

results



talent



knowledge



Cushman & Wakefield Atlantic
Broker Update
Moncton, New Brunswick Market
MAY 2011



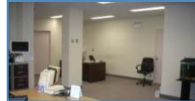


Office Space for Lease

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

NEW – 281 St. George Street, MONCTON



Size:	1,600 sq. ft.	Details:	4 large private offices with natural light, large reception area, private washrooms.
Price:	\$15.00 psf	Listing Agents:	Ian Franklin

NEW – 16 Church Street, MONCTON



Size:	2,350 sq. ft.	Details:	Great downtown location in historic building. Located next to city parking lot.
Price:	\$42,000/year	Listing Agent:	Ian Franklin

343 St. George Street, MONCTON



Size:	1,397 sq. ft.	Details:	Natural light, high ceilings. Very eco friendly!
Price:	\$10.00 Gross + heat & lights	Listing Agent:	Ian Franklin

200 Champlain Street, DIEPPE



Size:	3,617sf, 1,290sf, 951sf, 1,547sf	Details:	Prestige Class "A" 3 storey building. High visibility, impressive windows & natural light.
Price:	\$13.90 – 15.00 psf NNN	Listing Agent:	Donna Green

59 Pacific Avenue, MONCTON



Size:	2,250 sq. ft.	Details:	Centrally located office building. For sale or lease.
Price:	25,000/year NNN or \$234,900	Listing Agent:	Ian Franklin

80 Driscoll Crescent, MONCTON



Size:	Main 2,030sf & 2 nd Floor 8,509sf	Details:	Office space in Moncton Industrial Park. Rent includes heat & lights.
Price:	\$12.00 Gross	Listing Agents:	Gary Brown Donna Green



Office Space for Lease

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

890 Main Street, MONCTON



Size:	9,000 sq. ft.	Details:	Sale or Lease. 6,000 sq. ft. vacant space available for lease. 3 floors, 3,000 sf per floor.
Price:	Asking Price: \$750,000 Lease Rate: \$13.00 psf Net	Listing Agent:	Raoul Robichaud

671 St. George Street, MONCTON



Size:	1,400 sq. ft.	Details:	2 offices, boardroom and large common area.
Price:	\$15.00 Gross	Listing Agents:	Gary Brown Donna Green

1180 St. George Boulevard, MONCTON



Size:	3,621 sq. ft. / 3,866 sq. ft.	Details:	Great location with highway access. Large offices and boardroom area.
Price:	\$14.00 Gross	Listing Agent:	Ian Franklin

699 Malenfant Boulevard, DIEPPE



Size:	3,600 sq. ft. (can subdivide)	Details:	Office space, reception, 9 offices, lunchroom. Can subdivide to 1,800 sq. ft. per floor.
Price:	\$12.50 Gross	Listing Agent:	Donna Green

170 Millennium Boulevard, MONCTON



Size:	714 sq. ft.	Details:	Reception area, 2 private offices, lunchroom, storage area and washroom.
Price:	\$950/month	Listing Agent:	Donna Green

1070 St. George Boulevard, MONCTON



Size:	5,338 sq. ft.	Details:	Bright open concept main floor office space. Great location and exposure in busy area.
Price:	\$15.00 Gross	Listing Agents:	Ian Franklin



Office Space for Lease

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

25 Waggoners Lane, FREDERICTON



Size:	6,885 sq. ft.	Details:	Bright open concept office space, 9 private offices & 23 workstations.
Price:	\$13.00	Listing Agent:	Ian Franklin Rob Ambrose



Industrial Space for Lease

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

NEW – 469 Adelard-Savoie Boulevard, DIEPPE



Size:	2,000 sq. ft.	Details:	16' ceiling height. 1 dock loading door. Located in the Dieppe Industrial Park.
Price:	\$24,000/year NNN	Listing Agents:	Ian Franklin

190 Rue de L'Anse, EEL RIVER



Size:	60,000 sq. ft.	Details:	Located in the Restigouche Industrial Park.
Price:	\$2.50 NNN	Listing Agent:	Ian Franklin

