

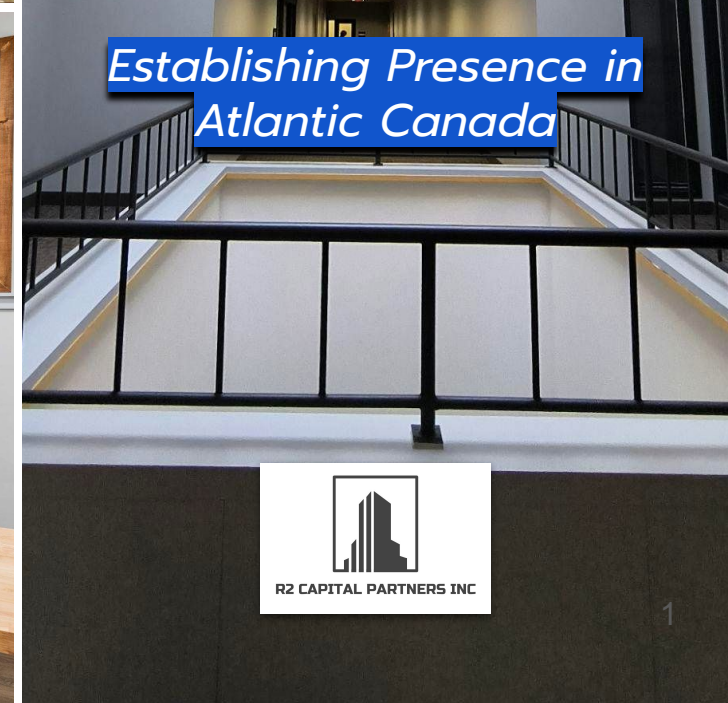


# PLACE 400

*Establishing Presence in  
Atlantic Canada*



**Eb Coffee Cafe - Unit 1014**





# Building Overview

## Overview

Place 400 stands as a landmark professional business center in Saint John. Developed into a prominent office complex offering the largest floor plates in the local market and exceptional flexibility for tenant needs.

### Location:

400 Main Street, Saint John, NB

### Classification:

Office complex with connected hotel

### Total Space:

159,989 SF across three floors

## Summary

A well-connected, highly functional property designed for professional tenants seeking visibility, accessibility, and scalability in Saint John's core.

## Building Highlights

- 227 On-site parking stalls, 7 Accessible spaces. Extensive surface and covered parking (additional site adjacent parking available as needed)
- Direct access to arterial routes
- 2000 Amp 600V, 3-Phase power
- 17' slab-to-slab height
- Scalable footprint for varying tenant requirements
- On-site bus stop and connection point with access to multiple routes
- On-site café and pub for tenant convenience
  - a. [Eb Coffee](#)
  - b. [The Pub Down Under](#)





# Momentum Meets Opportunity



## Space Availability

**Over 37,000 SF available** with flexible office suites ranging from 2,500 to 20,467 SF. There are multiple options for contiguous or adjacent layouts. This availability offers prospective tenants a rare opportunity to secure large, customizable floor plates within a prime location in Saint John.



## Build-to-Suit

Ownership has completed **15 new leases this year alone, totaling over 50,753 SF**, with several additional projects underway at Place 400.

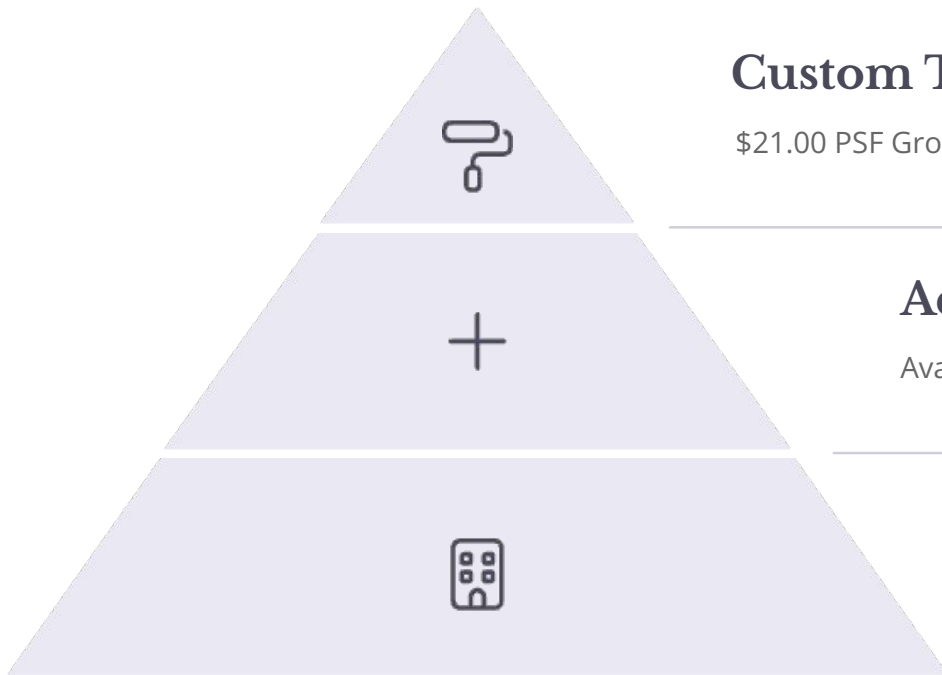
These include full turn-key office build-outs delivered through competitive construction processes, demonstrating the ownership's proven expertise and commitment to delivering customized, tenant-focused solutions.



