



**Cushman & Wakefield Atlantic**  
**Broker Update - Moncton Market**  
**September 2010**

860 Main St., Suite 303  
Moncton, New Brunswick  
EIC IG2

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**CUSHMAN &  
WAKEFIELD®**  
ATLANTIC

# Office Space FOR LEASE



**1040 Champlain Street**  
DIEPPE

6,658 sq. ft.  
4,399 sq. ft.

\$12.50 Net  
\$15.50 Net

3<sup>rd</sup> floor office space in high traffic area. 4<sup>th</sup> floor penthouse, premium space with rooftop terrace.

Ian 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



**750 Main Street**  
MONCTON

1,380 sq. ft.  
1,000 sq. ft.  
350 sq. ft.

\$22.00 Gross  
\$22.00 Gross  
\$25.00 Gross

Office space with potential for retail.

Ian Franklin



**200 Champlain Street**  
DIEPPE

1,517 sq. ft.  
1,905 sq. ft.  
1,850 sq. ft.

\$13.90 NNN

Prestige class "A" 3 storey building. High visibility. First class interior finishes.

Ian Franklin



**349 St. George Street**  
MONCTON

456 sq. ft.  
540 sq. ft.

\$380 / Mth  
\$450 / Mth  
+ heat & lights

2<sup>nd</sup> floor office space.

Donna Green



**35 English Drive**  
MONCTON

1,800 sq. ft.

\$10.00 Gross +  
heat & lights

2<sup>nd</sup> floor, excellent quality space.

Ian Franklin



**1 Factory Lane**  
MONCTON

5,000 sq. ft.

\$18.50 Gross

Great space. Lot of natural brick, work stations could remain.

Ian Franklin

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# Office Space FOR LEASE



Address	Size	Price	Details	Agent
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**671 St. George Street**  
MONCTON

1,400 sq. ft.

\$15.00 Gross

Two offices, boardroom and large common area.

Gary Brown,  
Donna Green



**1180 St. George Boulevard**  
MONCTON

3,866 sq. ft.  
3,621 sq. ft.

\$14.00 Gross

Great location with highway access. Large offices and boardroom area.

Ian Franklin



**343 St. George Street**  
MONCTON

4,897 sq. ft.

\$10.00 Gross +  
heat & lights

Natural light, high ceilings. Very eco friendly!

Ian Franklin

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# Industrial Space FOR LEASE



Address	Size	Price	Details	Agent
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**222 Edinburgh**  
MONCTON

Up to 60,000 sq.  
ft. Can Subdivide

\$4.00 Net

Warehouse space in Moncton  
Industrial Park.

Gary Brown,  
Donna Green



**190 Rue de L'Anse**  
EEL RIVER

63,000 sq. ft.

\$3.00 Net

Located in the Restigouche  
Industrial Park.

Ian Franklin



**661-693 St. George**  
**Bld**  
MONCTON

14,300 sq. ft.

\$8.50 Gross

Great warehouse space, high  
traffic / visibility.

Gary Brown,  
Donna Green



**150 Henri Dunant**  
MONCTON

24,000 sq. ft.

\$5.00 psf Net

Ideal location within the  
Moncton Industrial Park

Ian Franklin



**1180 St. George Street**  
MONCTON

Up to 75,000  
sq. ft.

\$5.00 Net

Great location and exposure  
along busy St. George Street

Ian Franklin



**520 Edinburgh Drive**  
MONCTON

Unit 1: 3,009 sq. ft.  
Unit 3-4: 8,359 sq. ft.  
Unit 6: 2,847 sq. ft.

