



R2 CAPITAL PARTNERS INC.

OFFICE LEASING

UPTOWN SAINT JOHN, NB

A LANDMARK BUSINESS CENTRE

Place 400

Designed For Productivity

400 Main Street · Saint John, New Brunswick · place400.com

July 2026

160,000 SF

TOTAL AREA · THREE FLOORS

Up to 42,000 SF

AVAILABLE NOW

Your Vision

EXPERTLY DELIVERED

THE OPPORTUNITY

Purpose built, without the premium

From concept to completion, Place 400 delivers office space designed specifically for your business.

Select from multiple shell spaces and collaborate with our design team—or your own—to create a workplace that supports your people, your operations, and your future

With **significant tenant improvement allowances, turnkey construction, and straightforward gross rental rates**, we remove the complexity of creating a new office so you can focus on running your business.

\$60+ PSF
LANDLORD INVESTMENT

**Turn-Key
Delivery**

**Gross
Leases**
NO RECONCILIATIONS

Flexible Suites
3,200 SF - 20,000 SF



SKYLIT CENTRAL ATRIUMS · NATURAL LIGHT THROUGHOUT

BUILDING & SYSTEMS

Engineered for continuous, comfortable operation.

**POWER & STRUCTURE**

2000 Amp, 600V, 3-phase power service · 17' slab-to-slab clear height · Scalable footprint for varying tenant requirements

CLIMATE CONTROL

Closed-loop water-source heat pump system with zoned temperature management, dual 1,100 MBH boilers and a 346-ton rooftop cooling tower.

AIR QUALITY

Energy Recovery Ventilation (ERV) reclaims heat from exhaust air, reducing energy loss while improving indoor air quality.

CONTROLS & ACCESS

Building Automation System (BAS) in installation for optimized scheduling. After-hours, evening and weekend HVAC operation fully supported.

PARKING & TRANSIT

Extensive surface and covered parking with direct access to arterial routes · On-site bus stop and connection point serving multiple routes.



AVAILABLE SPACE

Suites from 3,200 to 20,000 SF — divisible to suit.

Availability across all three floors — from a full-floor penthouse to compact, purpose-built suites.

Suites can be demised to any size with a minimum of 3,200 SF.

UNIT	LEVEL	AREA	HIGHLIGHTS	STATUS
1000	Level 1	20,000 SF	Main Floor Lobby - Highly Accessible	Available Jan 2027
1046	Level 1	13,800 SF	Divisible to 7,500 SF	AVAILABLE
1078	Level 1	3,200 SF	Adjacent to Main Lobby	AVAILABLE
1018	Level 1	3,300 SF	Accessible from Central Elevator	AVAILABLE
—	Level 2	5,700 SF	Contiguous with adjacent suite	AVAILABLE
—	Level 2	3,916 SF	Divisible · adjacent	AVAILABLE
310	Level 3	12,096 SF	Penthouse · full floor	AVAILABLE

20,000 SF

LARGEST CONTIGUOUS

62,000+ SF

TOTAL AVAILABLE

13

NEW TENANTS IN 2025



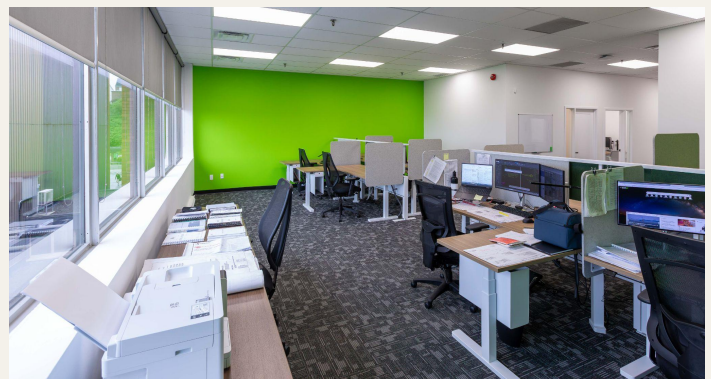
PROVEN TRANSFORMATIONS

Before & after: recent tenant build-outs.

BEFORE



AFTER



PROVEN TRANSFORMATIONS

Before & after: recent tenant build-outs.

BEFORE



AFTER



PROVEN TRANSFORMATIONS

Before & after: recent tenant build-outs.

BEFORE



AFTER



AMENITIES & CONNECTIVITY

Everything on site. Everywhere within reach.



Eb Coffee

GROUND FLOOR

A welcoming Main Street café — espresso, pastries and a bright setting for informal meetings between floors.

[EB COFFEE ON FACEBOOK](#) →

Holiday Inn Express & Suites

ADJOINING

IHG-branded hotel on the same campus — heated pool, breakfast and meeting space. Ideal for visiting teams and clients.

[HOTEL DETAILS & BOOKING](#) →



The Pub Down Under

ON SITE

A relaxed gathering spot below grade — wind down after work or entertain clients without leaving the building.

[PUB ON FACEBOOK](#) →

Under Par Golf

ON SITE

Indoor golf simulator on site — practice your swing or host a round between meetings.

[UNDER PAR GOLF & ACADEMY](#) →

ALSO ON SITE

On-site transit hub · multiple routes

Surface & covered parking

Harbour & Main Street views

BRAND EXPOSURE & NAMING RIGHTS

Prominent exterior signage and the exclusive opportunity to brand the property with your company name —

"Your Business Name Centre."