691-693 St. George Boulevard, MONCTON



Size:	14,300 sq. ft.	Details:	Great warehouse space. High traffic / visibility.
Price:	\$8.50 Gross	Listing Agents:	Gary Brown Donna Green

1180 St. George Street, MONCTON



Size:	Up to 75,000 sq. ft.	Details:	Great location and exposure along busy St. George Street
Price:	\$5.00 Net	Listing Agent:	Ian Franklin

1201 Mountain Road, MONCTON



Size:	1,400 sq. ft.	Details:	Warehouse / storage space. Dock loading door available.
Price:	\$10.00 Gross + electrical	Listing Agent:	Donna Green

703 Malenfant Boulevard, DIEPPE



Size:	10,000 sq. ft.	Details:	Industrial building with many possibilities! Grade loading and dock loading door.
Price:	\$6.50 Net	Listing Agent:	Donna Green



Industrial Space for Lease

5

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

520 Edinburgh Drive, MONCTON



Size:	4,201 sq. ft.	Details:	Offices & showroom. Great frontage on Edinburgh Drive. Ample customer parking.
Price:	\$5.60 Net (Sub-Lease)	Listing Agents:	Ian Franklin



Commercial / Retail Space for Lease

6

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

548 Mountain Road, **MONCTON**



Size: 1,736 sq. ft.	Details: Retail / Automotive space available. High profile area! Two 10x10 overhead doors.
Price: \$48,000/year NNN	Listing Agent: Ian Franklin

200 Champlain Street, **DIEPPE**



Size: 3,617sf, 1,290sf, 951sf, 1,547sf	Details: Prestige Class "A" 3 storey building. High visibility, impressive windows & natural light.
Price: \$13.90 – 15.00 psf NNN	Listing Agent: Donna Green

Miramichi Mall, **MIRAMICHI**



Size: 3,645 sq. ft. & 8,372 sq. ft.	Details: Prime retail space. Some tenants include; Superstore, ICT, Dollarama, CIBC & more.
Price: \$12.00 NNN	Listing Agent: Donna Green

222 Edinburgh Drive, **MONCTON**



Size: Up to 45,000 sq. ft.	Details: Warehouse space in Moncton Industrial Park. 7,500 sq. ft. units NOW available.
Price: \$4.00 Net	Listing Agents: Gary Brown Donna Green



Industrial Space For Sale

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

635 Babin Street, DIEPPE



Size:	6,258 sq. ft.	Details:	2 manufacturing buildings. Located in the Dieppe Industrial Park.
Price:	\$330,000	Listing Agents:	Ian Franklin

190 Rue de L'Anse, MONCTON



Size:	60,000 sq. ft.	Details:	Located in the Restigouche Industrial Park.
Price:	\$999,500	Listing Agents:	Ian Franklin

691-693 St. George Boulevard, MONCTON



Size:	22,013 sq. ft.	Details:	Great warehouse space. High traffic / visibility.
Price:	\$875,000	Listing Agents:	Gary Brown Donna Green

470 Edinburgh Drive, MONCTON



Size:	12,950 sq. ft.	Details:	2,400sf office/showroom area, 2,400 mezzanine on 2 nd fl, second building onsite 45' x 23'
Price:	\$750,000	Listing Agent:	Raoul Robichaud



Commercial / Retail Space for Sale

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

118 Highfield Street, MONCTON



Size: 2,945 sq. ft.	Details: Home/office building. 8 office spaces, boardroom, kitchen, reception. Zoned SBD-1.
Price: \$189,900	Listing Agents: Ian Franklin

178 Albert Street, MONCTON



Size: 7,400 sq. ft. office & 7,400 sq. ft. retail/warehouse	Details: Great redevelopment opportunity. Great visibility & access from Assumption Blvd.
Price: \$499,500	Listing Agent: Ian Franklin



