

FOR LEASE

# 55 DRISCOLL CRESCENT

MONCTON, NB



**CUSHMAN &  
WAKEFIELD**  
Atlantic

# PROPERTY HIGHLIGHTS

Unlock a fantastic opportunity to lease adaptable space on Driscoll Crescent!

Situated in one of Moncton's top industrial parks, this spaces is ideal for office use or various commercial activities.

The property has two available units that can be leased individually or together:

- **Main Floor:** features an efficient layout of +/- 3,345 sf, and includes multiple offices, a meeting room, a vestibule, and a reception area.
- **Basement:** It offers an adaptable space of +/- 3,193 sf, with various areas designated for office and storage that can be transformed to meet different business needs.

The building offers **signage options** on the main floor and provides ample **on-site parking** and circulation space.

**± 3,193 - 3,345 sf**

UNIT SIZE

**\$14.00 PSF NET**

LEASE RATE

**2**

UNITS

**INDUSTRIAL PARK**

ZONING



*\*AI-Enhanced Visualization. This image was created using Artificial Intelligence. It is for visionary purposes only, and they may not reflect the property's current condition.*

# FLOOR PLANS

MAIN FLOOR |  $\pm$  3,345 SF



NB144549 |

## GALLERY



# FLOOR PLANS

**BASEMENT** |  $\pm$  3,193 SF



NB144551 |

## GALLERY

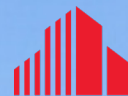


# LOCATION MAP

Strategically located in Moncton's established industrial district, **55 Driscoll Crescent** offers exceptional connectivity to major transportation routes, including Wheeler Boulevard, St. George Boulevard and the Trans-Canada Highway.

The property is just minutes away from downtown Moncton and is surrounded by established industrial companies. This location provides a strong business environment with excellent accessibility.





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