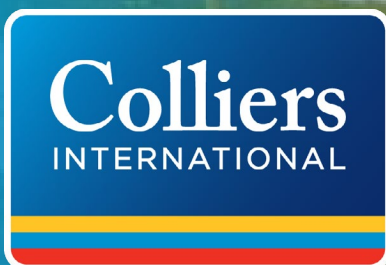


FOR LEASE
\$12.00 PSF NET

71 WATERLOO STREET STREET Moncton, NB

**3,500 SF OF PROFESSIONAL OFFICE SPACE
WITH ON-SITE PARKING**

Martine Godbout | 506 899 2690 | Commercial Sales & Leasing



Contact Us

COLLIERS INTERNATIONAL NB
Victoria Place, 29 Victoria Street, Suite 101
Moncton, NB E1C 9J6
506 870 8888
Colliers.com/NewBrunswick



MARTINE GODBOUT
Commercial Sales & Leasing
506 899 2690
martine.godbout@colliers.com



71 WATERLOO STREET STREET Moncton, NB

FOR LEASE
\$12.00 PSF NET

PROPERTY

71 Waterloo is offering 3,500 SF of professional office space with ample on-site parking. Ideal usage includes professional services such as a therapy, accountant or lawyers office.

The space features a reception area, five large offices, a boardroom, kitchen space, two washrooms, storage and a great workshop area. This space also provides ample natural light.

The property is conveniently located directly adjacent to Tim Horton's and is only a 10-minute walk from the Main Street. There are multiple amenities such as restaurants, coffee shops, financial institutions and the new event centre in the immediate surrounding area. The building is also located near Riverfront Park walking/biking trails.

Moncton's bilingual and diverse workforce, growing economy and central location in Atlantic Canada make it one of the best places to open or expand your business.

LEASE RATES

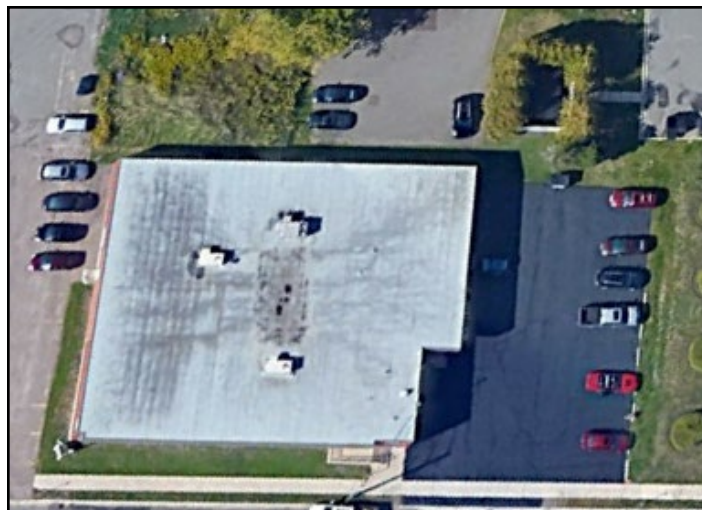
- > Rent: \$12.00 PSF NET
- > Additional Rent: CAM & Taxes

FEATURES

- > PID: 70069307
- > Heat: Baseboard/Electric
- > Zoning: Central Business District Zone
- > Building Tenants: Fowler & Fowler Law Office

PARKING

- > Ample on-site paved parking.



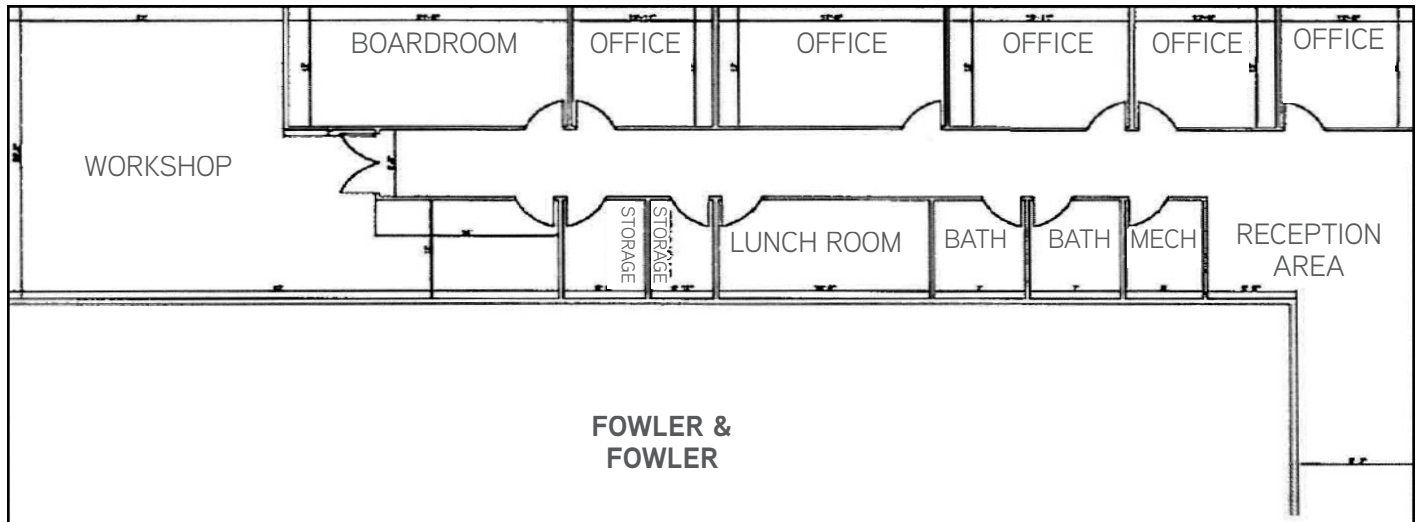
Contact Us

COLLIERS INTERNATIONAL NB
Victoria Place, 29 Victoria Street, Suite 101
Moncton, NB E1C 9J6
506 870 8888
Colliers.com/NewBrunswick

