



For Lease | 11 Ocean Limited Way, Moncton, NB

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



Heidi Daigle
Commercial Sales & Leasing
506 851 5400
Heidi.Daigle@colliers.com

Salient Facts

Opportunity Type:
Office Space for Lease

PID:
70377684

Location:
11 Ocean Limited Way,
Moncton, New Brunswick

Zoning:
Business & Technology

Total Building Area:
±16,875 SF

Unit 110 | ±2,820 SF
Unit 130 | ±4,156 SF
Unit 150 | ±2,314 SF

Unit 210 | ±7,585 SF

Parking:
Paved On-site

Assessment:
\$6,592,700 | 2025

Taxes:
\$276,220.94 | 2025

Asking Rent:
\$15 PSF

Additional Rent:
\$10.29 (CAM) + \$5.25 (Taxes)

Opportunity

Welcome to 11 Ocean Limited Way, a meticulously designed two-storey building established in 2004, nestled in the vibrant Emerson Business Park. This exceptional property offers a variety of professional spaces, which can be tailored to meet your specific needs.

The available spaces ranging from ±2,314 - ±7,585 SF feature an abundance of natural light. This BOMA Silver Certified building is equipped with essential systems to ensure uninterrupted business operations, including a backup generator and an uninterrupted power supply (UPS).

Parking is never a concern, with over 188 on-site spaces, and the property conveniently located on a public transit route. Zoned as BT (Business and Technology), the spaces are suitable for a wide array of uses, from professional offices to government services, education and research institutes, call centers, and beyond.

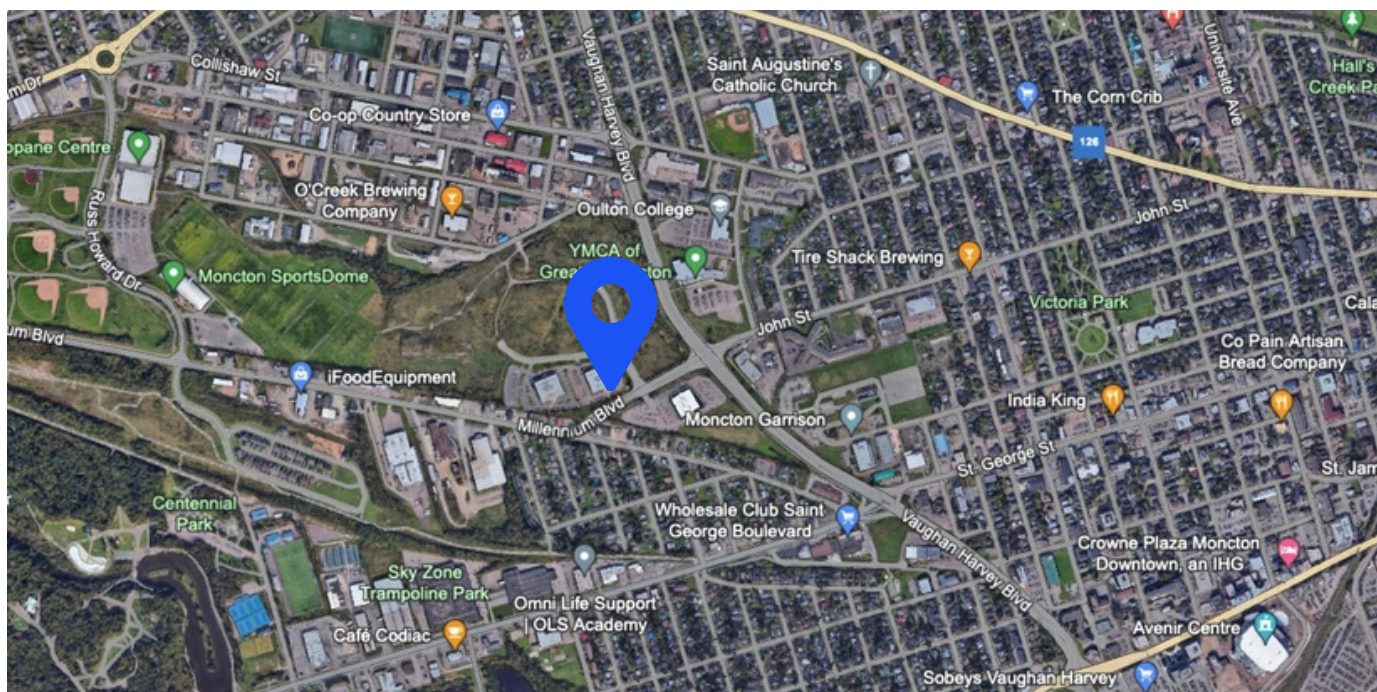
Whether you're launching a startup, expanding an established enterprise, or seeking a strategic location for government services or educational initiatives, 11 Ocean Limited Way offers the ideal blend of functionality, flexibility, and convenience.



