

15

Market Square
Saint John, NB

CITY HALL

FOR LEASE

Modern Office Space, designed to exceed
every tenant's needs



CHRIS ELIAS

Fundy Harbour Group Inc.

Chris.Elias@fundyharbour.com

(506) 343-7375

www.fundyharbour.com

leasing@fundyharbour.com



**FUNDY HARBOUR
GROUP**



Building Summary

16 Floors
177,024 sqft
Located in Saint
John's Central
Business District



Local Ownership and Investment

City Hall at 15 Market Square is a 177,024 square foot, 16-storey, Class-A office tower located in Saint John's Central Business District.

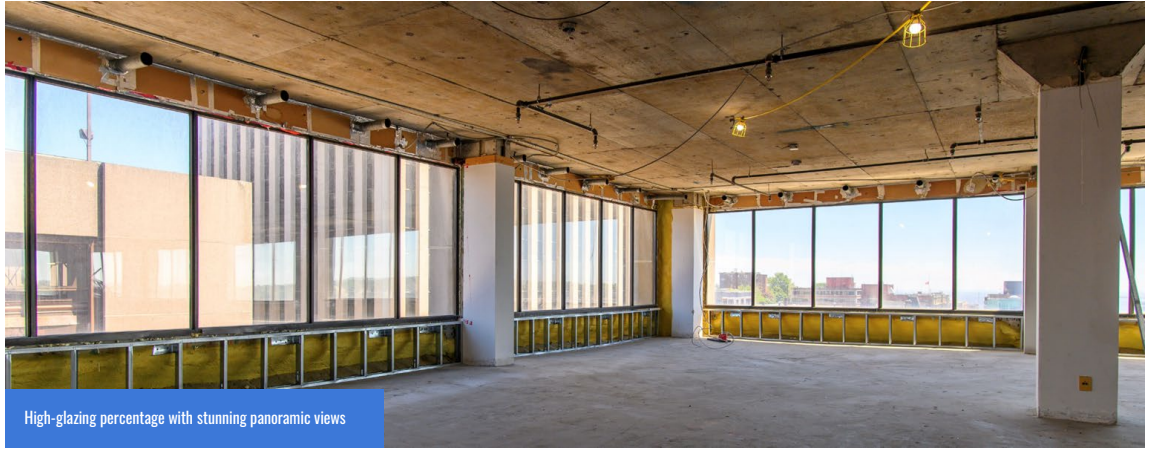
15 Market Square has undergone a full redevelopment since its purchase by the Fundy Harbour Group in late 2018. It is now home to several national and multinational, blue-chip office tenants, as well as government, medical and municipal offices.

With its strategic location, panoramic views and modern building finishes and amenities, 15 Market Square is a prime office destination for office tenants looking to give their employees new space that will make them excited to come back into the office.

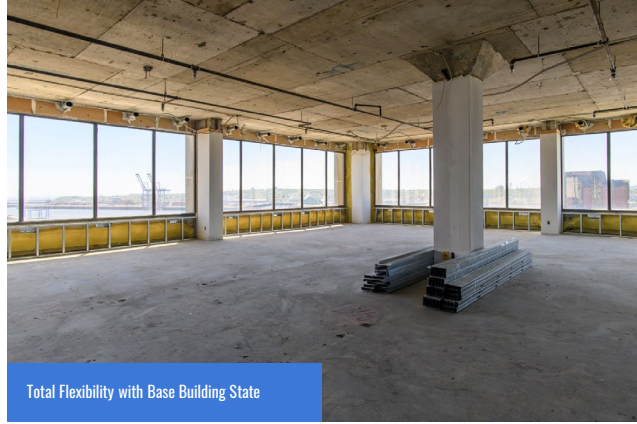
Through ongoing investment, value-add construction and design services, bright and modern office build-outs and on-site property management, 15 Market Square is quickly becoming the premier office building in Saint John.



