



FUNDY QUAY

Prime Ground Floor Commercial Space in a
Vibrant Mixed-Use Waterfront Community

COMMERCIAL
LEASING
OPPORTUNITIES

Saint John,
New Brunswick



CHRIS ELIAS

Fundy Harbour Group Inc.
Chris.Elias@fundyharbour.com
(506) 343-7375

Websites: www.fundyquay.com

www.fundyharbour.com



FUNDY QUAY - AT A GLANCE



The Fundy Quay project is a catalytic project for Saint John involving a key waterfront development site.

The multi-phase mixed use development by Fundy Harbour Group will include five buildings having a total floor area of 69,700 square meters. At full build out this project is zoned to add 677 top-tier dwelling units and over 400 internal parking spaces.

The ground floor of each building will be home to commercial/retail space in order to bring a vibrant tenant and public experience to the site. The mix of uses will bring additional residential density to the Central Peninsula and additional animation to waterfront on a 24/7 basis.



FUNDY QUAY



SOUTH-WEST AT
FUNDY QUAY



NORTH-WEST AT
FUNDY QUAY



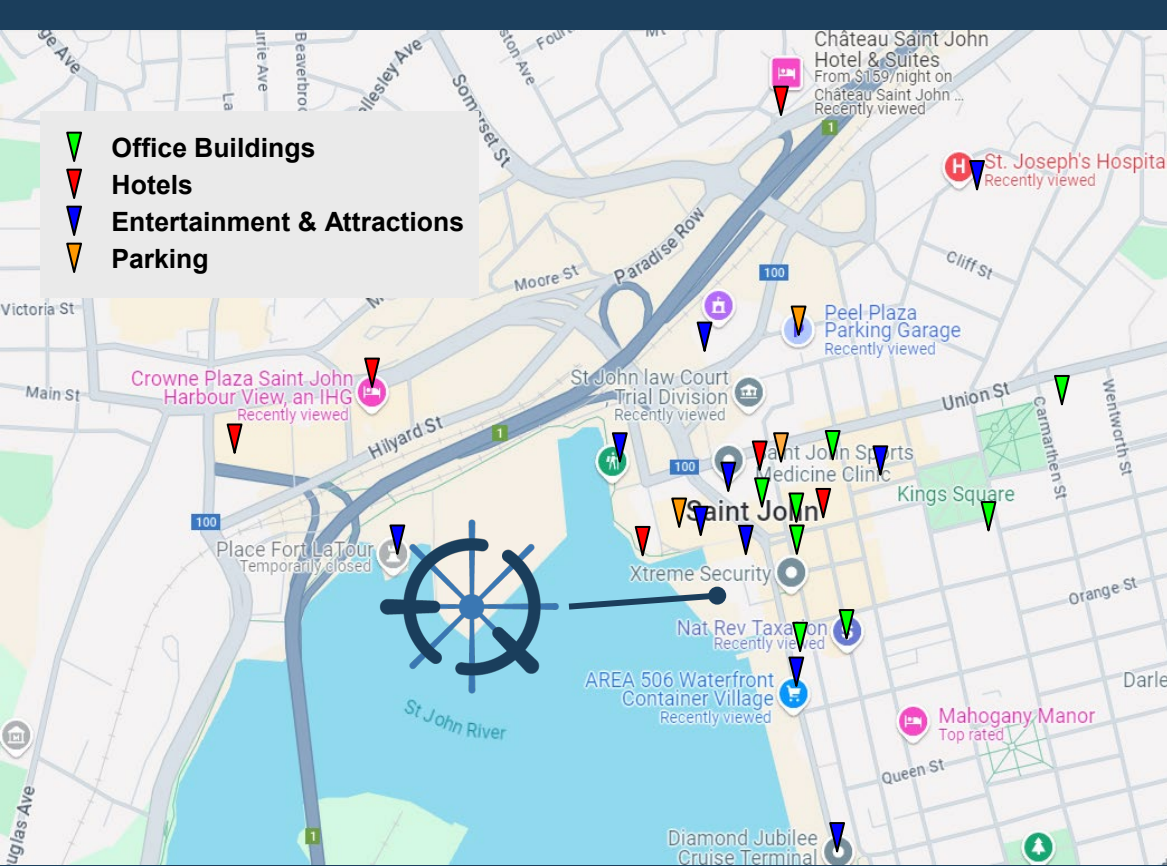
SOUTH-EAST AT
FUNDY QUAY



NORTH-EAST AT
FUNDY QUAY



FUNDY QUAY



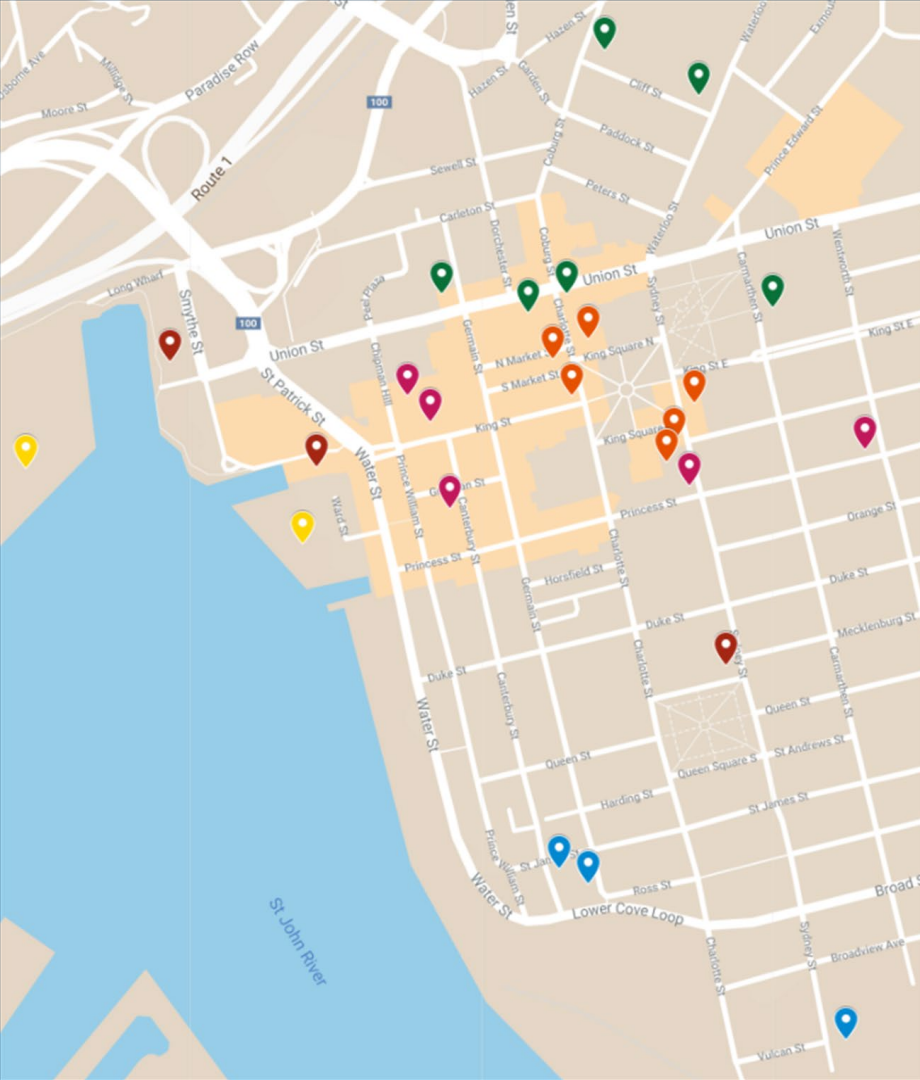
All less than a 10-minute walk or 1km from Fundy Quay:

- 2 Shopping Centres
- 6 Hotels
- 6,600 Seat Sports & Entertainment Arena
- Regional Aquatic & Fitness Centre
- 30+ Bars and Restaurants
- Entertainment & Cruise District
- 1,650+ Parking Spaces in Parking Garages

UPTOWN SAINT JOHN



FUNDY QUAY



25+ Transformational Projects

More than \$750M of Investment Underway or Planned

1,200+ Residential Units

Substantial Commercial Growth & Employment Expansion

Typical New Household Incomes of \$125,000 - \$250,000 (Source: *Environics Estimates*)

Population:

Saint John CMA: 142,422 (2024) (+ 2.5%)
City of Saint John: 78,165 (2024) (+ 3.9%)
Within 1km of Fundy Quay: 9,062 (2024)

