

Cushman & Wakefield Atlantic Moncton Market - Broker Update

January 2010



**CUSHMAN &
WAKEFIELD®**

ATLANTIC

Independently owned and operated

MONCTON MARKET - BROKER UPDATE

OFFICE - January '10



ADDRESS	SIZE	PRICE	DETAILS	AGENT
1040 Champlain Street DIEPPE	13,936 sq. ft. 4,399 sq. ft.	\$13.50 Net \$16.50 Net	3 rd floor office space in high traffic area 4 th floor penthouse, premium space with rooftop terrace	Ian Franklin
80 Driscoll Crescent MONCTON	8,400 sq. ft. 2,013 sq. ft.	\$12.00 Gross \$13.00 Gross	2 nd floor office in Moncton Industrial Park Main floor office in Moncton Industrial Park	Ian Franklin
750 Main Street MONCTON	1,000 to 6,00 sq. ft.	\$22.00 Gross	Office space with potential for Retail	Ian Franklin
1201 Mountain Road MONCTON	5,000 sq. ft.	\$16.00 Gross Plus heat/lights	High visibility space, ideal for office or retail	Donna Green
95 Lester MONCTON	2,100 sq. ft.	\$99,500	Downtown building w/ recording studio in basement	Ian Franklin
123 Lutz Street MONCTON	20,000 sq. ft.	\$1,750,000	Office space in Downtown Moncton	Raoul Robichaud
1 Factory Lane MONCTON	5,000 sq. ft.	\$18.50 Gross	Great space. Lots of natural brick, work stations could remain.	Ian Franklin
671 St. George Street MONCTON	1,400 sq. ft.	\$15.00 Gross	Two offices, boardroom and large common area	Donna Green, Gary Brown
321 St. George Street MONCTON	1,456 sq. ft.	\$1,000/mth Plus heat/lights	2 nd floor, large reception area & offices plus storage	Donna Green, Gary Brown
343 St. George MONCTON	4,000 sq. ft.	\$10.00 Gross + heat & lights	Natural light, high ceilings. Very eco friendly!	Ian Franklin

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24 High MONCTON	1,260 & 2,950 sq. ft.	\$15.00 Net	New office development at the Gateway to Downtown	Ian Franklin
844 Main St. MONCTON	4,000 sq. ft.	\$16.00 Net	Downtown office space	Raoul Robichaud
35 English Drive MONCTON	1,950 sq. ft.	\$12.00 Gross Plus heat/lights	2 nd floor, excellent quality space	Ian Franklin

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INDUSTRIAL - January '10



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ADDRESS	SIZE	PRICE	DETAILS	AGENT
231 Arsenault DIEPPE	2,700 sq.ft.	\$249,000	Great warehouse space, large garage for trucks, 2 bays	Ian Franklin
222 Edinburgh MONCTON	Up to 60,000 sq. ft. Can subdivide To 7,500 sq.ft.	\$4.25 Net	Warehouse space in Moncton Industrial Park	Gary Brown, Donna Green
212 Halifax Street MONCTON	14,129 sq. ft.	\$525,000	Convenient location. Ideal for service shop	Ian Franklin
190 Rue de L'Anse EEL RIVER	63,000 sq. ft.	\$1,250,000 \$3.00 Net	Located in the Restigouche Industrial Park	Ian Franklin
661-693 St. George Blvd MONCTON	22,013 sq. ft.	\$949,000 \$8.50 Gross	Great warehouse space, high traffic/visibility	Gary Brown, Donna Green
961 Malenfant DIEPPE	9,150 sq. ft.	\$5.50 Net	Located in the Dieppe Industrial Park	Raoul Robichaud
669 Babin DIEPPE	12,800 sq. ft.	\$525,000 \$6.25 Net	Great location in the Dieppe Industrial Park	Raoul Robichaud
35 English Drive MONCTON	4,800 sq. ft. 32,000 sq.ft.	\$5.50 Net \$1,600,000	Drive in door, plus dock available on a needed basis.	Ian Franklin

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MONCTON MARKET - BROKER UPDATE