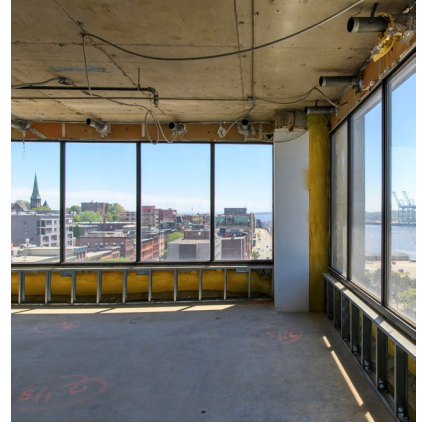
South facing views of Uptown

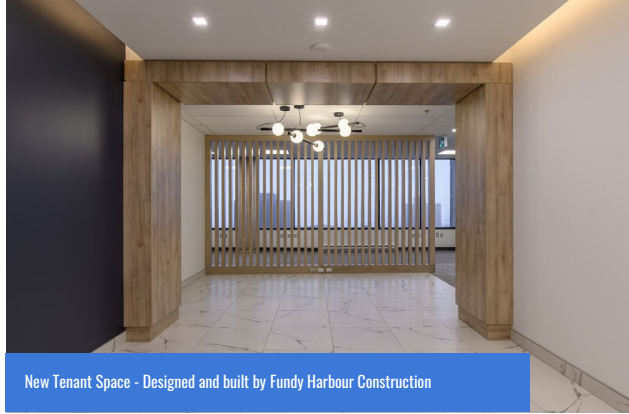


High-glazing percentage with stunning panoramic views



Total Flexibility with Base Building State





New Tenant Space - Designed and built by Fundy Harbour Construction







New Tenant Space - Built by Fundy Harbour Construction



Energy Efficiency

Recognized as Best-in-Class

Fundy Harbour Group has been successful over the years due to a focus on efficiency and quality operations. A number of efficiency and system upgrades have been completed at 15 Market Square that reduces our environmental impact, and also creates a more comfortable environment for tenants. In January 2022, the Building was selected by Efficiency New Brunswick as the showcase building of the year for Commercial Buildings in New Brunswick for efficiency upgrades. Here are a few highlights:



All New Building Systems the building has been totally retrofitted with all new electrical distribution, mechanical systems and new plumbing risers.

LED Lighting installed throughout the building to replace fluorescent lighting.

Curtain Wall Insulation all exterior walls of the building have been fully insulated with open-cell spray foam insulation for increased efficiency and soundproofing.

New Building Automation System has been installed to optimize building systems and create an effective climate-controlled environment for tenants. Allows tenants to control HVAC, lighting and even motorized blinds from their thermostats or cellphones.

New Energy Efficient Heat Pumps have been installed to modernize the building's heating system and provide increased comfort and control for tenants.



saveenergy **NB**

Proudly delivered by **NB Power**

écoénergie **NB**

Fièremment offert par **Énergie NB**

NB Power is proud to recognize

Énergie NB est fière de nommer

FUNDY HARBOUR GROUP
15 MARKET SQUARE, SAINT JOHN, NB

as an

Energy Champion

for contributing to a more
sustainable future for
New Brunswick by completing
energy efficiency upgrades.

comme

Champion de l'énergie

pour avoir contribué à un avenir plus
durable pour le Nouveau-Brunswick
par la réalisation d'améliorations de
l'efficacité énergétique.

Funded in part by:
Financé en partie par :

Canada

New  Nouveau
Brunswick



Énergie NB Power

Energy Efficiency

Recognized as Best-in-Class

Fundy Harbour Group is thrilled to announce that our 15 Market Square office building has been awarded the ENERGY STAR® certification from Natural Resources Canada.

ENERGY STAR® Canada is a highly successful, voluntary industry-government partnership that is transforming the way Canadians use energy.

This significant achievement aligns perfectly with our Mission at Fundy Harbour Group: “To develop, build, own and operate safe, quality and energy-efficient real estate that positively impacts the community.”

