# Cushman & Wakefield Atlantic Broker Update - Moncton Market August 2010

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### Office Space FOR LEASE



4	Address	Size	Price	Details	Agent
	<b>1040 Champlain Street</b> DIEPPE	6,000 sq. ft. 4,399 sq. ft.	\$13.50 Net \$16.50 Net	3 <sup>rd</sup> floor office space in high traffic area. 4 <sup>th</sup> floor penthouse, premium space with rooftop terrace.	lan Franklin
	80 Driscoll Crescent MONCTON	Main 2,030 sq. ft. 2 <sup>nd</sup> 8,509 sq. ft.	\$12.00 Gross \$12.00 Gross	Office space in Moncton Industrial Park.	Gary Brown, Donna Green
	<b>750 Main Street</b> MONCTON	1,000 to 2,000 sq. ft.	\$22.00 Gross	Office space with potential for retail.	lan Franklin
	<b>373 Urquhart</b> <b>Avenue</b> MONCTON	1,150 sq. ft.	LEASED	Located in Caledonia Industrial Park	lan Franklin
	<b>349 St. George</b> <b>Street</b> MONCTON	456 sq. ft. 540 sq. ft.	\$380 / Mth \$450 / Mth + heat & lights	2 <sup>nd</sup> floor office space.	Donna Green
	<b>35 English Drive</b> MONCTON	1,825sq. ft.	\$12.00 Gross + heat & lights	2 <sup>nd</sup> floor, excellent quality space.	lan Franklin
	I Factory Lane MONCTON	5,000 sq. ft.	\$18.50 Gross	Great space. Lot of natural brick, work stations could remain.	lan Franklin

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## Office Space FOR LEASE



	Address	Size	Price	Details	Agent
	<b>671 St. George Street</b> MONCTON	I,400 sq. ft.	\$15.00 Gross	Two offices, boardroom and large common area.	Gary Brown, Donna Green
	I 180 St. George Boulevard MONCTON	3,866 sq. ft. 3,621 sq. ft.	\$14.00 - \$15.00	Great location with highway access. Large offices and boardroom area.	lan Franklin
	<b>343 St. George Street</b> MONCTON	4,897 sq. ft.	\$10.00 Gross + heat & lights	Natural light, high ceilings. Very eco friendly!	lan Franklin
	200 Champlain Street DIEPPE	I,850 – 2,107 sq. ft.	\$13.90 NNN	Prestige class "A" 3 storey building. High visibility. First class interior finishes.	lan Franklin



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### Industrial Space FOR LEASE

ATLANTIC

	Address	Size	Price	Details	Agent
	<b>222 Edinburgh</b> MONCTON	Up to 60,000 sq. ft. Can Subdivide	\$4.00 Net	Warehouse space in Moncton Industrial Park.	Gary Brown, Donna Green
	<b>190 Rue de L'Anse</b> EEL RIVER	63,000 sq. ft.	\$3.00 Net	Located in the Restigouche Industrial Park.	lan Franklin
	661-693 St. George Blvd MONCTON	14,300 sq. ft.	\$8.50 Gross	Great warehouse space, high traffic / visibility.	Gary Brown, Donna Green
Sorry, Link Not Available	245 English Drive MONCTON	6,542 sq. ft.	UNDER CONTRACT	2,740 sq. ft. of office space & 2,802 sq. ft. of warehouse space	Raoul Robichaud
	I I 80 St. George Street MONCTON	Up to 75,000 sq. ft.	\$13.00 Gross	Great location and exposure along busy St. George Street	lan Franklin
	<b>520 Edinburgh Drive</b> <b>Unit G</b> MONCTON	2,847 sq. ft. 3,000 sq. ft. 8,359 sq. ft.	\$5.50	Warehouse space plus +/- 750 sq. ft. of office space	lan Franklin
	<b>150 Henri Dunant</b> MONCTON	24,000 sq. ft.	\$5.00 psf Net	Ideal location within the Moncton Industrial Park	lan Franklin

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## Commercial / Retail Space FOR LEASE