COMMERCIAL/RETAIL - January '10



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ADDRESS	SIZE	PRICE	DETAILS	AGENT
1040 Champlain Street DIEPPE	3,118 sq. ft.	\$13.50 Net	1 st floor, high traffic location next to Cora's Located in Uptown Dieppe	Ian Franklin
329 St. George MONCTON	Main 1,550 sq.ft. 2 nd floor 1,750 sq.ft.	\$12.00 Gross \$10.00 Gross	Ideal location retail/office. High traffic & visibility Plus heat & lights	Donna Green
1346 Route 133 GRAND BARACHOIS	8,688 sq. ft.	\$139,900	Rural multi-purpose building (Retail/office, storage, residential)	Ian Franklin
836-842 Main Street MONCTON	6,000 sq. ft.	\$11.00 Net	Downtown, high visibility. Will build to suit	Raoul Robichaud
469 Adelard-Savoie DIEPPE	2,500 sq. ft.	\$300,000	Light industrial building on a 1.89 acre lot	Raoul Robichaud
1201 Mountain Road MONCTON	5,000 sq. ft.	\$16.00 Gross Plus heat/lights	Great retail space with high visibility	Donna Green
351 St. George MONCTON	1,233 sq.ft.	\$12.00 Gross	Ideal retail location on busy corner in Downtown	Donna Green
333 & 337 St. George MONCTON	Main 2,300 sq. ft. 2 nd floor 2,230 sq.ft.	\$12.00 Gross \$10.00 Gross	Ideal location retail/office. High traffic & visibility Plus heat & lights	Donna Green
810 Main Street MONCTON	3,500 sq.ft.	\$349,500	2 storey retail/office/condo	Ian Franklin
107 Robinson MONCTON	7,200 sq. ft.	\$1,080,000	Former "Creek" Restaurant Downtown Moncton	Raoul Robichaud, Donna Green
171-173 Millennium MONCTON	1,070 sq. ft.	\$15.00 Gross	Retail Wholesale showroom	Ian Franklin
785 Main Street MONCTON	1,575 sq. ft.	\$22.00 Gross + Electricity	Located downtown, high visibility, ideal for retail or office.	Donna Green

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INVESTMENT & MULTI-RESIDENTIAL - January '10



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ADDRESS	SIZE	PRICE	DETAILS	AGENT
My Mother's Country Inn New Glasgow, PEI	Inn, executive cottage & Detached cottage triplex on + 46 acres	\$1,200,000	Beautiful historic farmhouse transformed into a chic & Luxurious Country Inn with a European Flair. 	Donna Green
Golf Club Rd HILLSBOROUGH	Golf Course	\$585,000	Great Investment Opportunity!	Ian Franklin
167 Dupuis SHEDIAC	5 unit apartment	\$239,000	Very nice - fully leased 5 unit apartment building Close to new retail development. Walk to downtown.	Donna Green, Gary Brown
35 English MONCTON	32,000 sq. ft.	\$1,600,000	Great investment property... warehouse & office	Ian Franklin

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LAND - January '10



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CNR Land-Main & Vaughan Harvey MONCTON	+/- 11 acres	\$1,500,000	Prime location near new Sobeys & Shoppers Drug	Ian Franklin
348 Main Street MONCTON	+/- 24,000 sq. ft	\$495,000	Prime land adjacent to Rodd Park House Inn	Ian Franklin
Lot 04-2 Mapleton Road MONCTON	+/- 20 acres(3 parcels)	\$5.00-\$11.50	Prime development site adjacent to Future Inns Hotel	Gary Brown, Donna Green
522 Main Street SHEDIAC	+/- 42,400 sq. ft.	\$225,000	Located next to Tim Horton's and Pizza Delight	Ian Franklin
McLaughlin Drive MONCTON	+/- 3 acres	\$1,450,000	High traffic area located near University	Ian Franklin
1060 Champlain Street DIEPPE	+/- 1.4 acres	\$425,000	Prime development property; high traffic area	Ian Franklin

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OUR AGENTS



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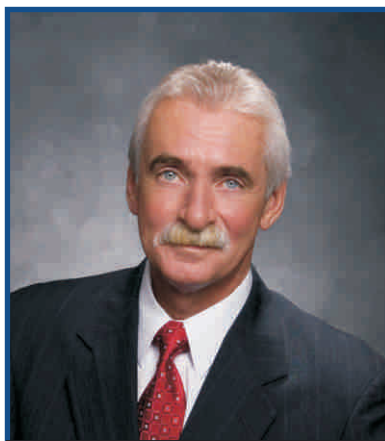
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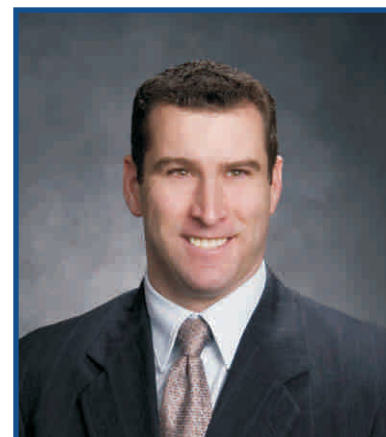
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