

CUSHMAN & WAKEFIELD LEPAGE :: June 2009

Broker Update

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Mike Watkins
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www.cweast.com

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71 Paradise Row
Saint John, NB E2K 3H6

Licensed to **Commercial Eastern Inc.**
Independently owned and operated

OFFICE

Address	Sq. Ft.	Rent	About	Agent
71 Paradise Row Saint John	800 sq ft	\$12.00 Net	Ground Floor, HVAC, Parking, Harbour View	Mike Watkins
30 Stonegate Drive - Main Level Saint John	7,500 sq ft	\$24.00 Plus Utilities	Drury Cove, Luxury Office Space, Under Construction, Waterfront	Stephanie Turner
30 Stonegate Drive - Lower Level Saint John	7,500 sq ft	\$24.00 Plus Utilities	Luxury Office Space, Entrance On Water Side	Stephanie Turner
124 Prince William Street Saint John	4,650 sq ft	\$19.50 Gross	Uptown Office, Victorian Façade	Stephanie Turner
87 Canterbury Street Saint John	850 sq ft	\$12.00 Net	Uptown , Heritage , Loft Style Office Space	Stephanie Turner
518 Rothesay Ave Saint John	1,302 sq ft	\$13.00 Net	Office Space, Free Parking	Stephanie Turner
400 Main Street (1010) Saint John	738 sq ft	\$15.00 Net	Off Lobby, Visibility	Stephanie Turner
199 Chesley Drive Suite 104 Saint John	130 sq ft	\$10.00 Net	Office Space	Steve Kincade
199 Chesley Drive Suite 211 Saint John	740 sq ft	\$13.50 Net	Office Space	Steve Kincade
199 Chesley Drive Suite 107 Saint John	2,536 sq ft	\$11.50 Net	Office Space	Steve Kincade
400 Main Street (1050) Saint John	1,549 sq ft	\$15.00 Net	View Of Harbour, Washroom	Stephanie Turner
400 Main Street (1070) Saint John	3,970 sq ft	\$15.00 Net	Professionally Finished Office Space, Open Concept	Stephanie Turner
15 Turner Court Sussex	1,500 sq ft	\$8.50 Gross	Modern Office Space, Second Floor, Highway Access	Steve Kincade

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INVESTMENT

Address	Sq. Ft.	Rent	About	Agent
243 Union Street Saint John	1,750 sq ft	\$99,000	Commercial Condo For Sale, Ground Floor	Stephanie Turner
200 Germain Street West Saint John		\$209,000	Warehouse / Industrial Bldg.	Mike Watkins
180 Woodhaven Rd Saint John		\$1,600,000	24 Unit Multi Res Apt Bldg.	Steve Kincade
199 Chesley Drive Saint John	26,000 sq ft	\$3,490,000	Office Complex & Second Lot In Prime Location	Steve Kincade
1441 Manawagonish Road Saint John		\$1,500,000	Motel	Steve Kincade
2 Parkdale Rothesay	4,600 sq ft	\$550,000	Commercial Retail Strip Plaza	Mike Watkins
12 Smythe St. Saint John	58,727 sq ft	\$4,990,000	Red Rose Tea Building, Office Complex & Second Lot	Steve Kincade
28 McIlveen Drive Saint John	19,379 sq ft	\$2,165,000	Multi-Tenant Strip Mall	Stephanie Turner
1726 Manawagonish Road Saint John		\$699,000	Business Asset, 22 Unit Motel, Includes House & Office	Steve Kincade
201 - 207 Charlotte Street Saint John		\$629,000	Multi Unit Investment	Mike Watkins
310 Ellerdale Street Saint John		\$1,300,000	3 Multi Res Buildings, 28 Units	Steve Kincade
85 Whitebone Way Saint John	16,080 sq ft & 7.1 acres	\$799,000	21' Ceilings, Two 2 Ton Overhead Cranes	Mike Watkins

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INDUSTRIAL

Address	Sq. Ft.	Rent	About	Agent
290 Industrial Drive - Leased Saint John	24,000 sq ft	\$6.50 Net	Grandview Industrial Park	Mike Watkins
691 Somerset Street - Leased Saint John	6,000 sq.ft	\$6.52 Net	Millidgeville Warehouse/Retail	Mike Watkins
327 King William Road - Leased Saint John	2,450 sq ft	\$6.50 Net	Spruce Lake Industrial Park, Modern Building	Mike Watkins
344 Grandview Avenue - Leased Saint John	6,800 sq ft	\$5.00 Net	Grandview Industrial Park, Warehouse	Mike Watkins
85 Whitebone Way - Leased Saint John	16,080 sq ft	\$5.00 Net	Warehouse Off McIveen Dr, Two 5 Ton Overhead Cranes	Mike Watkins
Rosemount Ave Sussex	18,763 sq ft	\$3.00 Semi Gross	Land & 2 Bldg's, Hwy Access	Steve Kincade
600 Rothesay Ave Saint John	22,000 sq ft	\$5.50 Net	5,000 sq ft Of Office Included, 18.5' Ceilings, Grade Loading	Stephanie Turner
48 Hathaway Cres. Unit 1 Saint John	5,340 sq ft	\$9.41 Net	Prime Warehouse Space, West Saint John, Hwy Access	Steve Kincade
1490 Manawagonish Road Saint John	18,000 sq ft	\$6.00 Net	Warehouse, West Saint John	Stephanie Turner

