



# C&WA MONTHLY LISTINGS REPORT

NEWFOUNDLAND & LABRADOR

MARCH 2015

# OFFICE SPACE FOR LEASE

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## NEW, 15 DUNDEE AVENUE, MOUNT PEARL ICX® #: 1112497

Size	9,000 sf	Details	Reception, 30 offices, board room & kitchen. Elevator & ample parking.
Price	\$18.00 psf Net	Agent(s)	Lloyd Nash



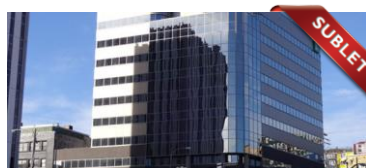
## NEW, 11 WALDEGRAVE STREET, ST. JOHN'S ICX® #: 1111992

Size	1,600 sf	Details	Renovated office space across from New Convention Centre with parking!
Price	\$3,700/mo. Semi-Gross	Agent(s)	Lloyd Nash



## 38 DUFFY PLACE, ST. JOHN'S ICX® #: 1110614

Size	3,786 & 5,696 sf	Details	New quality construction, 1 <sup>st</sup> and 2 <sup>nd</sup> floor spaces available, on-site parking.
Price	\$22.00 psf Net	Agent(s)	Susan Morrison   Joanne Earle



## 140 WATER STREET, ST. JOHN'S ICX® #: N/A

Size	1,670 & 1,684 sf	Details	Two 9 <sup>th</sup> fl. suites can be combined, parking on-site, anchored by TD Bank.
Price	\$22.00 psf Net	Agent(s)	Susan Morrison   Joanne Earle



## 15 INTERNATIONAL PLACE, ST. JOHN'S ICX® #: N/A

Size	Up to 18,587 sf	Details	Newly constructed office building, ample parking, convenient location
Price	\$28.00 psf Net	Agent(s)	Susan Morrison   Joanne Earle   Lloyd Nash



## 294 FRESHWATER ROAD, ST. JOHN'S ICX® #: PENDING

Size	1,325 sf	Details	Great visibility, high traffic location, adjacent surface parking.
Price	\$18.00 psf Net	Agent(s)	Susan Morrison   Joanne Earle   Lloyd Nash

# OFFICE SPACE FOR LEASE

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## 430-434 WATER STREET, ST. JOHN'S ICX® #: N/A

Size	7,847 sf	Details	<b>SUBLET</b> , 2 <sup>nd</sup> floor, bright demiseable office space with on-site parking.
Price	\$15.00 Net	Agent(s)	Susan Morrison   Joanne Earle   Lloyd Nash



## REDUCED PRICE, 49-55 ELIZABETH AVENUE, ST. JOHN'S ICX® #: I107573

Size	385 sf	Details	Modern finishes, signage opportunity, on-site parking, elevators.
Price	\$780 per month	Agent(s)	Susan Morrison   Joanne Earle   Lloyd Nash



## 17 PIPPY PLACE, ST. JOHN'S ICX® #: I104317

Size	2,800 square feet	Details	Several offices, kitchenette & boardroom in sought after Pippy Park.
Price	\$16.00 psf Semi-Gross	Agent(s)	Susan Morrison   Joanne Earle   Lloyd Nash



## 335 DUCKWORTH STREET, ST. JOHN'S ICX® #: I109752

Size	500 & 550 sf	Details	2 <sup>nd</sup> floor office spaces in prime downtown location, great for professionals.
Price	\$750 per month	Agent(s)	Lloyd Nash



## 351 WATER STREET, ST. JOHN'S ICX® #: N/A

Size	6,042 sf	Details	Brand new, prime downtown office space for sublet, maximum 5 year term.
Price	\$34.50 psf Net	Agent(s)	Susan Morrison   Joanne Earle

# INDUSTRIAL SPACE FOR LEASE

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## 49 JAMES LANE, ST. JOHN'S ICX® #: 1111041

Size	10,000 sf	Details	Ample parking, 20-22' ceiling height, 2 dock loading doors, office component.
Price	\$12.50 psf Net	Agent(s)	Lloyd Nash



## 3 VANGUARD COURT, ST. JOHN'S ICX® #: 1111919

Size	4,000 sf	Details	20' ceiling height, grade level loading door, ample on-site parking.
Price	\$10.50 psf Net	Agent(s)	Susan Morrison   Joanne Earle



## REDUCED PRICE, 54B CLYDE AVENUE, MOUNT PEARL ICX® #: N/A

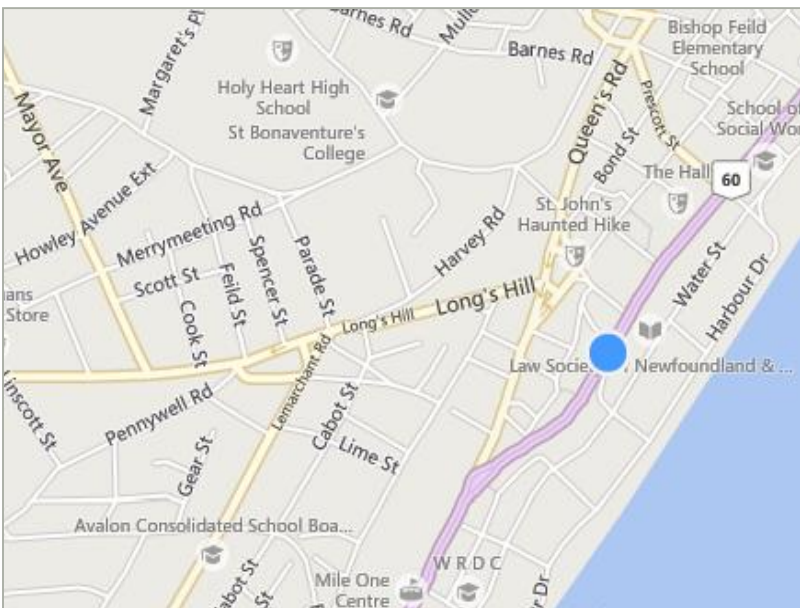
Size	12,000 sf	Details	Open warehouse is 18' clear, dock level doors, leaseholds in place.
Price	\$8.50 psf Net	Agent(s)	Susan Morrison   Joanne Earle   Lloyd Nash