## Flexible Access & Lease Terms

All occupancy requirements can be accommodated, including extended hours, evenings, and weekends. We provide adaptable space solutions that align with your business goals. Whether you require a contiguous layout or prefer multiple adjacent units, our team can deliver a space that meets both your functional and aesthetic requirements with precision.

# Tenant Package & Capital Improvement Partnership



## Custom Turn-Key Options Available

\$21.00 PSF Gross Options include minimum \$100,000 tenant construction allowance

## Additional Funding

Available as needed through lease structure.

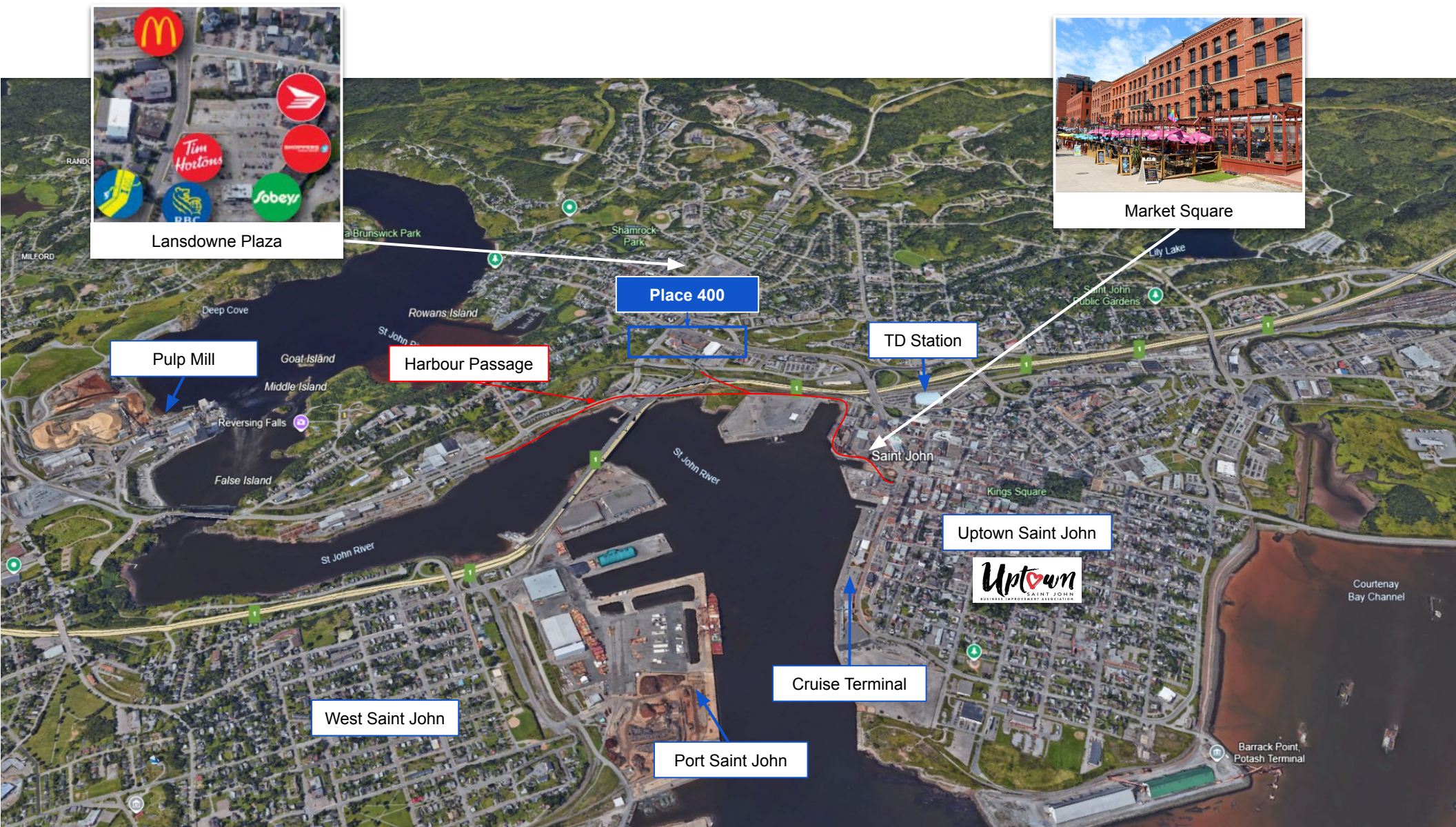
## Base Rent

Highly competitive gross rate. All-inclusive of operating costs and taxes. Starting at \$15 PSF Gross.

