



# Several available office spaces in this Class "A" building located in Emmerson Business Park, Moncton, NB



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### Location

11 Ocean Limited Way, Moncton

### Building Size

±16,875 SF

### Available Space

Unit 110 | ±2,820 SF

Unit 130 | ±4,156 SF

Unit 150 | ±2,314 SF

### Zoning

Business & Technology

### Parking

Ample Paved On-Site

### Assessment

\$6,592,700 (2025)

### Taxes

\$276,220.94 (2025)

### Net Rent

\$15 PSF

### Additional Rent

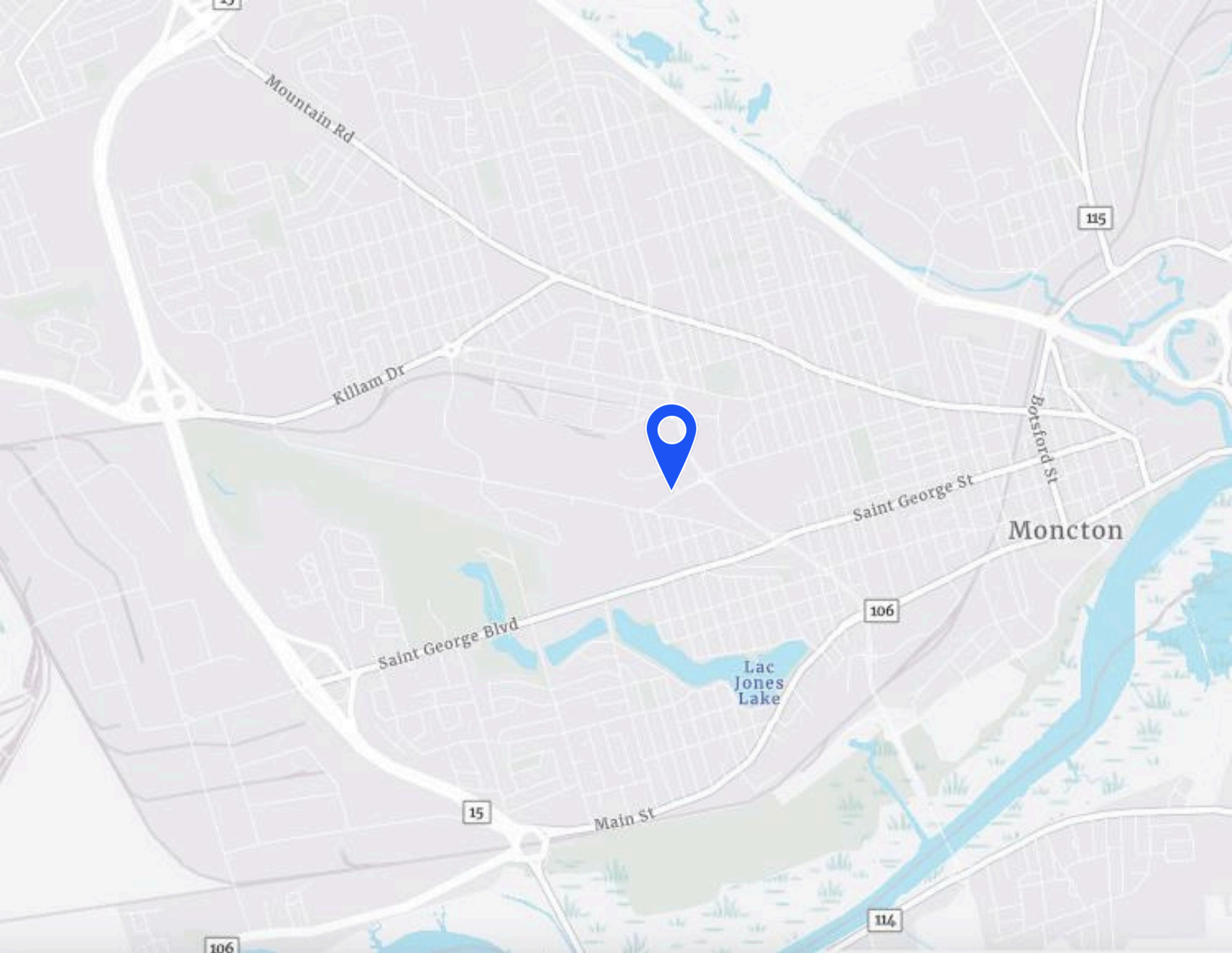
\$10.29 (CAM) + \$5.25 (Taxes) PSF

# 11 Ocean Limited Way

Where modern infrastructure meets limitless business potential.

Welcome to 11 Ocean Limited Way, a professionally designed two-storey building located in the heart of Emmerson Business Park. Built in 2004, this BOMA Silver Certified property offers a range of flexible, light-filled spaces from ±2,314 to ±4,156 SF, ideal for professional offices, government services, educational institutions, call centers, and more. The building is equipped with essential infrastructure including a backup generator and an uninterrupted power supply (UPS) to ensure business continuity.