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COMMERCIAL / RETAIL

Address	Sq. Ft.	Rent	About	Agent
243 Union Street Saint John	1,750 sq ft	\$1,220 Mth + Heat & Lights	Office, Storage, Storefront	Stephanie Turner
124 Prince William Street Saint John	2,100 sq ft	\$15.00 Net	Ground Floor Retail	Stephanie Turner
122 Hampton Road Suite 5 Rothesay	925 sq ft	\$14.50 Net	Strip Mall, Retail Space	Steve Kincade
124 Hampton Road, Suite 6 Rothesay	924 Sq ft	\$17.50 Net	Strip Mall, Retail Space	Steve Kincade
124 Hampton Road, Suite U1 Rothesay	1,750 sq ft	\$12.00 Net	Strip Mall, Retail Space	Steve Kincade
124 Hampton Road, Suite U2 Rothesay	1,370 sq ft	\$12.00 Net	Strip Mall, Retail Space	Steve Kincade
1490 Manawagonish Road Saint John	2,000 sq ft	\$12.00 Net	Retail Storefronts	Stephanie Turner
195 Rothesay Avenue - Leased Saint John	4,720 sq ft	\$7.50 Net	Prime Retail Stand Alone Building	Mike Watkins
391 Lancaster Ave Unit 2B Saint John	1,000 sq ft	\$1,500 Mth Semi Gross	Strip Mall, Retail Space	Steve Kincade
135 Waterloo Street, Unit 1 Saint John	2,600 sq ft	\$2,000 Mth + Lights	Former Klaussen Framing	Stephanie Turner
201 - 207 Charlotte Street Saint John	2,000 sq ft	\$2,500 Mth	Multi Unit Retail Space	Mike Watkins
135 Waterloo Street, Unit 2 Saint John		\$1,000 Mth + Lights	Former Taxi Stand	Stephanie Turner
82 Germain Street Saint John	822 sq ft	\$1,200 Mth	Retail Space, Uptown	Steve Kincade
370 Rothesay Avenue Saint John	5,000 sq ft	\$20.00 sq ft + Utilities	Recently Renovated, Former Ponderosa	Stephanie Turner

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1216 Sandcove Road Saint John	Various sq ft	\$7.00 Net	Economical Rents, Flexible Terms	Stephanie Turner
600 Rothesay Ave Saint John	22,000 sq ft	\$15.00 Net	Modern Office Design	Stephanie Turner
133 Prince William Street Saint John	6,880 sq ft	\$18.00 Semi Gross	Amazing Harbour View, Electricity Extra	Stephanie Turner
125 Prince William Street-2W Saint John	3,900 sq ft	\$11.00 Net	Uptown Heritage	Stephanie Turner
125 Prince William Street-1PW Saint John	4,500 sq ft	\$18.00 Net	Ground Floor, Uptown	Stephanie Turner
28 King Street, Unit 5A1 Saint John	1,525 sq ft	\$15.50 Gross	City Center, Office Space	Steve Kincade
28 King Street, Unit 5B1 Saint John	1,050 sq ft	\$12.50 Gross	City Center, Office Space	Steve Kincade
28 King Street, Unit 5B3 Saint John	1,125 sq ft	\$12.50 Gross	City Center, Office Space	Steve Kincade
28 King Street, Unit 4B4 Saint John	700 sq ft	\$12.50 Gross	City Center, Office Space	Steve Kincade
28 King Street, Unit 3B3 Saint John	1,800 sq ft	\$12.50 Gross	City Center, Office Space	Steve Kincade
28 King Street, Unit 4B3 Saint John	775 sq ft	\$12.50 Gross	City Center, Office Space	Steve Kincade
12 Smythe Street, Suite 130 Saint John	1,006 sq ft	\$15.50 Net	Professional Office Space	Steve Kincade
125 Prince William Street-1W Saint John	1,980 sq ft	\$15.00 Net	Ground Floor, Water Street	Stephanie Turner
370 Rothesay Avenue Saint John	5,000 sq ft	\$24.00 Semi Gross	Beautifully Finished Office Space	Stephanie Turner
48 Hathaway Cres Unit 2 Saint John	2,760 sq ft	9.76 Net	Office Space	Steve Kincade
243 Union Street Saint John	1,750 sq ft	\$1,220 Mth	Recently Renovated Office Space	Stephanie Turner

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LAND

Address	Acres	Price	About	Agent
Vacant Land Spruce Lake Industrial Park	19 acres	\$80,000	Owner Build To Suit	Mike Watkins
Vacant Lots Honduras	1/4 acre	\$13,000-\$16,000 US	Oceanfront, 101 Lot Available	Stephanie Turner
Kilmarnock Head St Andrews	1.2 + Acres	\$90,000 And Up	Residential Lots, Resort Area	Stephanie Turner
1271 Bayside Drive Saint John	13 Acres	\$650,000	Industrial Development	Stephanie Turner
Mount Pleasant East Saint John	.5 acre	\$60,000	Vacant Residential Land	Mike Watkins
Rosemount Ave Saint John	18,000 sq ft	\$3.00 Semi Gross	Vacant Land	Steve Kincade
Mount Pleasant East Saint John	.5 acre	\$60,000	Vacant Residential Land	Mike Watkins
Partello Street Saint John	.2 acre	\$12,000	Vacant Residential Land	Mike Watkins
Manawagonish Rd. Saint John	65,337 sq ft	\$149,000	Vacant Land Overlooking The Bay Of Fundy	Steve Kincade
1626 Rothesay Road - Under Agreement Saint John	.4 acre	\$97,000	Vacant Commercial Site	Mike Watkins
459 Ashburn Lake Road Saint John	5 acres	\$950,000	Highway Access	Stephanie Turner

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