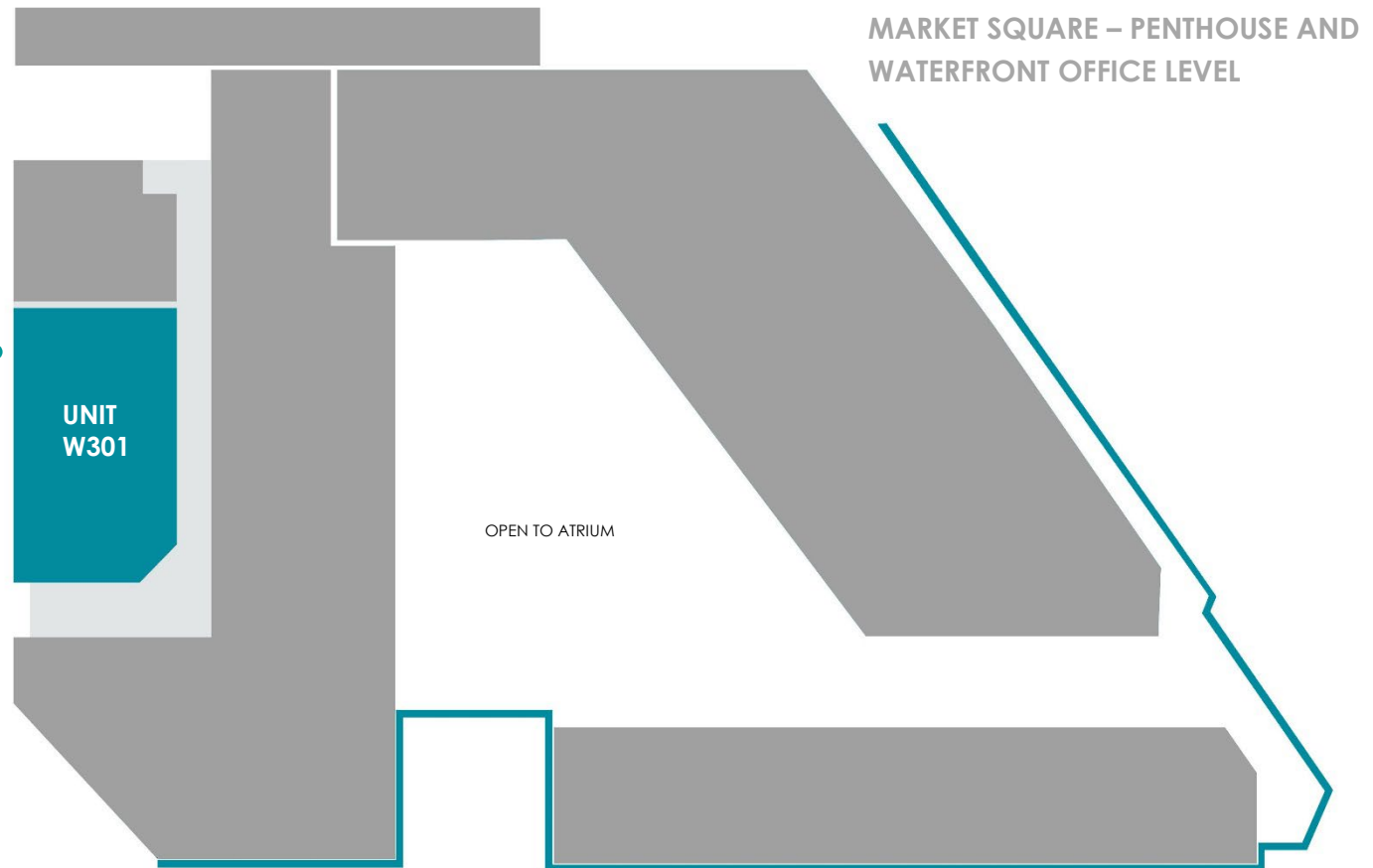
MARKET SQUARE

LEASING OPPORTUNITY: UNIT W301 | 5,463 sf | WATERSIDE OFFICES

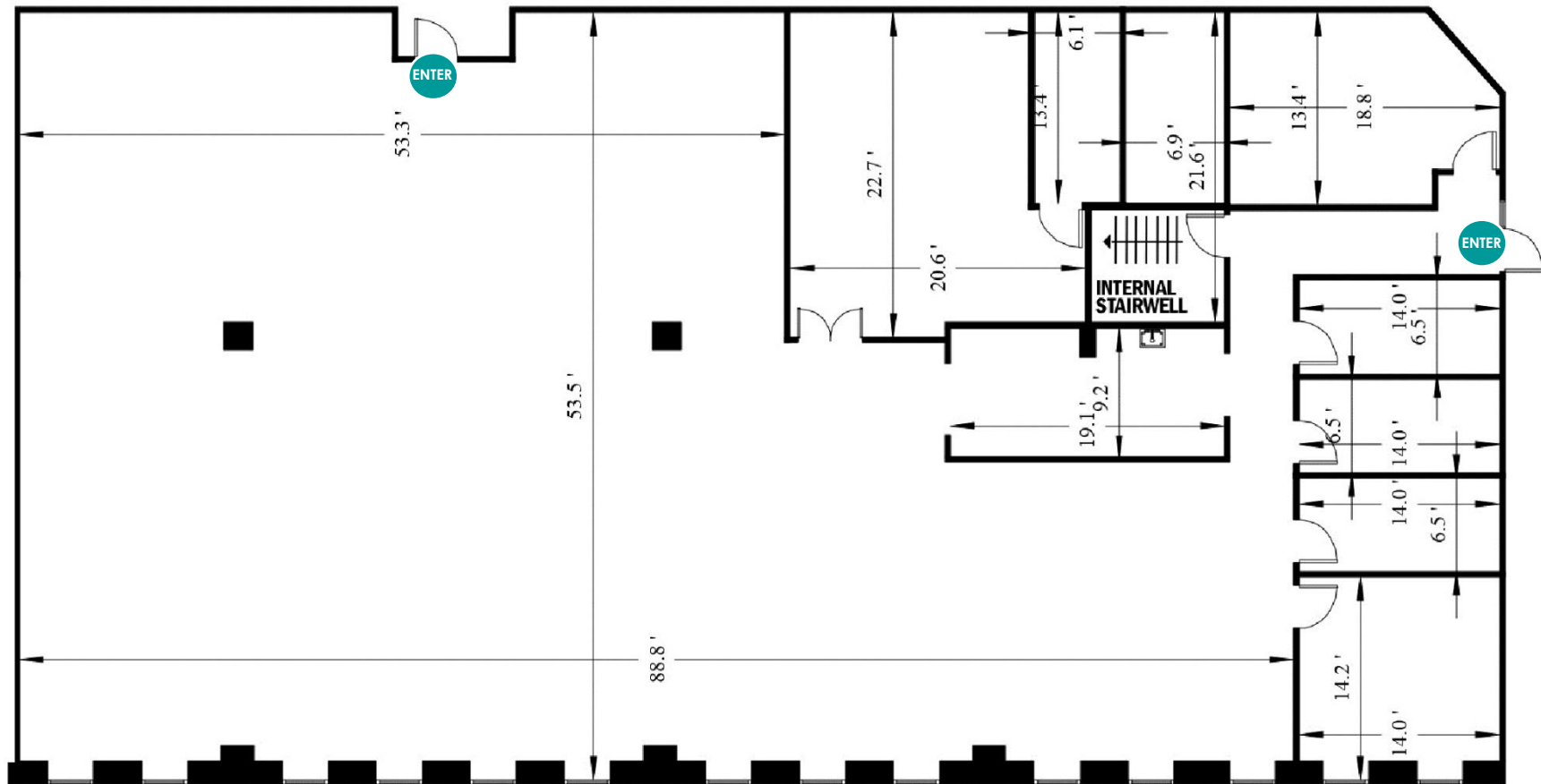
OFFICE SPACE AT OUR
WATERSIDE OFFICES

LOCATION & ACCESS

Unit W301 overlooks Smythe Street and is positioned near the waterfront, the Trade Centre, Hilton Hotel and the Harbour Passage. The space is accessed by a dedicated stairwell and elevator located next to the Convention Centre lobby. Access to Unit W301 is available 24/7.



FLOORPLAN: UNIT W301 | 5,463 SF

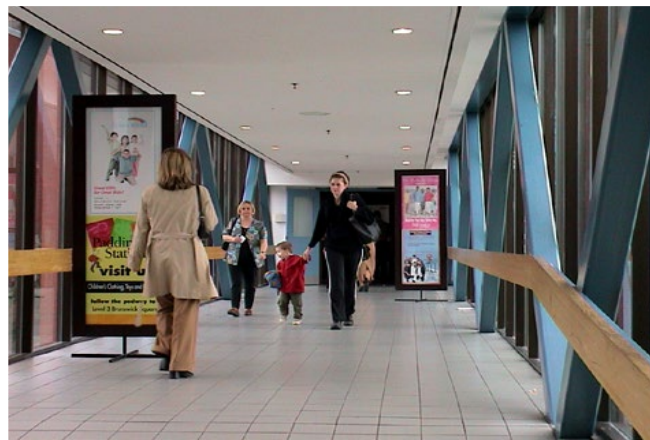


AVAILABLE FOR IMMEDIATE OCCUPANCY