Daytime Population:

Uptown: 19,254 (2021)
10min Drive: 53,569 (2021)
15min Drive: 67,250 (2021)

Cruise Ship Passengers:

174,229 (2023)
230,000 (2024)

CMA Median Age: 42.9 (2024)

CMA Net Migration:

3,814 (2024)

Hotel Occupancy Rate:

60% (YOY) – 83% (Aug '24)

CMA Median Household Income:

Couple Families: \$106,700 (2022)

Visitor Spending by Sector:

Food & Beverage - \$60M (2021)
Total Spend - \$186M (2021)

Tourism Visit Nights: 1.64M (2023)

Cruise Ship Ports



AREA 506 Festival



Water Street



SAINT JOHN DEMOGRAPHICS



FUNDY QUAY

SAINT JOHN WATERFRONT

The public spaces include an entertainment stage, outdoor skating rink, tidal steps, promenades, amphitheatre, and four-season indoor/outdoor restaurants.



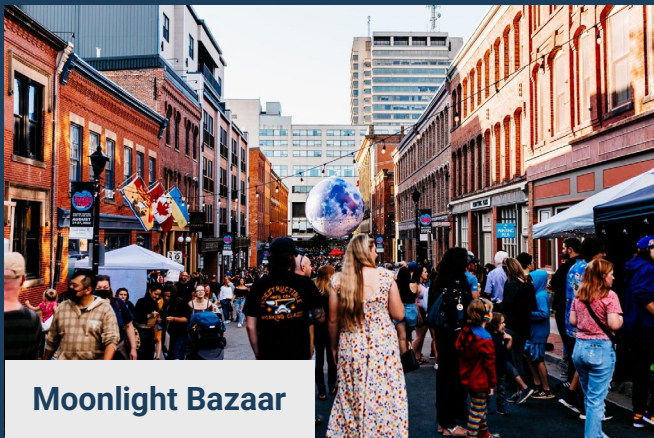
IHTOLI-MAQAHAMOK
THE GATHERING SPACE



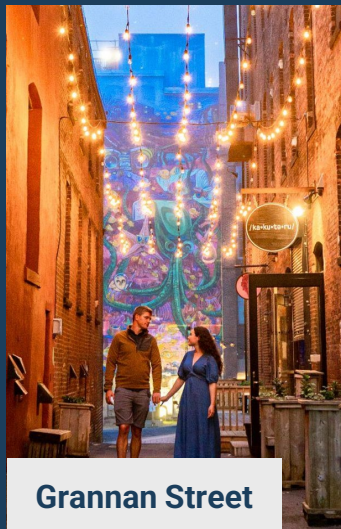
FUNDY QUAY

NEIGHBOURHOOD

HISTORIC UPTOWN SAINT JOHN



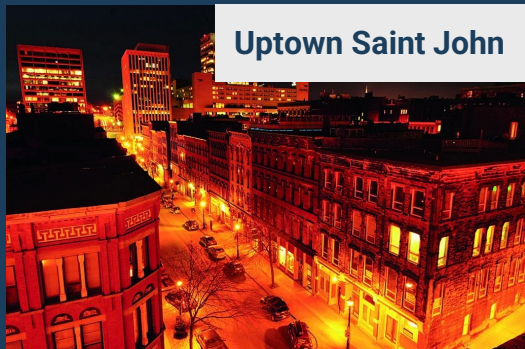
Moonlight Bazaar



Grannan Street



Ihtoli-maqhamok - The Gathering Space



Uptown Saint John



AREA 506 Waterfront
Container Village

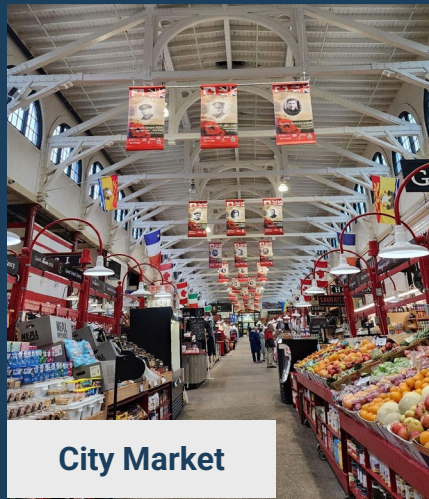
AREA 506 /
RIGHTWELL
MEDIA



TD Station

NEIGHBOURHOOD

AMENITIES



Historic Uptown Saint John hosts a great collection of amenities for residents and visitors including a QMJHL hockey team, hotels, aquatic centre, entertainment and business districts and much more.