We're committed to helping you create the perfect workspace. Our construction allowance provides immediate funds for improvements, while the additional interest-free funding option gives you flexibility to amortize costs over the lease term.



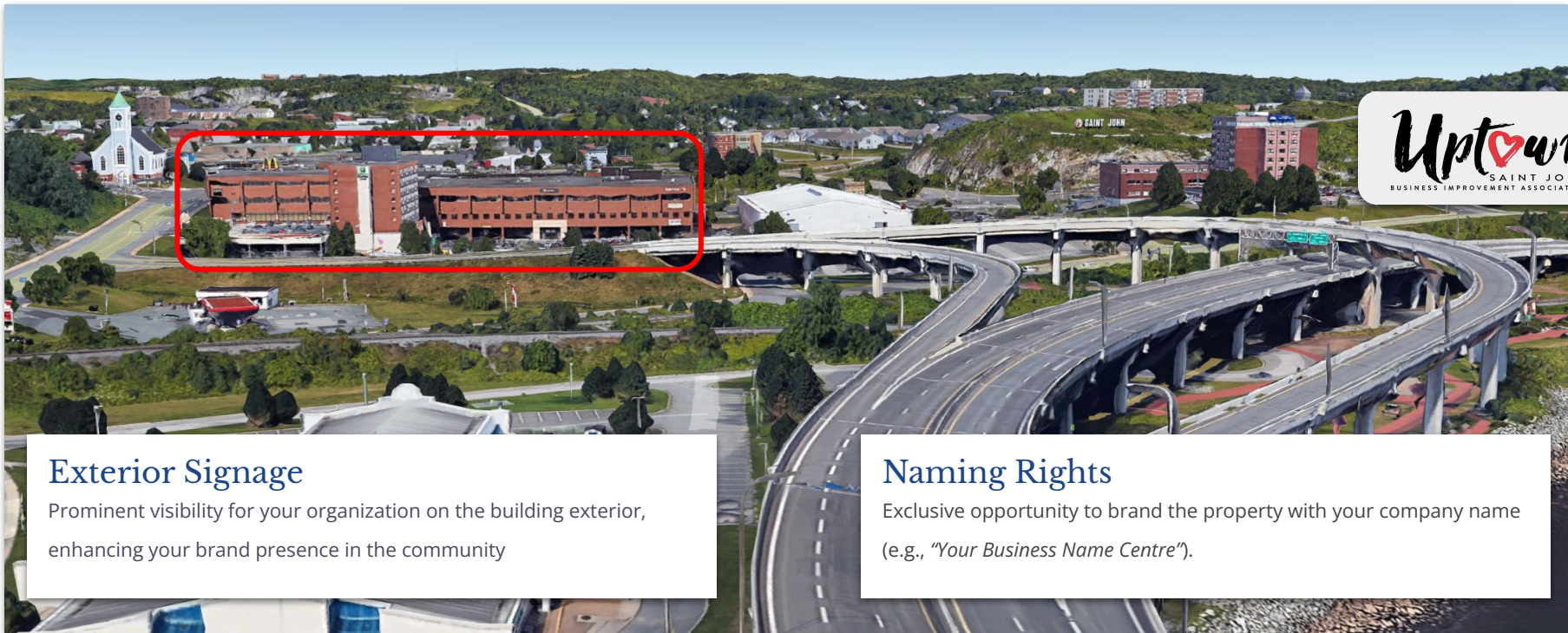






# Brand Exposure & Building Naming Rights

35,000 - 45,000 daily impressions





# Mechanical Systems



## Water-Source Heat Pump System

High-capacity, energy-efficient climate control system designed for comfort and reliability. The closed-loop water-source network distributes heating and cooling through heat pumps across tenant areas, supported by dual 1,100 MBH oil-fired boilers and a 346-ton rooftop cooling tower. This configuration allows zoned temperature management for optimal occupant comfort and energy savings.

**Features:** energy-efficient operation, zoned climate control, and sustainable thermal management suitable for high-occupancy environments.