- This space is a blank slate to make your business vision come to life!
- Lots of windows along the Smythe Street side.
- High-profile interior and exterior branding opportunities.
- Entrance located in the Trade Centre lobby.
- Access to this space is available 24/7.
- Climate-controlled, indoor parking available.
- Onsite amenities for your team – shops, dining and services

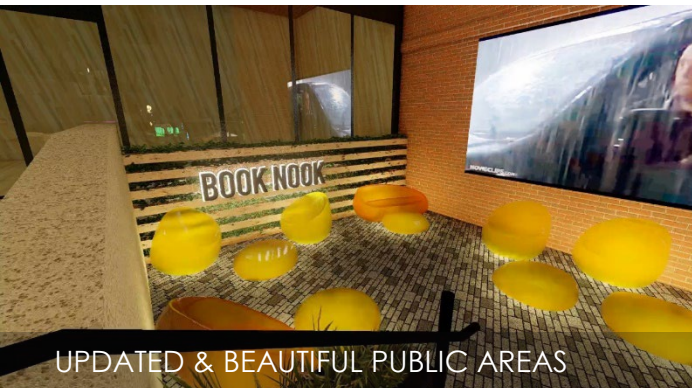
MARKET SQUARE IS THE IDEAL LOCATION FOR YOUR BUSINESS

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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