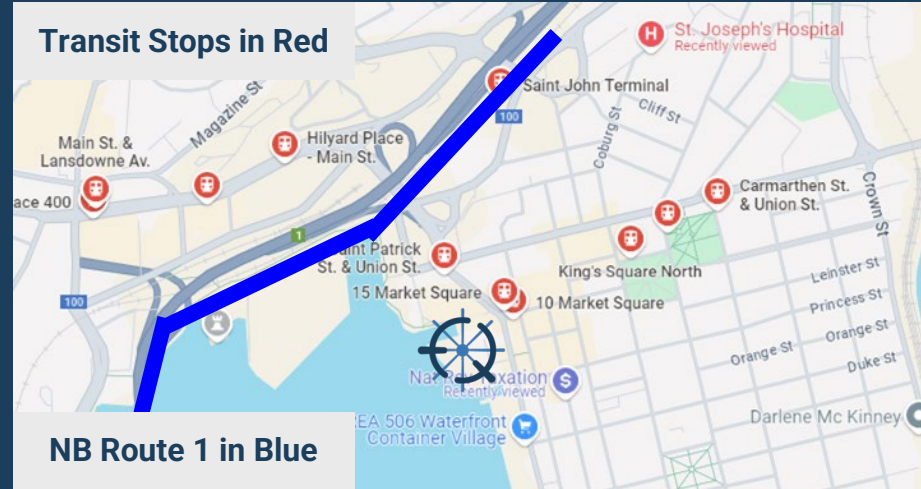


NEIGHBOURHOOD

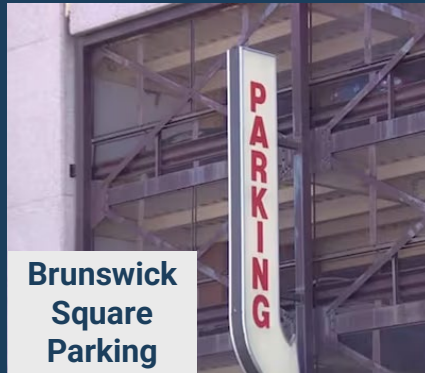
PARKING AND TRANSIT

The Fundy Quay is situated in a prime transit corridor in the centre of Uptown Saint John. Located just off of NB Route 1 where 37,000+ motorists travel this section of the highway everyday. Public transportation offers connection to the Fundy Quay with 11 bus stops all within 1km of the site.

The Uptown Saint John area also boasts 3 public parking garages with over 1,650 spaces.



Peel Plaza Parking



Brunswick Square Parking

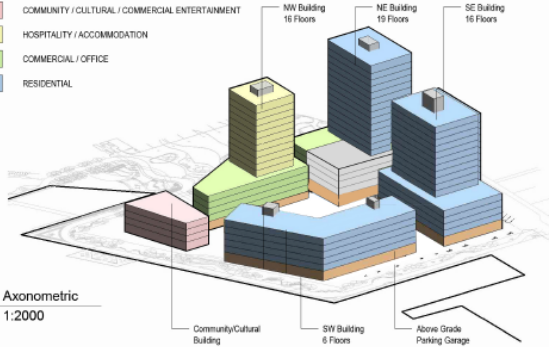


Saint John Transit

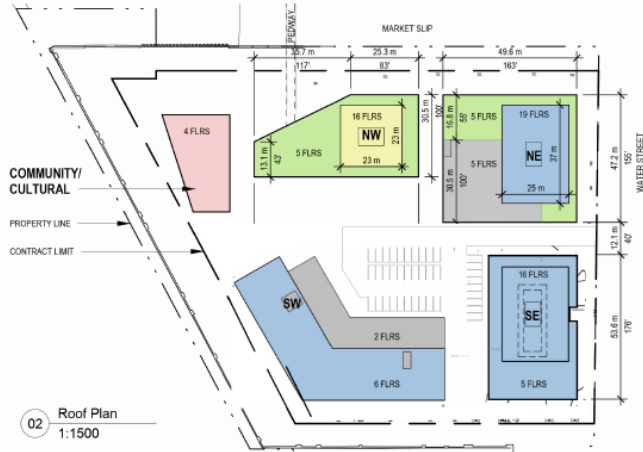
PROPOSED PROGRAM TYPES

*Exact locations of program types subject to change.

