

# It's time to upgrade your business

to Moncton's newest  
premium office destination.

1234

**1234** | MAIN



Crombie  
REIT

# 1234 | MAIN



## SPECIFICATIONS

### Size:

- 122,000 square feet on 8 floors, 16,040 square feet per typical floor

### Climate Control:

- HVAC system with leading edge technology and energy efficiency
- New Smardt Chiller 425 ton installed in 2010. These chillers have multiple compressor design which allows low loading capabilities, and magnetic oil-less bearings technology which improves efficiency and is more environmentally friendly.
- Heating provided by 4 new clever Brooks Natural Gas fired condensing water tube boilers. These highly efficient boilers are capable of supplying all heating requirements based on outdoor air temperatures

### Elevators:

- 3 Otis elevators

### Accessibility:

- Barrier-free access from main entrance and parking side entrance
- Unisex barrier-free washrooms (unisex)

### Fire & Safety:

- Fire alarm system alarm controlled by ADT monitoring
- Sprinklered
- One panel for entire building inspected yearly by Ultra
- New Generator 500KVA installed in 2012

### Security:

- Monitoring system recored in house, 24 hours a day seven days a week
- 7 monitors for the building, 3 inside 4 outside
- Mag Lock access system

### Parking:

- Controlled parking access

### Amenities:

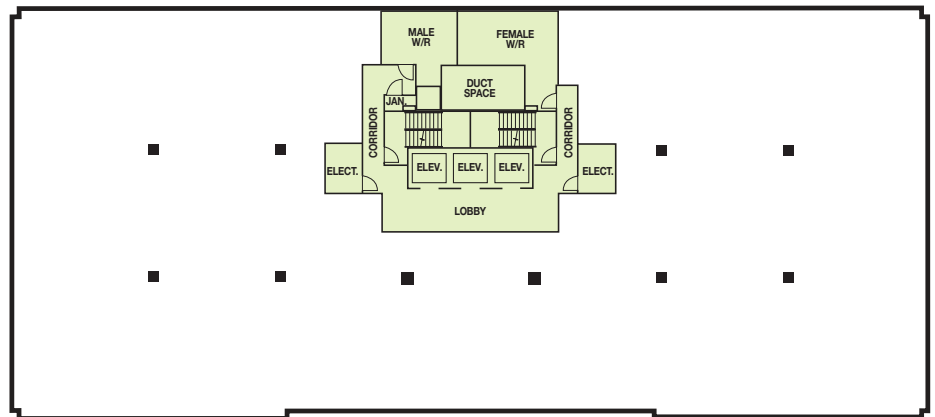
- Close proximity to Crown Plaza Hotel
- Bus terminal within 600 yards of building
- Next door to Vaughan Harvey Plaza, an 85,000 sq ft strip including Sobeys, GoodLife Fitness, NBLC, and Shoppers Drug Mart.

## Upgrade to Business Class

1234 Main has been extensively reconfigured to meet and exceed today's requirements for energy efficiency, user comfort and convenience, and flexibility of space. As a greener alternative to demolition and a completely new structure, Crombie REIT has chosen to revitalize this downtown location with a sustainable strategy to accommodate Moncton's growing market today, and for the foreseeable future.

Rentable space has been increased to just under 129,000 sq ft on eight floors as a result of the more energy-efficient envelope and mechanical systems.

## FLOORPLAN



Typical Floorplan 16,040 ft<sup>2</sup>

## LEASING ENQUIRIES

### Barry Stockall

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[www.1234main.ca](http://www.1234main.ca)