Investment Opportunities

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

290 Main Street, SHEDIAC



Size: 20,763 sq. ft.	Details: Quality building with modern finishes. Great investment property overlooking Shediac Bay. Currently occupied by the Town of Shediac.
Price: \$2,900,000	Listing Agent: Gary Brown Donna Green

Wishing Star Campground, SHEDIAC



Size: 9 acres	Details: Full service seasonal campground. 160 sites on +600 feet of water frontage in Shediac.
Price: \$2,000,000	Listing Agents: Gary Brown Donna Green

890 Main Street, MONCTON



Size: 9,000 sq. ft.	Details: Sale or Lease. 6,000 sq. ft. vacant space available for lease. 3 floors, 3,000 sf per floor.
Price: Asking Price: \$750,000 Lease Rate: \$13.00 psf Net	Listing Agent: Raoul Robichaud

167 Dupuis, SHEDIAC



Size: 5 unit apartment	Details: Very nice fully leased 5 unit apartment building. Close to new retail development.
Price: \$239,000	Listing Agents: Gary Brown Donna Green

Falcon Ridge Inn, ALMA



Size: 4,689 sq. ft. bldg / 2.0 acres land	Details: Turn key business, private resort, or possible fractional investment. Currently a 4 star B&B. This property has the WOW factor, overlooking the Bay of Fundy.
Price: \$495,000	Listing Agent: Donna Green



Land for Sale

10

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

Lot Mountain Road, MONCTON



Size:	+/- 0.6 acres	Details:	Prime development site on busy Mountain Road near Casino NB. Ideal for apt. complex.
Price:	\$169,000	Listing Agent:	Gary Brown Donna Green

86 St. George Street, MONCTON



Size:	16,878 sq. ft.	Details:	Commercial development lot centrally located near Downtown Moncton
Price:	\$350,000	Listing Agent:	Gary Brown Donna Green

Highway 15, SHEDIAC



Size:	Up to 37 acres	Details:	Prime commercial development site. Minutes from Scoudouc Industrial Park.
Price:	\$3.00 - \$7.50 psf	Listing Agent:	Ian Franklin

CNR Land (Main & Vaughan Harvey), MONCTON



Size:	+/- 11 acres	Details:	Prime location near Sobey's & Shoppers Drug Mart.
Price:	\$1,500,000	Listing Agent:	Ian Franklin



Leased / Sold Properties

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

UNDER AGREEMENT - Motel, CONFIDENTIAL



Size:	-	Details:	Please contact for details
Price:	\$2,500,000	Listing Agent:	Raoul Robichaud

UNDER AGREEMENT - Midas Canada Buildings, MONCTON



Size:	4,000 sq. ft. each	Details:	2 investment properties in Moncton & Fredericton. Good National franchise tenant.
Price:	\$1,225,000	Listing Agents:	Ian Franklin

UNDER AGREEMENT - 686 Riverside Drive, FREDERICTON



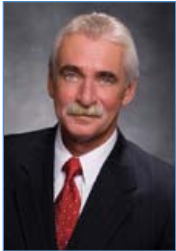
Size:	9,500sf retail, 5,600sf warehouse, 3,900sf Victorian home	Details:	Large fully serviced greenhouse.
Price:	\$1,200,000	Listing Agent:	Ian Franklin



Contact Us 12

CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM



Gary Brown

Commercial Sales & Leasing
506.387.6921 Office
506.381.1681 Cell
506.387.6929 Fax
gbrown@cweast.com



Ian Franklin

Commercial Sales & Leasing
506.387.6920 Office
506.863.7199 Cell
506.387.6929 Fax
ifranklin@cweast.com



Nicole Gautreau

Sales Assistant
506.387.6930 Office
506.387.6929 Fax
ngautreau@cweast.com



Donna Green

Commercial Sales & Leasing
506.387.6928 Office
506.866.1319 Cell
506.387.929 Fax
dgreen@cweast.com



Raoul Robichaud

Commercial Sales & Leasing
506.387.6922 Office
506.862.8380 Cell
506.387.6929 Fax
rrobichaud@cweast.com