



# 9,386 SF of professional office space minutes from the downtown core

**FOR LEASE | 21 Ocean Limited Way, Moncton New Brunswick**

This two storey building is ideally situated near Millennium Drive, Vaughan Harvey Boulevard and the downtown core. The available 9,386 SF (8,043 SF usable area) is located on the second floor with elevator access. It offers several offices and meetings rooms, and is perfect for many professional usages. This property also offers ample on-site parking.



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## FOR LEASE | 21 Ocean Limited Way, Moncton, New Brunswick

Asking Rent:

# \$15.00 PSF NET

+ Additional Rent of \$13.45 PSF

### Property Features

- Civic Address: 21 Ocean Limited Way, Moncton, NB
- PID: 70387469
- Building Size: 51,696 SF
- Available Space: Unit 200 | 9,386 SF
- Usable Area: 8,043 SF
- Tax Levy: \$354,388.32 | 2020
- Assessment: \$7,572,400 | 2020
- Parking Ratio: 4 Spots/1,000 SF
- Zoning: BT | Business and Technology

### Zoning

The building is zoned BT (Business and Technology) allowing for a multitude of uses, including but not limited to: professional office, government services, education/research institute, call centre, and more.

### Highlights

- The available 9,386 SF (usable area is 8,043 SF) is located on the second floor and is a combination professional offices and boardrooms. It is perfect for numerous professional usages.
- There's ample on-site parking with a ratio of 4 spaces per 1,000 SF and the property is also on a public transit route.
- This property is well located in the geographical heart of the City Moncton with quick and easy access to several main through-fares such as Vaughan Harvey, Wheeler Boulevard, Mountain Road and St. George Street.
- In the immediate area you will find numerous amenities including the Greater Moncton YMCA, restaurants, coffee shops and more.
- This area offers excellent visibility and exposure with an average of  $\pm$  12,193 vehicles on Vaughan Harvey Boulevard daily.
- Co-tenant in building is Exxon Mobile.
- The building systems are also protected with a backup generator and uninterrupted power supply (UPS).



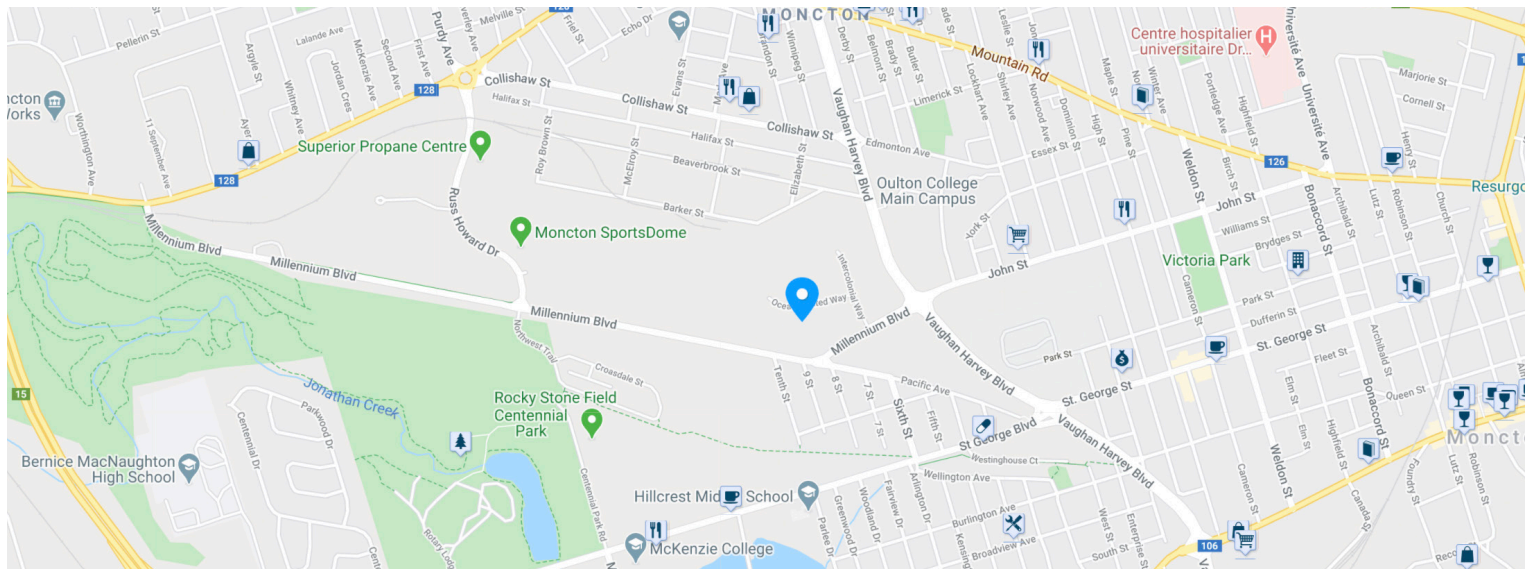


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## Neighbourhood Snapshot

21 Ocean Limited way is located at the heart of the City of Moncton at the intersection of Vaughan Harvey Boulevard and Millennium Boulevard. Vaughan Harvey Boulevard is not only a main artery in the City of Moncton but it is also a gateway to the downtown core and the Town of Riverview. This area offers excellent visibility and exposure with an average of  $\pm 12,193$  vehicles on Vaughan Harvey Boulevard daily. This location also provides quick and easy access to St. George Boulevard, Wheeler Boulevard the Trans-Canada Highway and Mountain Road.

Moncton is the definition of diversity with more than 190 manufacturing firms, over 700 professional firms and approximately 8,000 students enrolled in university and college programs across the region. Moncton's bilingual and diverse workforce, growing economy and central location in Atlantic Canada make it one of the best places in Canada to do business.







**Greater Moncton Area  
Population (2019)**  
155,825



**Population Growth  
Rate (2018-2019)**  
2%



**Average Household  
Income (2017)**  
\$73,836



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