## Energy Recovery Ventilation (ERV)

Fresh-air systems integrated above suspended ceilings reclaim heat from exhaust air to reduce energy loss while improving indoor air quality. Controlled by local thermostats, these ERVs enhance occupant comfort and support health-focused workspaces.

**Features:** heat recovery ventilation, enhanced IAQ, energy conservation, and occupant-centric design.”



## Exhaust and Supplemental Heating Systems

A series of rooftop exhaust fans maintain balanced airflow and remove contaminants, supplemented by electric baseboard, wall, and unit heaters in perimeter and utility zones.

**Features:** robust ventilation, zonal heating, pollutant-free airflow, and reliable performance year-round.



## Building Automation System (BAS) & Flexible Operation

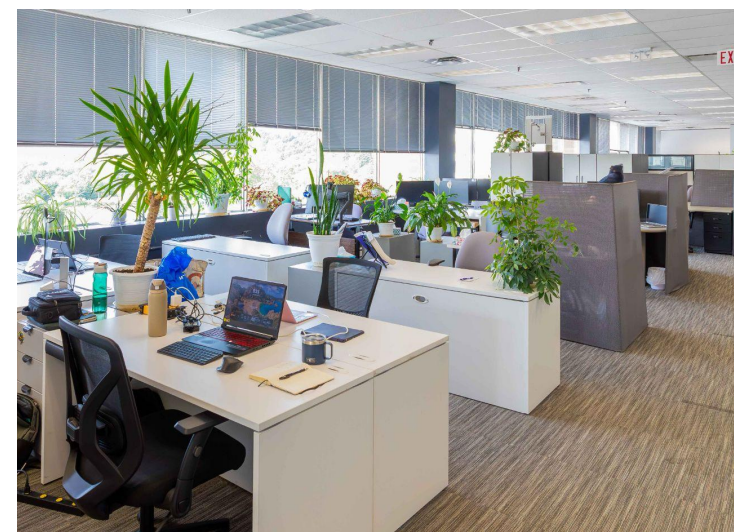
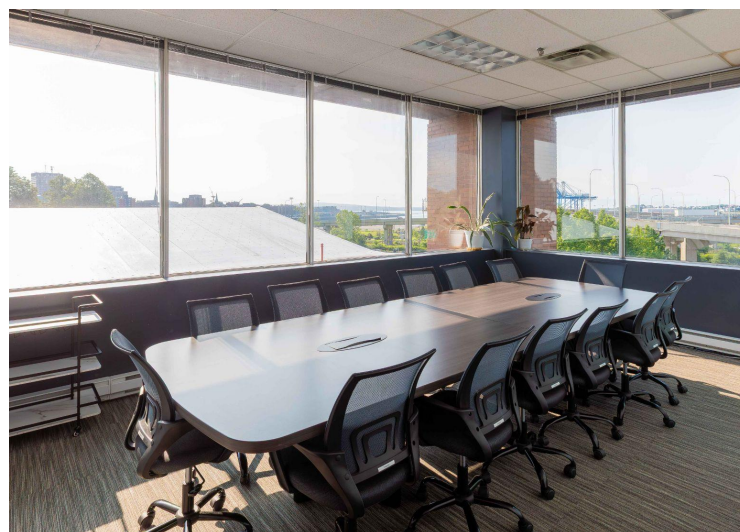
Automation system currently being installed to optimize control, monitoring, and scheduling of HVAC operations for improved efficiency and flexibility.

The HVAC system accommodates after-hours and weekend usage, ensuring uninterrupted comfort for tenants operating beyond standard business hours.