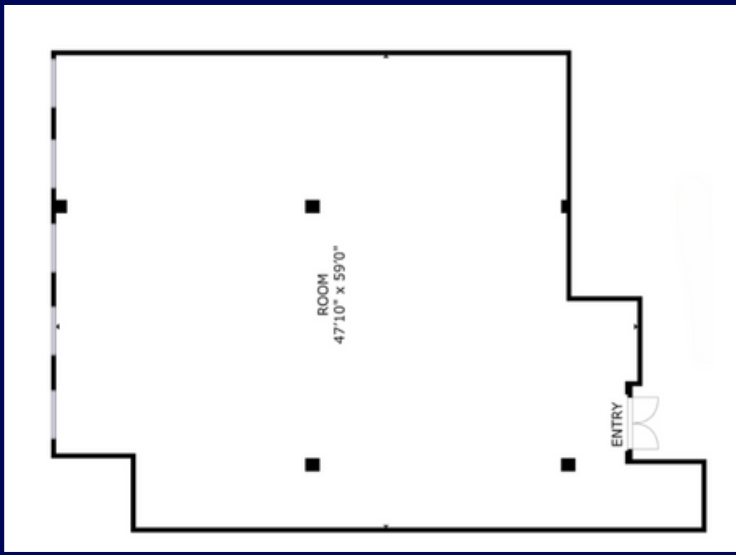
Tenants benefit from exceptional on-site amenities, including over 188 parking spaces and access to public transit. Zoned BT (Business and Technology), the property is strategically positioned to support a wide variety of professional uses. Whether you're establishing a new business, expanding operations, or seeking a reliable location for institutional needs, 11 Ocean Limited Way delivers the functionality, accessibility, and professionalism your organization demands.



Population	90,742
Median household Income	\$86,221
Average Age	39.9
Percent in workforce	92.4% Employment 61.9% Participation
Total Households	40,069
Walk score	62
Bike score	62
Transit score	36

**Ocean Limited Way is strategically located at the intersection of Vaughan Harvey Boulevard and Millennium Boulevard, serving as a key gateway to downtown, Riverview, and beyond.**