Location

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 evolving with a \$50 million urban community project featuring nine, six-story apartment buildings, including four currently under construction. This expansion adds to the area's existing growth, including new townhouses at the intersection of Millennium Boulevard and Grand Trunk Street. Central location, with proximity to key destinations like CN Sportsplex, Oulton College Campus, Avenir Centre, YMCA and more.



Demographics

Within 10 km of 11 Ocean Limited Way, Moncton, NB

Current
Population
137,915

Median
Age
41.4

Average
Household
Income
\$98,299

Labour
Employment
Rate
92.5%

Number of
Households
58,615

Photos

Exterior



Photos

Common Areas



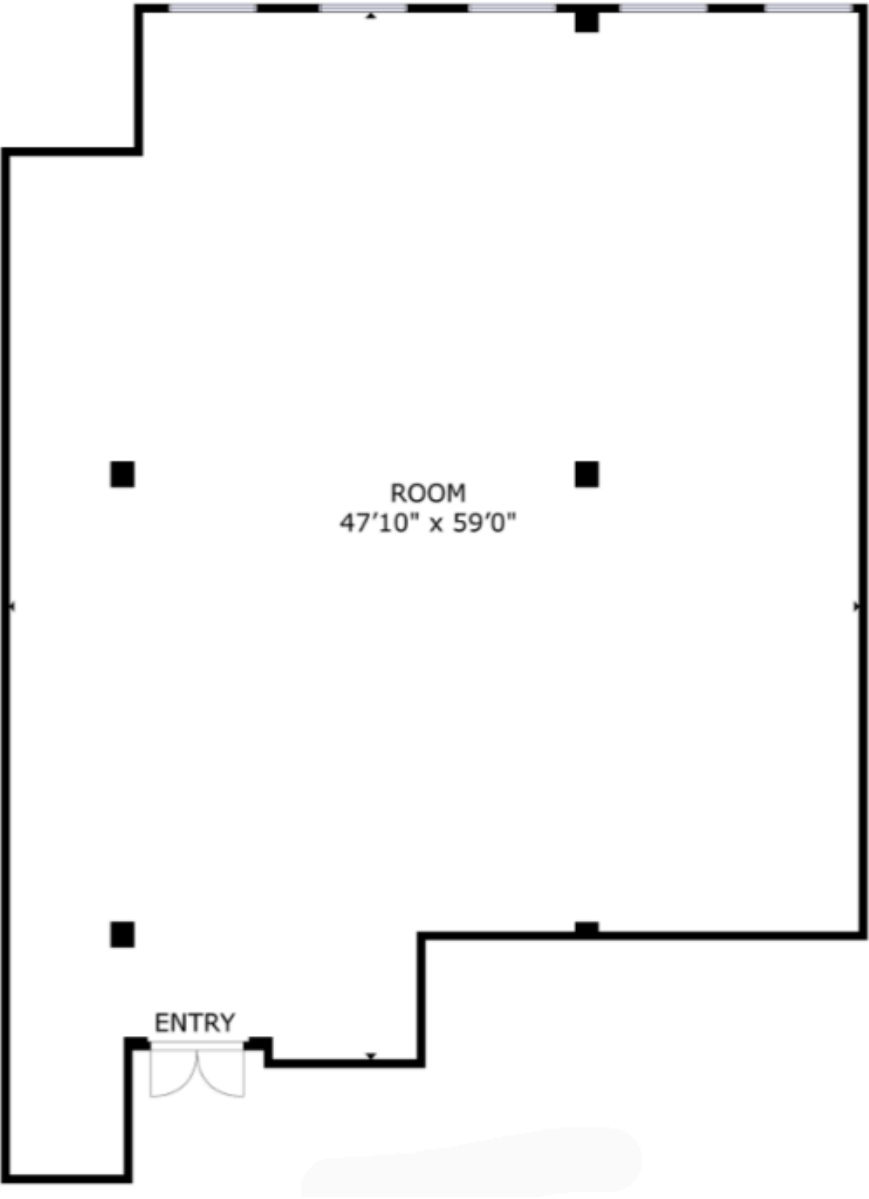
Photos

Unit 110



Floor Plan

Unit 110 | ±2,820 SF



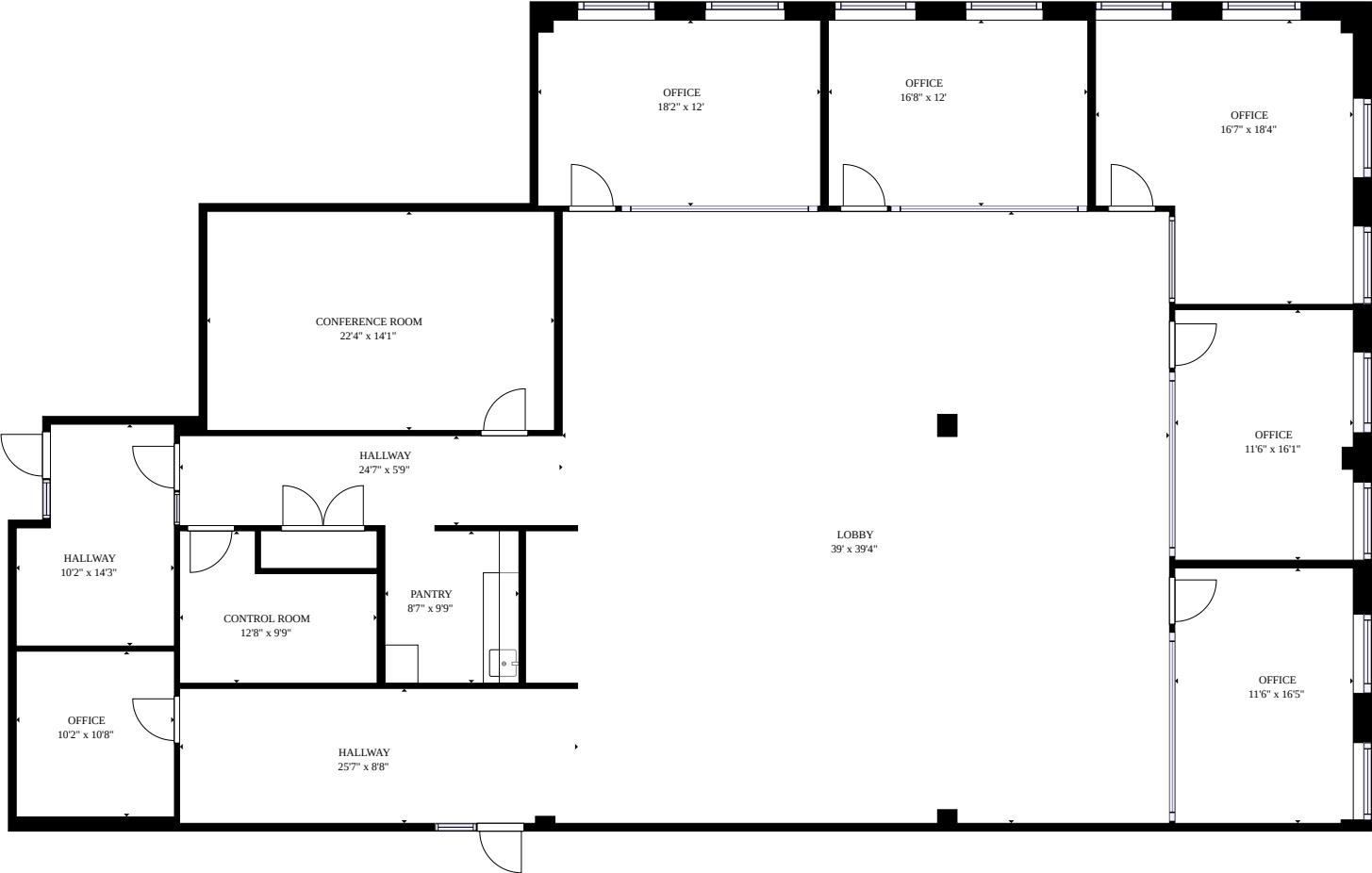
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Unit 130



