Cushman & Wakefield Atlantic

Broker Update - St. John's Market

May 2010

15 Hallett Cres., 2nd Floor
PO Box 1135
St. John's, Newfoundland
A1C 5M5

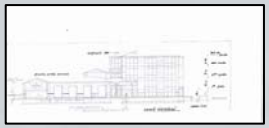
Tel: (709) 576.3777
Fax: (709) 576.3778

Website: www.cweast.com

CUSHMAN & WAKEFIELD ATLANTIC

Office Space FOR LEASE

CUSHMAN & WAKEFIELD ATLANTIC

	Address	Size	Price	Details	Agent
	Corner of Church Hill & Duckworth Street ST. JOHN'S	5,464 sq. ft.	$19.50	Located on a high profile corner. Recently undergone major upgrades to the exterior and the main floor. MLS®#: 151807.	Paul McDonald, Susan Morrison
	**11 Major's Path** ST. JOHN'S	12,000 sq. ft.	$16.00 - $20.00	4 floors plus basement. New office construction. Very high exposure. 10,000 vehicles pass by daily.	Paul McDonald, Susan Morrison
	84-86 Elizabeth Avenue ST. JOHN'S	1st Fl – 1,241 sq. ft. 2nd Fl – 2,000 sq. ft. 3rd Fl – 1,786 sq. ft.	$12.50 $12.00 $12.00	Reception, 2 offices, meeting room, washroom. Operating costs of $8.20psf/annum – billed monthly. MLS®#: 151808, 151809, 151810	Paul McDonald, Susan Morrison
	275 Duckworth Street ST. JOHN'S	26,000 sq. ft.	$15.00	Historic landmark building. Panoramic views of St. John's harbour.	Paul McDonald, Susan Morrison

The information contained herein has been provided to Cushman & Wakefield Atlantic by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.

*For further information click on an above photo to be sent to the listing's property page at www.cweast.com

Office Space FOR LEASE

CUSHMAN & WAKEFIELD ATLANTIC

	Address	Size	Price	Details	Agent
	49-55 Elizabeth Avenue ST. JOHN'S	2,082 sq. ft.	$12.50	Currently undergoing major upgrades and renovations. 3 suites available. MLS® #: 151811.	Paul McDonald, Susan Morrison

The information contained herein has been provided to Cushman & Wakefield Atlantic by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.

*For further information click on an above photo to be sent to the listing's property page at www.cweast.com

Industrial Space FOR LEASE

CUSHMAN & WAKEFIELD ATLANTIC

	Address	Size	Price	Details	Agent
	26 Allston Street ST. JOHN'S	3,500 sq. ft.	$10.50 **UNDER NEGOITIATION**	Available IMMEDIATELY! Located in the New Kenmount Business Park. Great signage opportunity!	Paul McDonald, Susan Morrison
	61 Hamilton Avenue ST. JOHN'S	29,000 sq. ft.	Please call for details	Located downtown St. John's. Consists of two buildings. A 1level 7,000 bldg and a 3 storey 15,000 sq. ft. bldg. Immediate occupancy available.	Paul McDonald, Susan Morrison
	NEW **27 Glencoe Drive** ST. JOHN'S	8,000 sq. ft.	$10.00 sq. ft.	Located on approximately one acre of land. Includes 3 large drive through bays. Located in Donovan's Industrial Park MLS® #: 151348.	Paul McDonald, Susan Morrison

The information contained herein has been provided to Cushman & Wakefield Atlantic by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.

*For further information click on an above photo to be sent to the listing's property page at www.cweast.com

Investment

CUSHMAN & WAKEFIELD ATLANTIC

	Address	Size	Price	Details	Agent
	NEW **27 Glencoe Drive** ST. JOHN'S	8000 sq. ft.	$975,000	Located on approximately one acre of land. Includes 3 large drive through bays. Located in Donovan's Industrial Park MLS®#: 151348.	Paul McDonald, Susan Morrison
	61 Hamilton Avenue ST. JOHN'S	29,000 sq. ft.	$667,000	Consists of two buildings. A 1level 7,000 bldg and a 3 storey 15,000 sq. ft. bldg.	Paul McDonald, Susan Morrison
	NEW **79 Glencoe Drive** MOUNT PEARL	4.469 Acres	$2,950,000	Two warehouse terminals which connect to 4200 sf of office space. Located in Donovan's Industrial Park. MLS® #: 151806.	Paul McDonald, Susan Morrison
	43 Cashin Avenue / **325 Pennywell Road** ST. JOHN'S	51,068 sq. ft.	$658,900	Very rare development in the center of St. John's Two lots can be combined to make one larger development.	Paul McDonald, Susan Morrison
	70 Mount Scio Road ST. JOHN'S	6 Acres	$1,100,000	6 acres of forested land, located within the boundaries of Pippy Park. MLS® #: 152733.	Paul McDonald, Susan Morrison

The information contained herein has been provided to Cushman & Wakefield Atlantic by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.

Our Agents

Managing Director, Atlantic Canada
Bill MacAvoy
902.425.1872
bmacavoy@cweast.com

CUSHMAN & WAKEFIELD ATLANTIC

Paul McDonald
Commercial Sales & Leasing
709.753.1212

Susan Morrison
Manager, Sales & Leasing
709.576.3010

The information contained herein has been provided to Cushman & Wakefield Atlantic by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.

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