**Features:** centralized control, responsive scheduling, and adaptive temperature regulation.



# Place 400



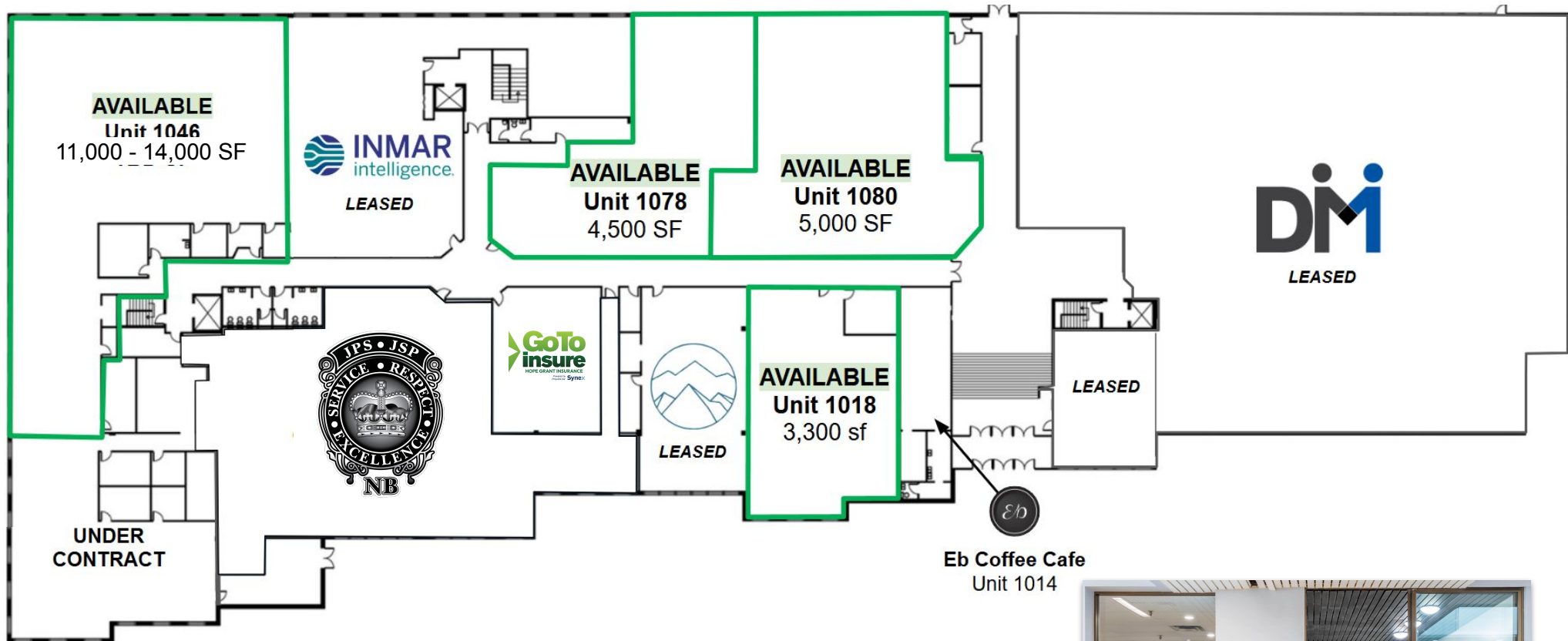
R2 CAPITAL PARTNERS INC



# Floor Plans

Exceptional Main St. visibility  
Onsite parking included

## First Floor



**Eb Coffee Cafe**  
Unit 1014



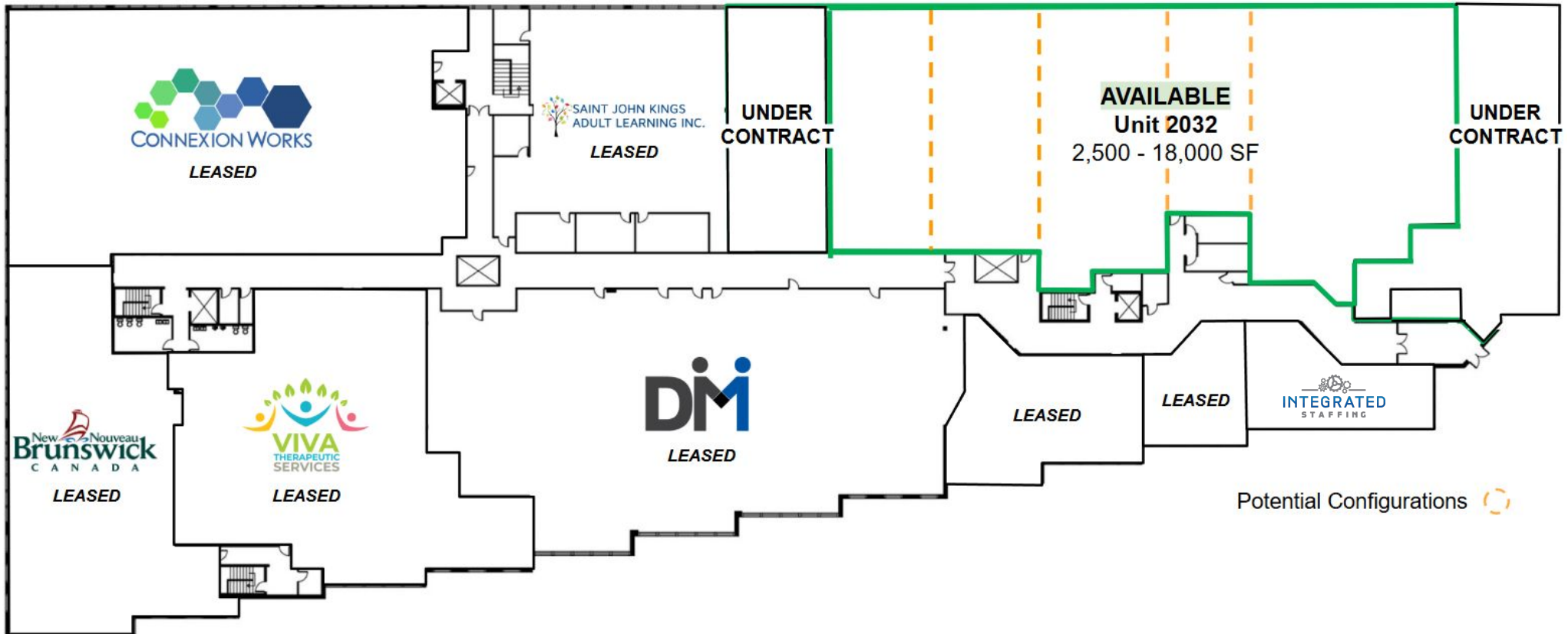
**Eb Coffee Cafe**



# Floor Plans

Ocean views  
Onsite parking included

## Second Floor

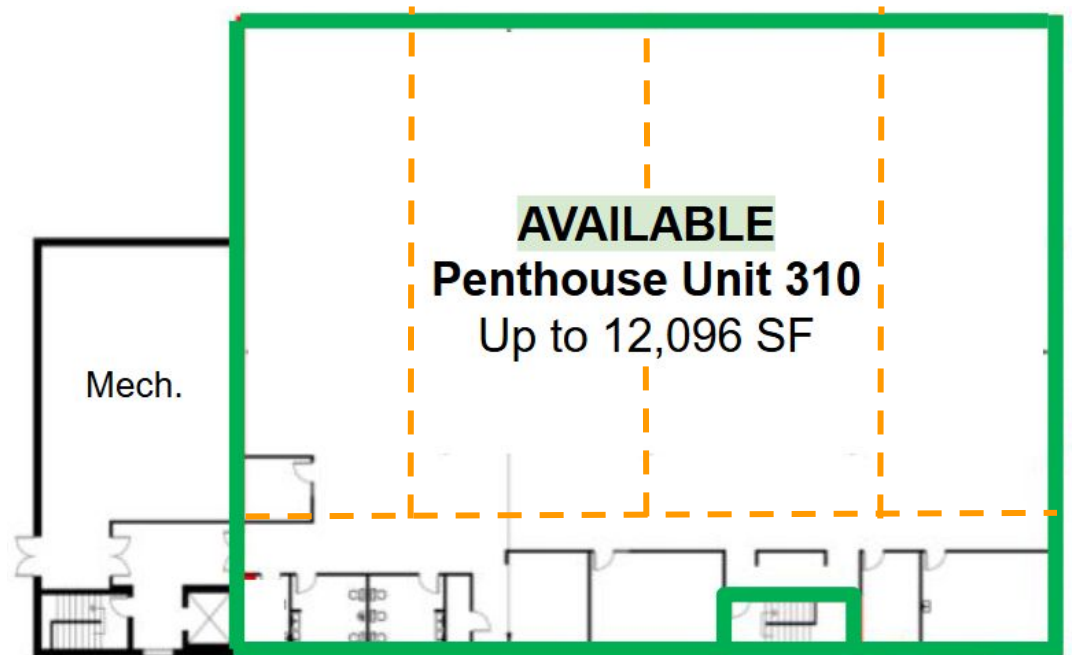




# Floor Plans

*Ocean views*  
*Onsite parking included*

## Third Floor











## Growth

Uptown saw 15% population growth from 2011 – 2016 while the City of Saint John continues to experience 2%+ population growth year-over-year. As an area dominated by rental properties, the core has become attractive for young professionals and retirees alike. With an average family income of \$92,672,

**75,015** people live in Saint John in 2023

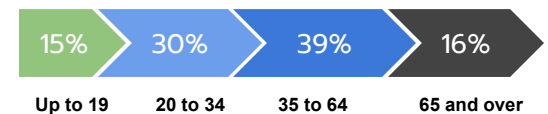
11% of that population lived in Uptown

## Immigration

With a diverse array of backgrounds, Uptown residents contribute hugely to the ever-changing cultural fabric of the city. Uptown Saint John is attracting immigrants at a growing rate, with a 170% increase in immigration to the area in the past decade

## Demographics

Age distribution as % of population



## Saint John region's population continues to grow

Saint John, NB, Canada / Country 94  
Brad Perry  
May 24, 2024 | 2:11 PM

Here we grow: Saint John's population on the rise

**95,600** people employed

Up 10.0% since July 2023

CANADA | News

Canadians are eyeing moves to these cities for more affordable housing

[Click each headline to view the full article](#)