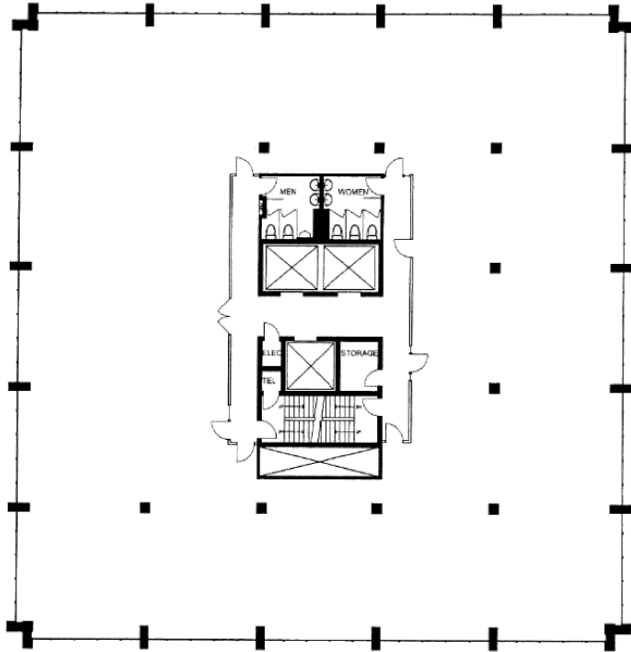
Highlights:

- 1 of only 3 buildings in Saint John to receive this certification
- Demonstrates our commitment to energy efficiency and sustainability
- Reflects our dedication to creating a positive impact on our community



Opportunities

Floor Plans - Design and Construction



Design, Construction and Project Management

Tenants have the option of handling their own design and fit-up process or choosing to have Fundy Harbour Construction Ltd., our in-house design, project management and construction firm, undertake and oversee the design and build-out process. Fundy Harbour Construction Ltd. is a registered engineering firm, and can provide design and construction management services to tenants during their fit-up project to assure projects outperform expectations on quality and design.

Total Flexibility

The blank floor plates at 15 Market Square allow each incoming tenant to design their space with ultimate flexibility to address their company's operational needs.

On-Site Property Management

Through Fundy Harbour Property Management Ltd., our in-house property management company, we are pleased to offer on-site property management. Our on-site property management team are available through our new tenant portal to efficiently address any issues tenants may have. We pride ourselves on our top-quality customer and tenant services.



Building Improvements

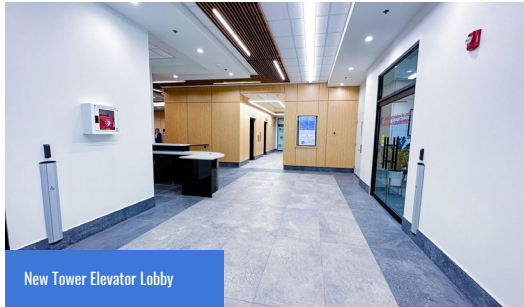
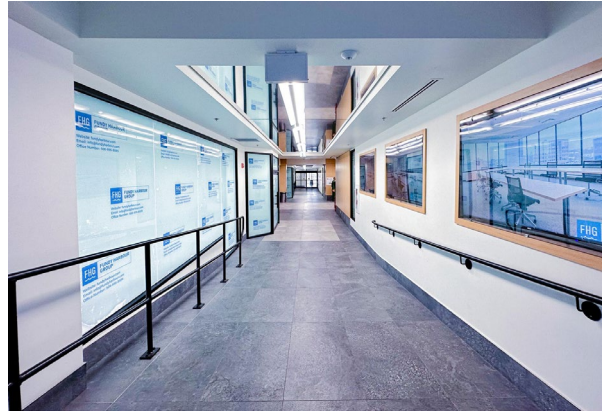
New Tower Floor Common Areas