Floor Plan

Unit 130 | ±4,156 SF



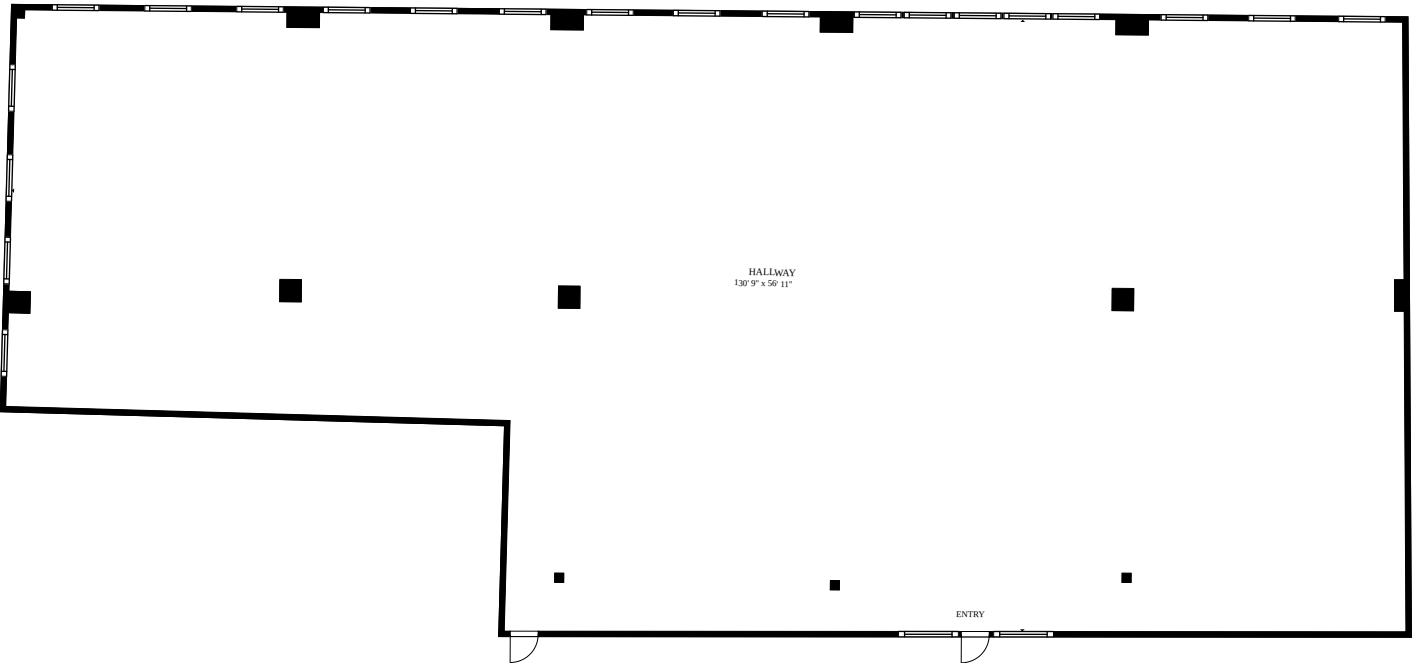
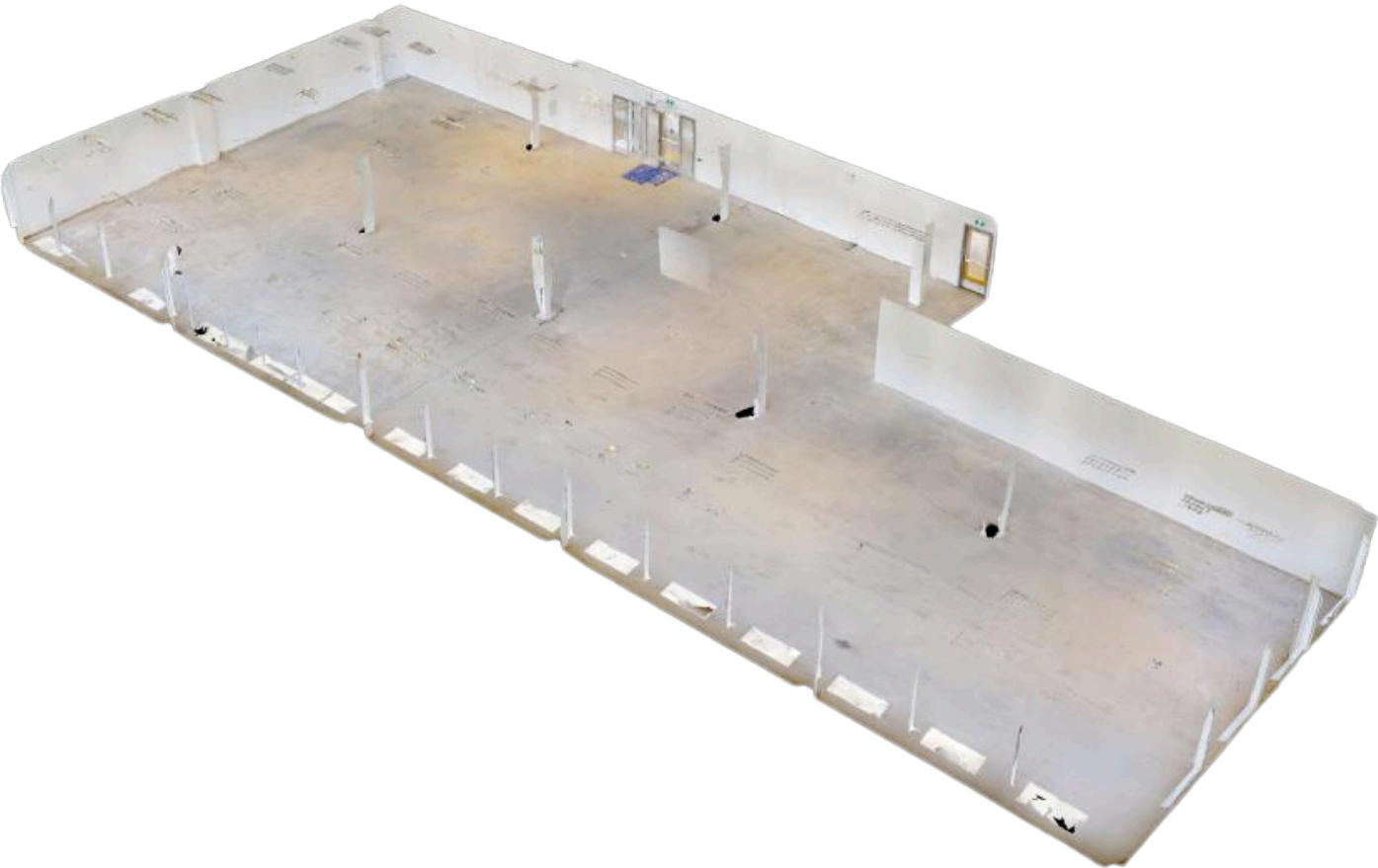
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Unit 210