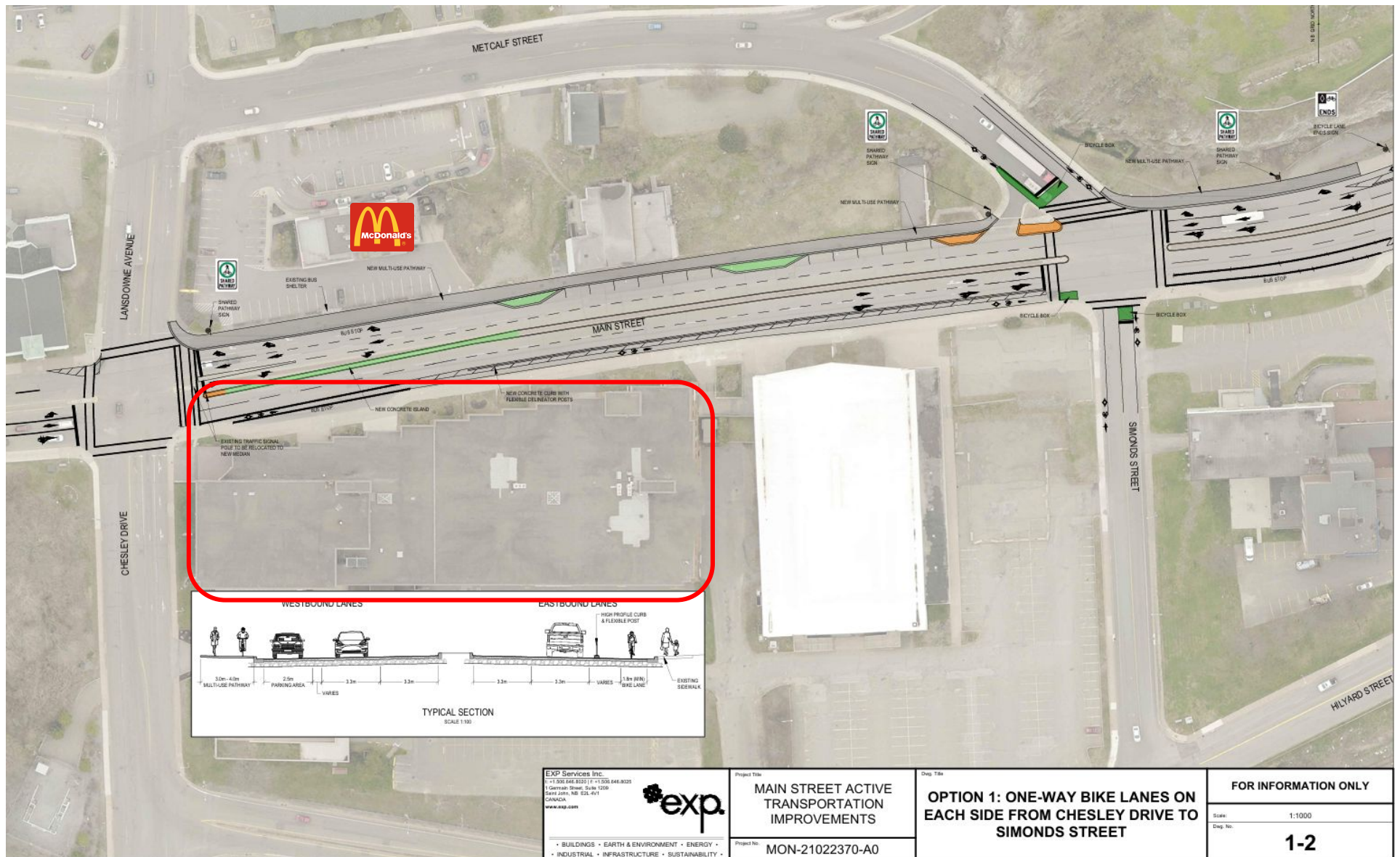


R2 CAPITAL PARTNERS INC



# Main St Revitalization

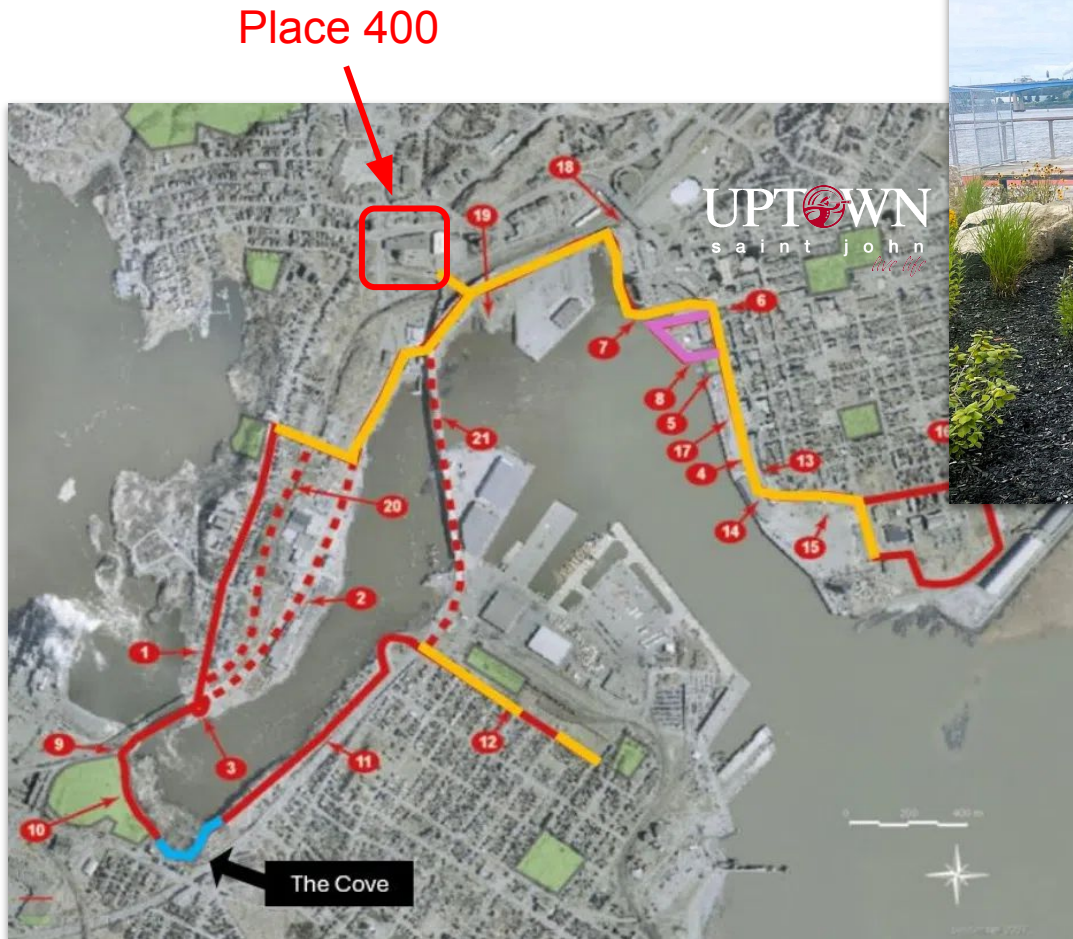
## Active Transportation Improvements





# Fundy Harbour Passage

The Harbour Passage project in Saint John, NB is a multi-phase waterfront trail system connecting key parts of the city. It links uptown to cultural sites and scenic lookouts through pedestrian and bike paths. Place 400 sits directly along this route, serving as a central point between uptown and the harbor. The project boosts tourism, supports local business, and enhances quality of life by making the waterfront more accessible and vibrant.



# R2 Capital Partners Inc



Established in 2019, R2 Capital Partners Inc. is a privately held real estate investment firm, offering investors diversified exposure to residential and commercial real estate. Utilizing a vast network of partnerships, relationships, and industry-leading technology to capitalize on emerging markets across North America.

R2 Capital Partners Inc. offers a full-service operating platform containing expertise in acquisitions, financing, property operations, renovations, accounting, risk management, market research, and other related support functions. R2 Capital Partners Inc. is led by a senior management team with over 20 years of experience, jointly holding over \$95 million in real estate assets.

In Saint John, R2 Capital is recognized as a prominent local operator, supported by an on-site asset management and leasing team actively engaged in the community and involved in multiple landmark properties throughout the city.

## One & Executive Two Pl

1816 & 1824 Crowchild Trail, Calgary, AB

[VIEW PROPERTY](#)



## Rothesay Centre

168 Rothesay Ave, Saint John, NB

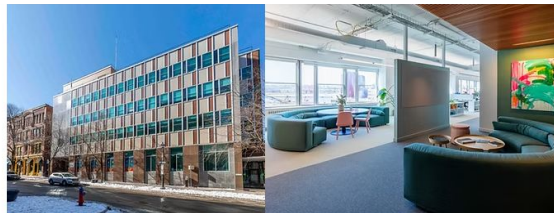
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## 75 PW

75 Prince William St, Saint John, NB

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## City Centre

300 Mystery Lake Rd, Thompson, MB

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