Building Improvements

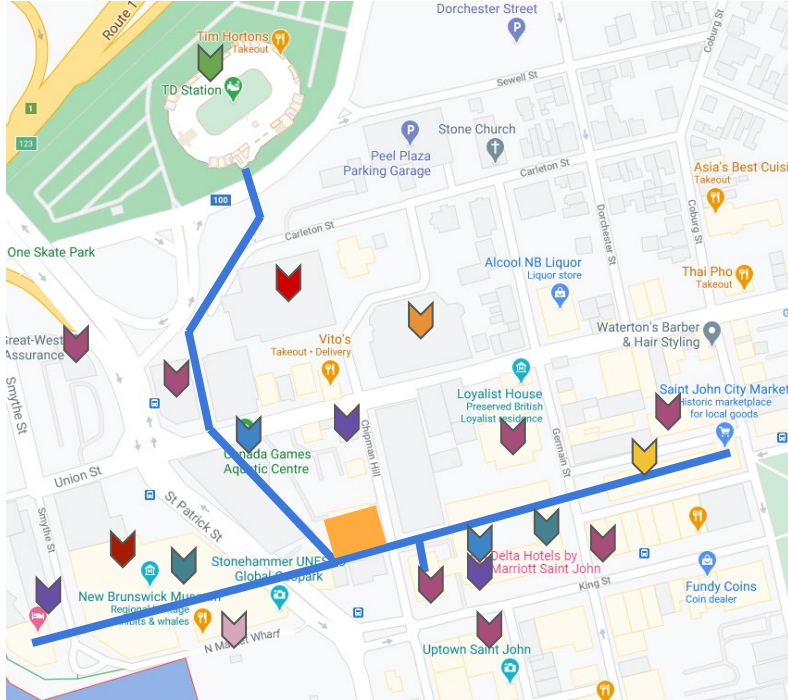
Newly Designed Ped-Way Level (with retail)

15 Market Square is a high-visibility office destination, with its convenient connection to Saint John's enclosed Pedway system via the newly renovated Pedway level.





Neighbourhood

Pedway



15 Market Square's access to the Inside Connection - Pedway system (the largest climate controlled Pedway system in Atlantic Canada) allows patrons to move freely from one end of the Uptown Core to the other, while enjoying a fully enclosed walking and shopping experience.

15 Market Square is conveniently situated at the junction of Saint John's Central Business District and the Historic Trinity Royal Heritage Area.

- | | | | |
|---|------------------|---|----------------|
|  | 15 Market Square |  | Police Station |
|  | Office Building |  | Law Courts |
|  | Hotel |  | TD Station |
|  | Fitness Center |  | Boardwalk |
|  | Indoor Shopping |  | Ped-Way |
|  | City Market | | |

Neighbourhood

Fundy Quay | Historic | Uptown



Ihtoli-maqahamok
The Gathering Space



Fundy Quay



Grannan Alley



Uptown Saint John



AREA 506 Waterfront
Container Village

AREA 506 /
RIGHTWELL
MEDIA



TD Station

Neighbourhood

Amenities



**Intoli-maqahamok
The Gathering Space**

Historic Uptown Saint John hosts a great collection of locally owned restaurants, breweries, coffee shops and cocktail bars, all within a 5 minute walk of 15 Market Square.