35k–45K

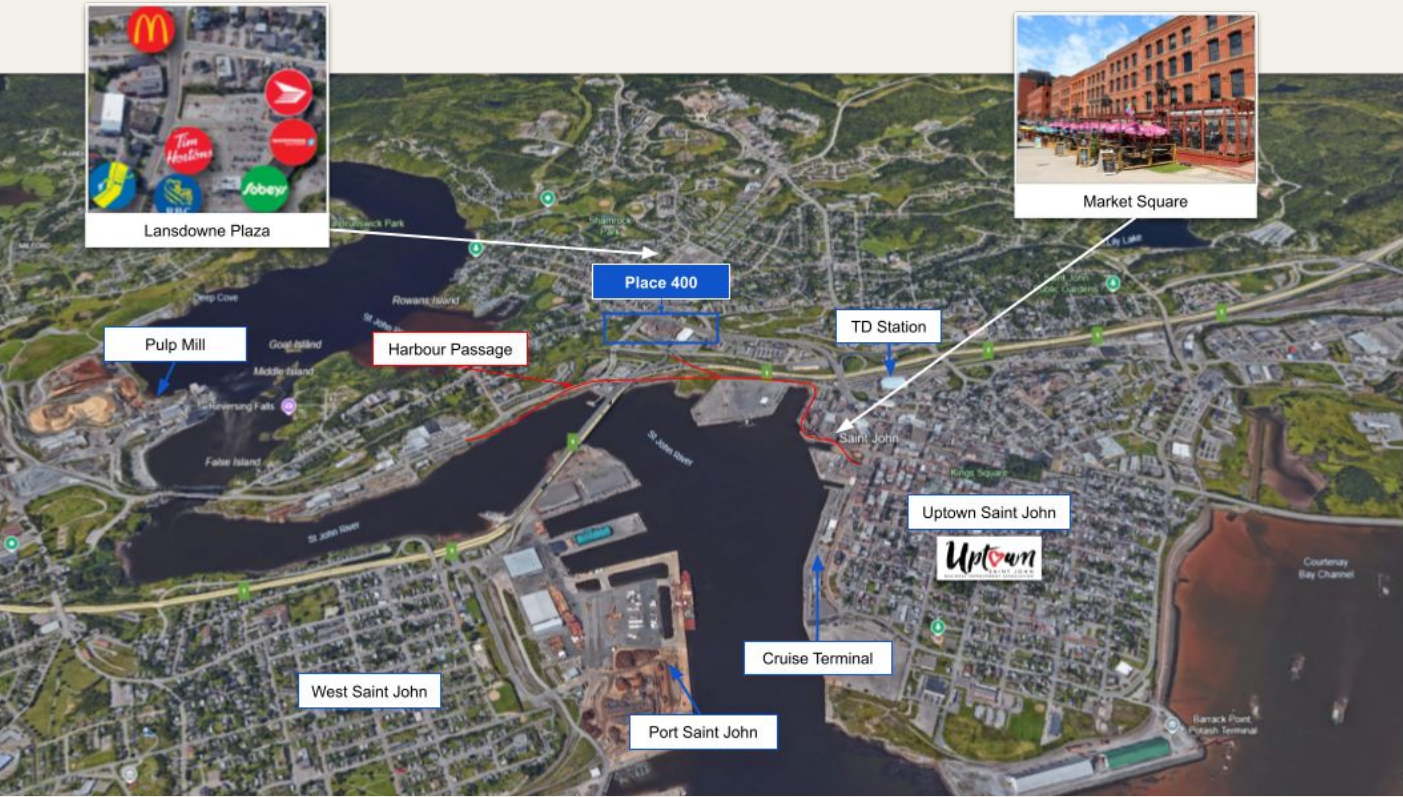
DAILY TRAFFIC IMPRESSIONS

Full

BUILDING NAMING RIGHTS
AVAILABLE

LOCATION & GROWTH

At the centre of Saint John’s waterfront momentum.



Place 400 sits directly on the Harbour Passage waterfront trail, a central point between Uptown and the harbour, and adjacent to the **\$300M+ Fundy Quay** waterfront development. Main Street revitalization and active-transportation improvements are further strengthening the core.

Uptown has become a magnet for young professionals and newcomers alike. As an area dominated by rental housing near amenities, transit and the waterfront, it offers tenants a growing, engaged and increasingly diverse workforce at the doorstep.

+11.8%

SAINT JOHN POPULATION
GROWTH, 2021–2024

\$92,672

AVERAGE FAMILY INCOME

+170%

IMMIGRATION TO UPTOWN, PAST
DECADE

\$300M+

ADJACENT FUNDY QUAY
DEVELOPMENT



R2 CAPITAL PARTNERS INC.

OFFICE LEASING

[ARRANGE A VIEWING](#)

Let's find your space at Place 400.

Contiguous or adjacent, move-in ready or built to suit — we will tailor a plan to your requirements.

LEASING CONTACT

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place400.com

PROPERTY

Place 400

400 Main Street

Saint John, New Brunswick

159,989 SF · Three floors Up to 42,000 SF available

The information contained herein has been obtained from sources believed reliable and is provided for general reference only. It is not guaranteed and is subject to change, prior lease or withdrawal without notice. Areas are approximate. Prospective tenants should verify all details independently.