\$7.00 Net  
\$5.60 Net  
\$5.50 Net

Warehouse space plus +/- 750  
sq. ft. of office space

Ian Franklin

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# Commercial / Retail Space FOR LEASE



	Address	Size	Price	Details	Agent
	<b>1040 Champlain Street</b> DIEPPE	890 sq. ft.	\$15.50 Net	1 <sup>st</sup> floor, high traffic location next to Cora's located in Uptown Dieppe.	Ian 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
	<b>164 Albert Street</b> MONCTON	3,200 sq. ft.	\$12.00 Semi Gross + heat & lights	High traffic area. Reception area & service drop off area.	Raoul Robichaud
	<b>200 Champlain Street</b> DIEPPE	2,232 to 2,848 sq. ft.	\$15.00 NNN	Prestige class "A" 3 storey building. High visibility. First class interior finishes.	Ian Franklin
	<b>171 Millennium</b> MONCTON	1,070 sq. ft.	\$15.00 Gross	Retail wholesale showroom.	Ian Franklin
	<b>1355 Main Street</b> MONCTON	4,140 sq. ft.	<b>UNDER CONTRACT</b>	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	Agent
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**661-693 St. George Blvd**  
MONCTON

22,013 sq. ft.

\$949,000

Great warehouse space. High traffic / visibility.

Gary Brown,  
Donna Green



**20 Cameron Street**  
MONCTON

2,400 sq. ft.

\$260,000

3 storey older home, was engineering office, with AC & great parking

Ian Franklin



**190 Rue de L'Anse**  
MONCTON

63,000 sq. ft.

\$1,250,000

Located in the Restigouche Industrial Park.

Ian 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.	\$139,900	Rural multi-purpose building. Retail / office, storage, residential.	Ian Franklin
	<b>164 Albert Street</b> MONCTON	3,200 sq. ft.	\$228,900	High traffic area. Reception area & service drop off area.	Raoul Robichaud
	<b>130 &amp; 132 Weldon St</b> MONCTON	6,157 sq. ft.	\$224,900		Ian Franklin
	<b>50 Lewisville Road</b> 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
	<b>NEW</b> <b>686 Riverside Drive</b> FREDERICTON	9,500 sq. ft. retail 5,600 sq. ft. warehouse 3,900 sq. ft. Victorian home	\$1,200,000	Large fully serviced greenhouse	Ian Franklin
	<b>NEW</b> <b>1201 Mountain Road</b> FREDERICTON	3,100 sq. ft.	\$16.00 Gross plus electricity	Main floor retail space in high traffic location	Donna Green

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# Investment

	Address	Size	Price	Details	Agent
	<b>My Mother's Country Inn</b> 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
	<b>Wishing Star Campground</b> 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>Motel</b> UNDISCLOSED	-	\$2,500,000	Please contact for details	Raoul Robichaud
	<b>167 Dupuis</b> 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	32,600 sq. ft.	\$1,600,000	Warehouse & office. Great investment property.	Ian Franklin
	<b>30-40 Milner Road</b> MONCTON	2,436 sq. ft. House & 2,030 sq. ft. Shop	\$299,900	Excellent home business opportunity	Ian Franklin

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# Land FOR SALE

Address	Size	Price	Details	Agent
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**CNR Land – main & Vaughan Harvey**  
MONCTON

+/- 11 Acres

\$1,500,000

Prime location near Sobeys & Shoppers Drug Mart.

Ian Franklin



**348 Main Street**  
MONCTON

+/- 24,000 sq. ft.

\$495,000

Prime land adjacent to Rodd Park House Inn

Ian Franklin



**522 Main Street**  
SHEDIAC

+/- 42,400 sq. ft.

\$225,000

Located next to Tim Horton's and Pizza Delight.

Ian Franklin



**1800 West Main Street**  
MONCTON

+/- 3 Acres

\$899,000

Ideal location, West Main adjacent to Nissan Dealership

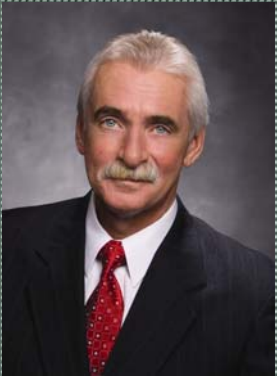
Ian Franklin

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*\*Click on an agent's photo to send him/her an email*