Hopscotch Whiskey Bar



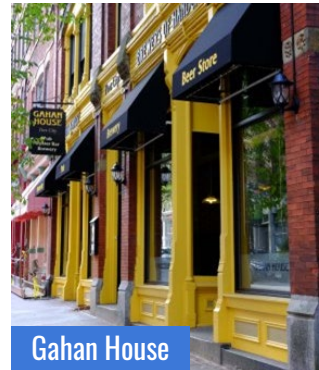
Britt's Pub & Eatery



Marci's Salads



Italian By Night



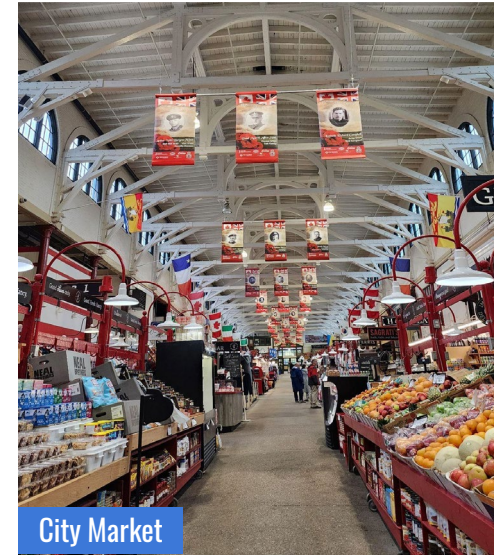
Gahan House



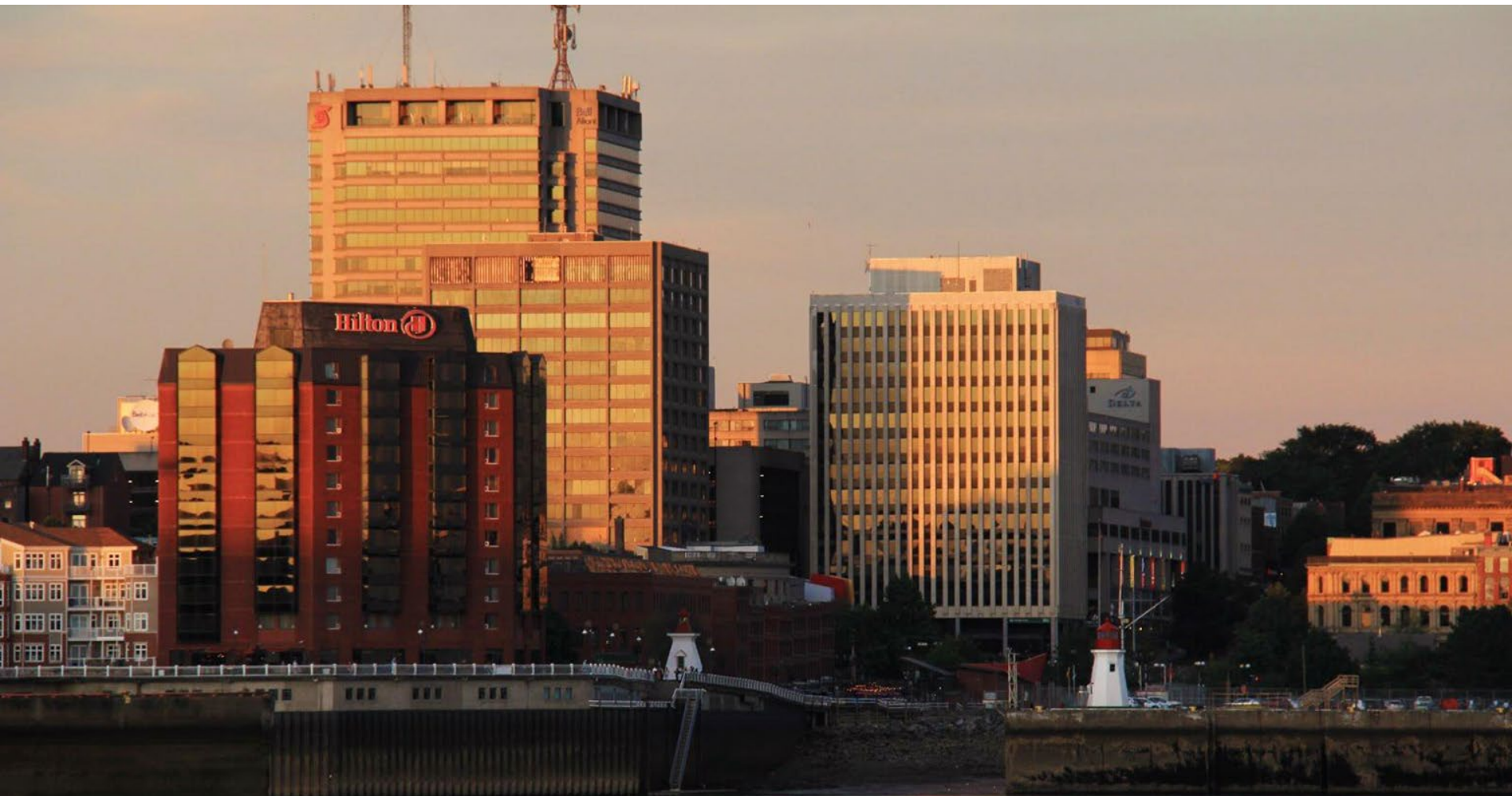
Picaroons



Canada Games Aquatic Centre



City Market



Neighbourhood

Parking and Transit

15 Market Square boasts an on-site 115-stall covered parking garage. The building is also situated in a prime transit corridor in the center of the Uptown, allowing travelers to make use of Saint John's public transit system within steps of the building's front doors.