Address	Size	Price	Details	Agent
<b>1040 Champlain Street</b> DIEPPE	3,118 sq. ft.	\$13.50 Net	I <sup>st</sup> floor, high traffic location next to Cora's located in Uptown Dieppe.	lan Franklin
<b>329 St. George Street</b> MONCTON	Main 1,550 sq. ft. 2 <sup>nd</sup> Fl 1,750 sq. ft.	\$12.00 Gross \$10.00 Gross	Retail / office. Ideal location. High traffic & good visibility. Plus heat & lights.	Donna Green
I64 Albert Street MONCTON	3,200 sq. ft.	\$12.00 Semi Gross + heat & lights	High traffic area. Reception area & service drop off area.	Raoul Robichaud
200 Champlain Street DIEPPE	2,232 Main Floor with Patio	\$15.00 NNN	Prestige class "A" 3 storey building. High visibility. First class interior finishes.	lan Franklin
<b>171 – 173 Millennium</b> MONCTON	1,070 sq. ft.	\$15.00 Gross	Retail wholesale showroom.	lan Franklin
<b>1355 Main Street</b> MONCTON	4,140 sq. ft.	Call for details	High profile retail building located near the intersection of Main and Vaughan Harvey.	Donna Green, Gary Brown
<b>333 St. George Street</b> MONCTON	Main 2,300 sq. ft. 2 <sup>nd</sup> Fl 2,230 sq. ft.	\$12.00 psf Gross \$10.00 psf Gross	Retail / office. Ideal location. High traffic & visibility. Plus heat & lights.	Donna Green

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#### Industrial Space FOR SALE



	• Address	Size	Price	Details	ATLANTIC Agent
- Grand - Alam	661-693 St. George Blvd MONCTON	22,013 sq. ft.	\$949,000	Great warehouse space. High traffic / visibility.	Gary Brown, Donna Green
Softy, Link Not Available	20 Cameron Street MONCTON	2,400 sq. ft.	\$260,000	3 storey older home, was engineering office, with AC & grea parking	lan Franklin It
	<b>190 Rue de L'Anse</b> MONCTON	63,000 sq. ft.	\$1,250,000	Located in the Restigouche Industrial Park.	lan Franklin

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## Commercial / Retail Space FOR SALE



Address	Size	Price	Details	Agent
<b>1355 Main Street</b> MONCTON	4,140 sq. ft.	<del>\$429,000</del> \$399,000	High profile retail building located near the intersection of Main and Vaughan Harvey.	Donna Green, Gary Brown
<b>1346 Route 133</b> GRAND BARACHOIS	8,688 sq. ft.	\$139, <mark>9</mark> 00	Rural multi-purpose building. Retail / office, storage, residential.	lan Franklin
I64 Albert Street MONCTON	3,200 sq. ft.	\$228,900	High traffic area. Reception area & service drop off area.	Raoul Robichaud
<b>I30 &amp; I32 Weldon St</b> MONCTON	6,157 sq. ft.	\$259,000		lan Franklin
50 Lewisville Road MONCTON	27,000 sq. ft. bldg +/- 3.93 acre lot	\$2,025,000	High traffic and visibility. Building ideal for Garden Center or alternate Retail use	Donna Green Gary Brown

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#### Investment

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	Address	Size	Price	Details	Agent
	My Mother's Country Inn NEW GLASGOW, PEI	Three buildings on 46 Acres	\$999,000	Beautiful historic farmhouse transformed into a chic & luxurious Country Inn with a European Flair. 4.5 Star Rating.	Donna Green
	Wishing Star Campground SHEDIAC	9 Acres	\$2,000,000	Full service seasonal campground. 160 sites on +600 feet of water frontage in the town of Shediac.	Donna Green, Gary Brown
	<b>95 Lester</b> MONCTON	2,100 sq. ft.	\$99,500	Downtown building with recording studio in basement.	lan Franklin
	167 Dupuis SHEDIAC	5 Unit Apartment	\$239,000	Very nice-fully leased 5 unit apartment building. Close to new retail development. Walk to downtown.	Gary Brown, Donna Green
	<b>35 English</b> DIEPPE	32,000 sq. ft.	\$1,600,000	Warehouse & office. Great investment property.	lan Franklin
	<b>30-40 Milner Road</b> MONCTON	2,436 sq. ft. House & 2,030 sq. ft. Shop	\$299,900	Excellent home business opportunity	lan Franklin
Sorry, same -Nat-	<b>Motel</b> UNDISCLOSED	-	\$2,500,000	Please contact for details	Raoul Robichaud

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#### Land FOR SALE



	Address	Size	Price	Details	Agent
ET TO THE PARTY OF	<b>CNR Land – main &amp; Vaughan Harvey</b> MONCTON	+/- 11 Acres	\$1,500,000	Prime location near Sobey's & Shoppers Drug Mart.	lan Franklin
	<b>348 Main Street</b> MONCTON	+/- 24,000 sq. ft.	\$495,000	Prime land adjacent to Rodd Park House Inn	lan Franklin
	522 Main Street SHEDIAC	+/- 42,400 sq. ft.	\$225,000	Located next to Tim Horton's and Pizza Delight.	lan Franklin
	<b>1800 West Main Street</b> MONCTON	+/- 3 Acres	\$899,000	Ideal location, West Main adjacent to Nissan Dealership	lan Franklin

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### **Our Agents**

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