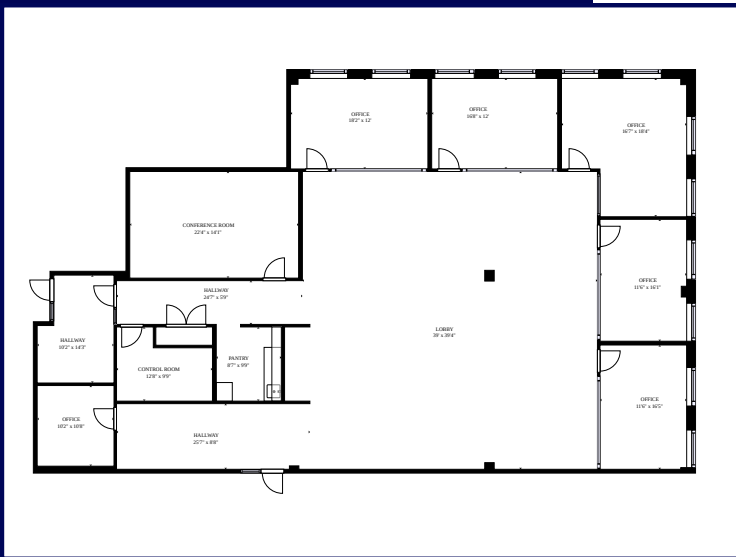
- The area is experiencing significant growth with a \$50 million urban community development featuring nine six-storey apartment buildings, four of which are currently under construction, alongside new townhouses at Millennium Boulevard and Grand Trunk Street.
- Centrally located near major amenities including CN Sportsplex, Oulton College Campus, Avenir Centre, the YMCA, and more, positioning your business at the heart of a rapidly expanding urban hub.



## Unit 110

**±2,820 SF**

Ground-level office space in white box condition, featuring a full wall of windows that flood the space with natural light. Ideal for customizing to suit your business needs, this bright, open layout offers excellent visibility and accessibility.

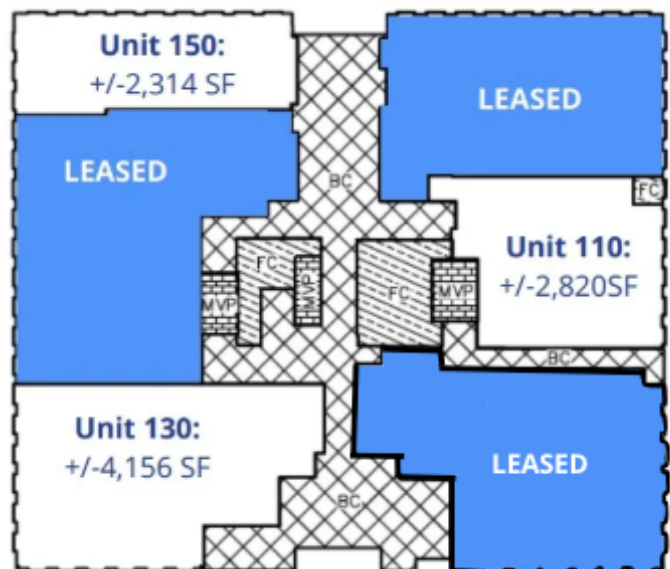


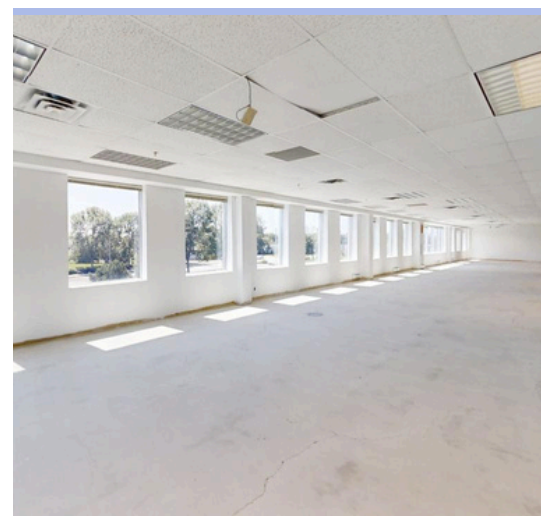
## Unit 130

**±4,156 SF**

Fully built-out ground-level office featuring five private offices, a conference room, control room, storage room, and kitchenette, complemented by a spacious open workspace, ideal for teams seeking a move-in ready layout with both privacy and collaboration in mind.

# Main Level Floor Plan





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