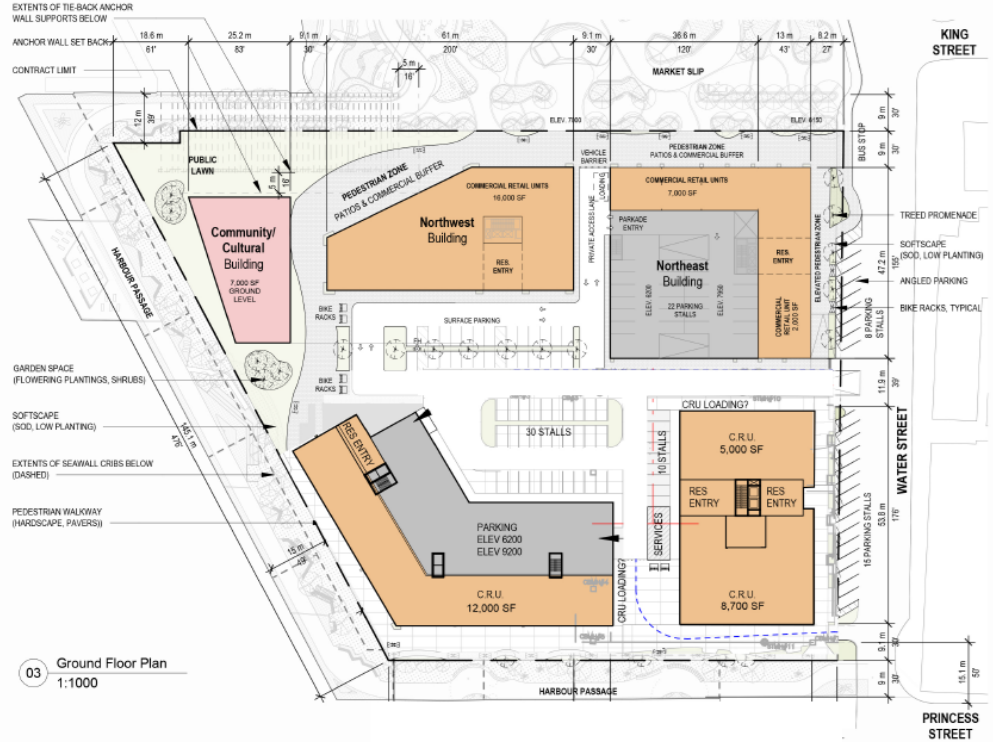
- COMMERCIAL RETAIL / RESTAURANT / PERSONAL SERVICE
- COMMUNITY / CULTURAL / COMMERCIAL ENTERTAINMENT
- HOSPITALITY / ACCOMMODATION
- COMMERCIAL / OFFICE
- RESIDENTIAL



01 Axonometric
1:2000



02 Roof Plan
1:1500



03 Ground Floor Plan
1:1000

LYDON LYNCH

401-1668 BARRINGTON ST
HALIFAX, NOVA SCOTIA B3J 2A2
TEL: 902 422-1446
www.lydonlynch.ca

MASTERPLAN - Rev1



DATE	PROJECT	SCALE
Oct 11, 2024	Fundy Quay	As indicated
PROJECT No.	DRAWING TITLE	DRAWING No.
21018	Issued for Client Use	A-1



The commercial space in the South West Building offers residents and pedestrians an opportunity to interact with businesses in a picturesque setting located along the waterfront of the Saint John Harbour.