# COMMERCIAL/RETAIL SPACE FOR LEASE

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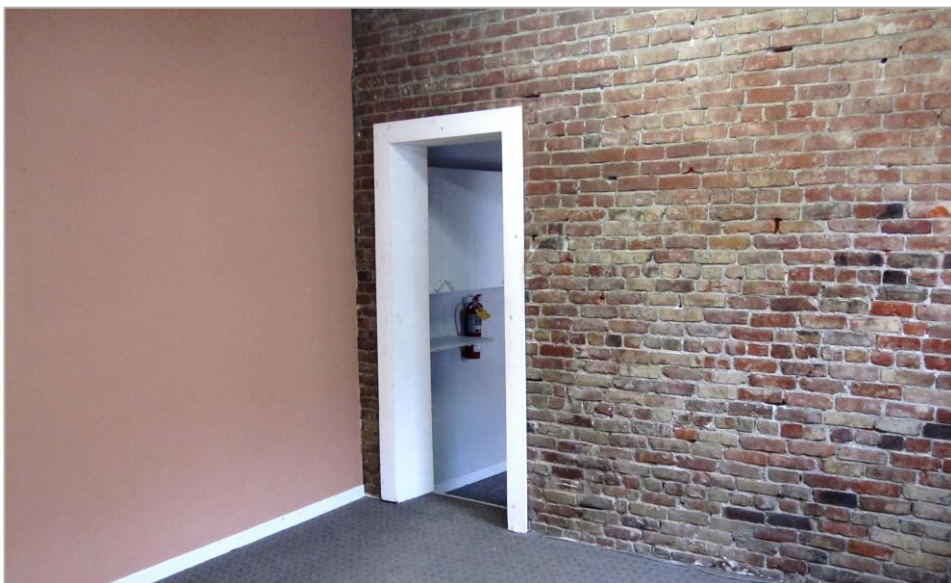
335 DUCKWORTH STREET, ST. JOHN'S		ICX® #: 1110791	
Size	563 sf remaining	Details	Prime street level retail space located in downtown St. John's.
Price	\$20.00 psf Net	Agent(s)	Lloyd Nash



## PROPERTY FEATURES

- High profile second floor office suites with exposed brick:
  - Unit 201 – features two offices, and a storage/copier area
  - Unit 202 – features one office, plus boardroom and copier area
- Prime street level ground floor retail suites (can be combined):
  - Former Vogue Optical space, units 101 & 102 can be combined for total of 1,355 square feet
- Prime Downtown location on historic Duckworth Street; walking distance to all amenities and across from the new MetroPark parkade

DETAILS	
OFFICE SPACE	<ul style="list-style-type: none"> <li>• 500 sf on the 2<sup>nd</sup> floor - \$750 / mo.</li> <li>• 550 sf on the 2<sup>nd</sup> floor - \$800 / mo.</li> </ul>
RETAIL SPACE	<ul style="list-style-type: none"> <li>• <del>792 sf on the ground floor</del> LEASED</li> <li>• 563 sf on the ground floor - \$20.00 psf Net</li> </ul>
ADDITIONAL RENT	<ul style="list-style-type: none"> <li>• Office tenant: electricity, proportionate share of blended realty tax, and in-suite cleaning</li> <li>• Retail tenant: CAM &amp; Tax \$9.46 psf</li> </ul>



# FOR SALE

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## 11 BARROWS ROAD, QUIDI VIDI VILLAGE

ICX® #: N/A

Size	5,200 sf	Details	Harbour front site with 2 storey former restaurant and gift shop.
Price	Please Contact	Agent(s)	Susan Morrison   Joanne Earle   Lloyd Nash



### PROPERTY FEATURES

- This amazing harbour front site in popular Quidi Vidi, is improved with a 2 storey above grade wood frame building, formerly used as a restaurant and gift shop. Both the land and building are for sale by RFP (Request for Proposal) process.
- The subject property contains +/- 20,464 sf of property on which the building is situated, and an additional +/- 2,023 sf of property access across Maple Valley Place.
- Zoned QI (Quidi Vidi Industrial)

### LOCATION

Situated in the heart of St. John's, this rustic and historic fishing village manages to escape the hustle and bustle of the city. Quidi Vidi Village is one of the most sought after tourist destinations in the region

### DETAILS

BUILDING SIZE	5,200 square feet
LOT SIZE	22,464 square feet
PID #	47746
LISTED PRICE	Please Contact

## LEASED PROPERTIES

Click on a property photo to obtain further information online



<b>LEASED, 335 DUCKWORTH STREET, ST. JOHN'S</b>			
Size	792 sf	Details	Prime street level retail space located in downtown St. John's.
Price	\$20.00 psf Net	Agent(s)	Lloyd Nash

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