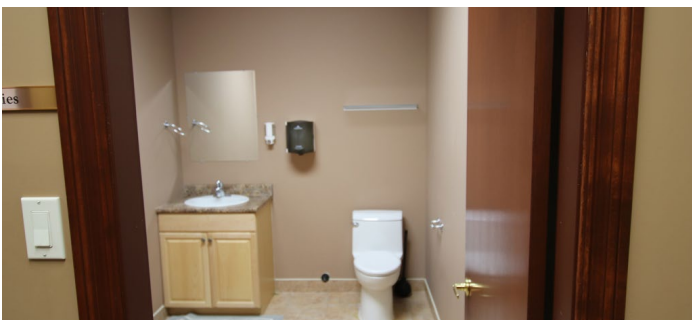


MARTINE GODBOUT
Commercial Sales & Leasing
506 899 2690
martine.godbout@colliers.com

FLOOR PLAN



PHOTOS

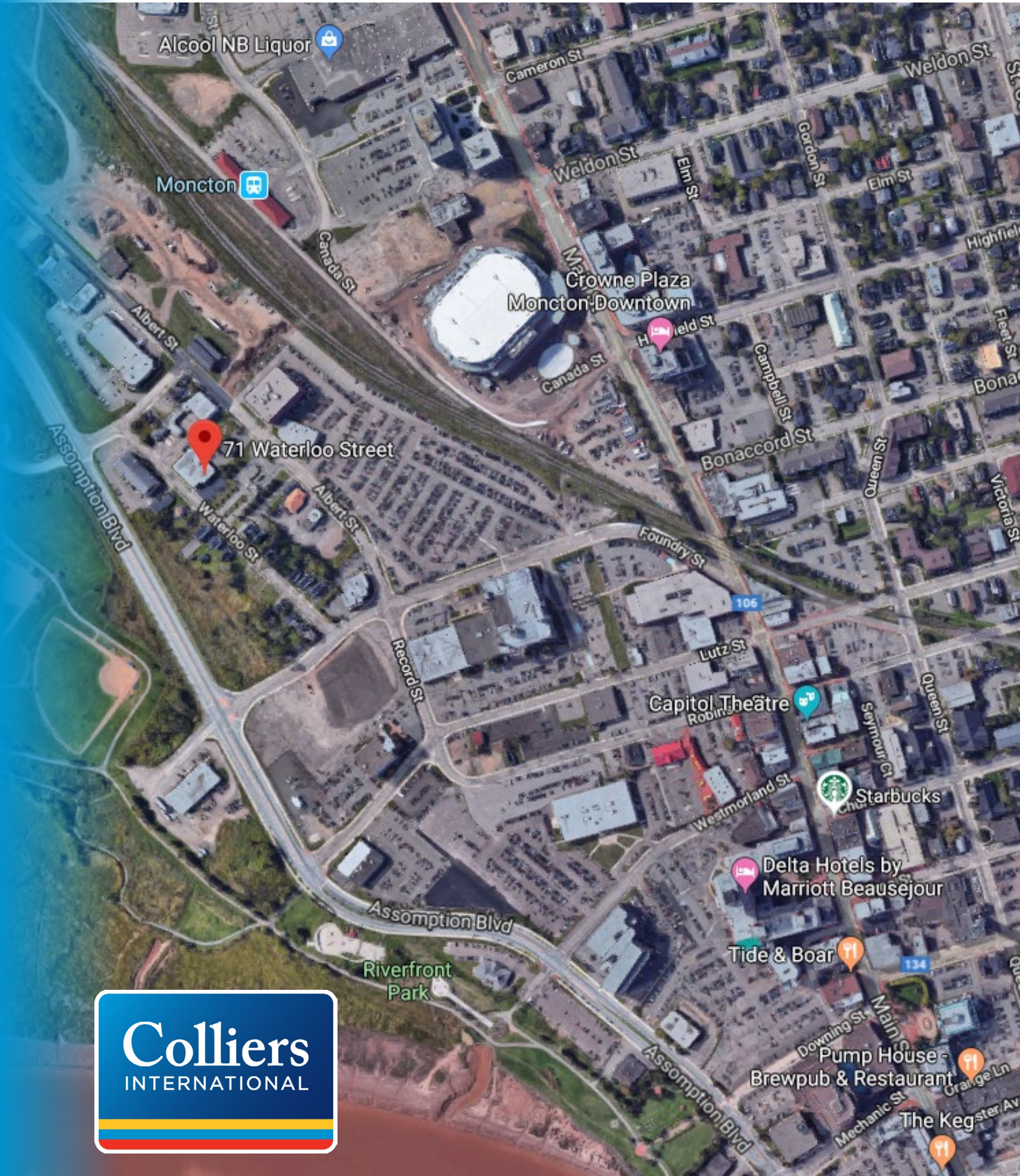


Contact Us

COLLIERS INTERNATIONAL NB
Victoria Place, 29 Victoria Street, Suite 101
Moncton, NB E1C 9J6
506 870 8888
Colliers.com/NewBrunswick



MARTINE GODBOUT
Commercial Sales & Leasing
506 899 2690
martine.godbout@colliers.com



Colliers
INTERNATIONAL

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.