SOUTH WEST BUILDING

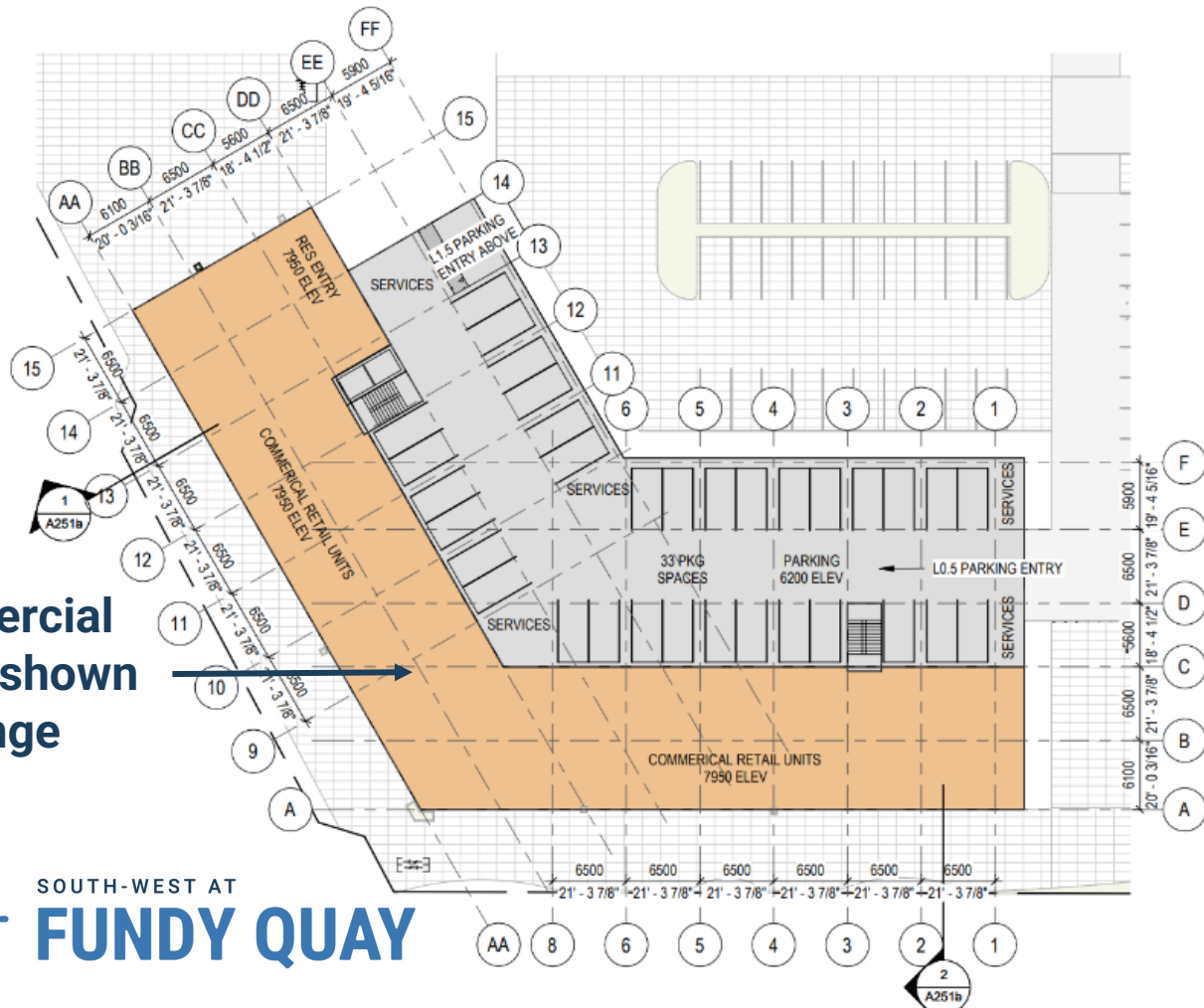


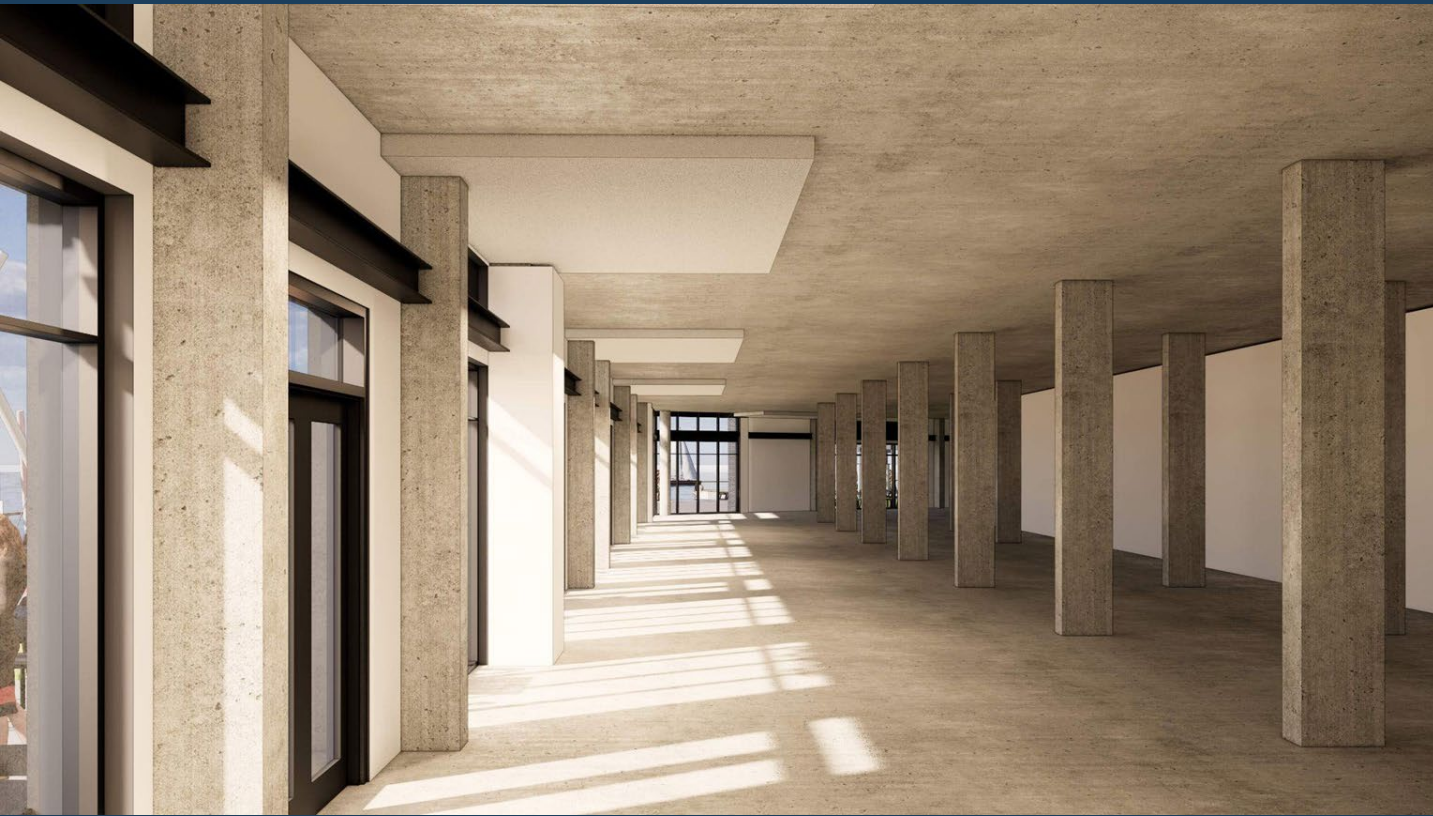
SOUTH-WEST AT
FUNDY QUAY

**Commercial
Space shown
in Orange**



SOUTH-WEST AT
FUNDY QUAY





South West Building Includes:

~12,000 sqft of Ground Floor Commercial Space

~8,000 sqft of Patio and Outdoor Area

~13'8" Ceilings

COMMERCIAL RENDERINGS
BASE BUILDING



SOUTH-WEST AT
FUNDY QUAY



**South West
Building Includes:**

Demisable Space

**Located along
Harbour Passage
walking trail**

**Positioned between
two entertainment
districts and Cruise
Ship Terminal**

**COMMERCIAL RENDERINGS
BASE BUILDING**



**SOUTH-WEST AT
FUNDY QUAY**



**South West
Building Includes:**

**Along cruise ship
passenger route**

**Dedicated retail
Parking Spaces**

**Designated Back of
House and Delivery
Entrance**

**COMMERCIAL RENDERINGS
BASE BUILDING**



**SOUTH-WEST AT
FUNDY QUAY**



Ideal Operators:

Cafe/Bistro

Casual Dining

Fine Dining

Services

Wellness

Grocery

Fitness

Convenience

**COMMERCIAL RENDERINGS
FOOD & BEVERAGE CONCEPT**



SOUTH-WEST AT
FUNDY QUAY



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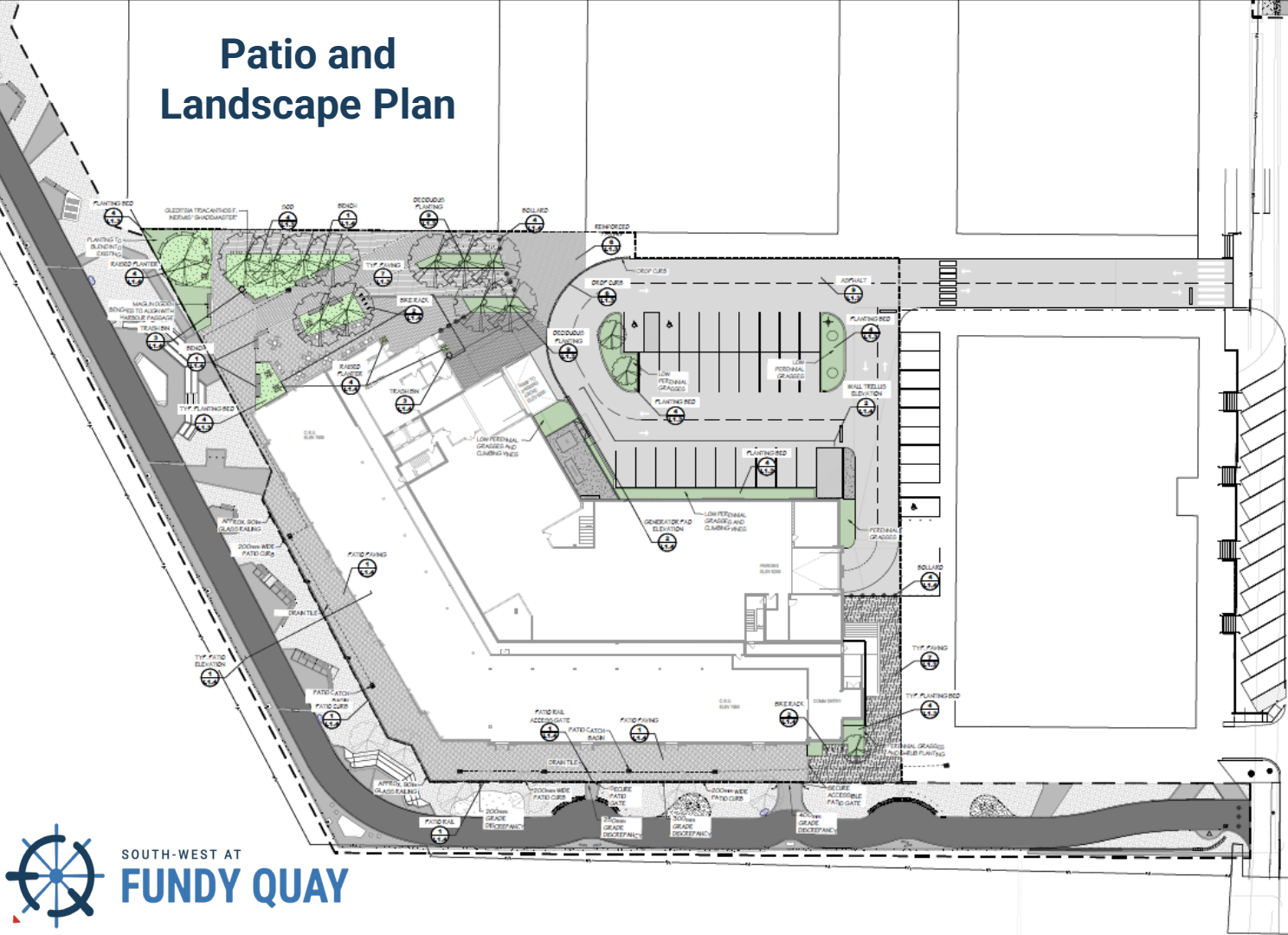
**COMMERCIAL RENDERINGS
FOOD & BEVERAGE CONCEPT**



SOUTH-WEST AT

FUNDY QUAY

Patio and Landscape Plan



South West Building Includes:

~8,000sqft of Patio and Outdoor Area

30 Surface Level Parking Spots