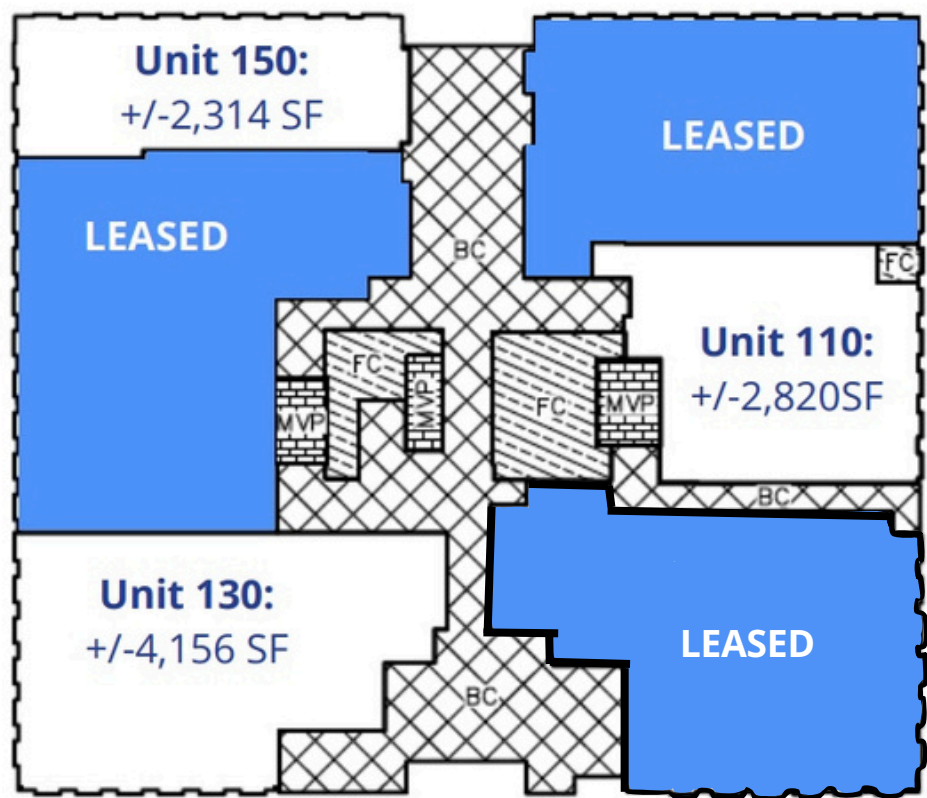
Floor Plan

Unit 210 | ±7,585 SF

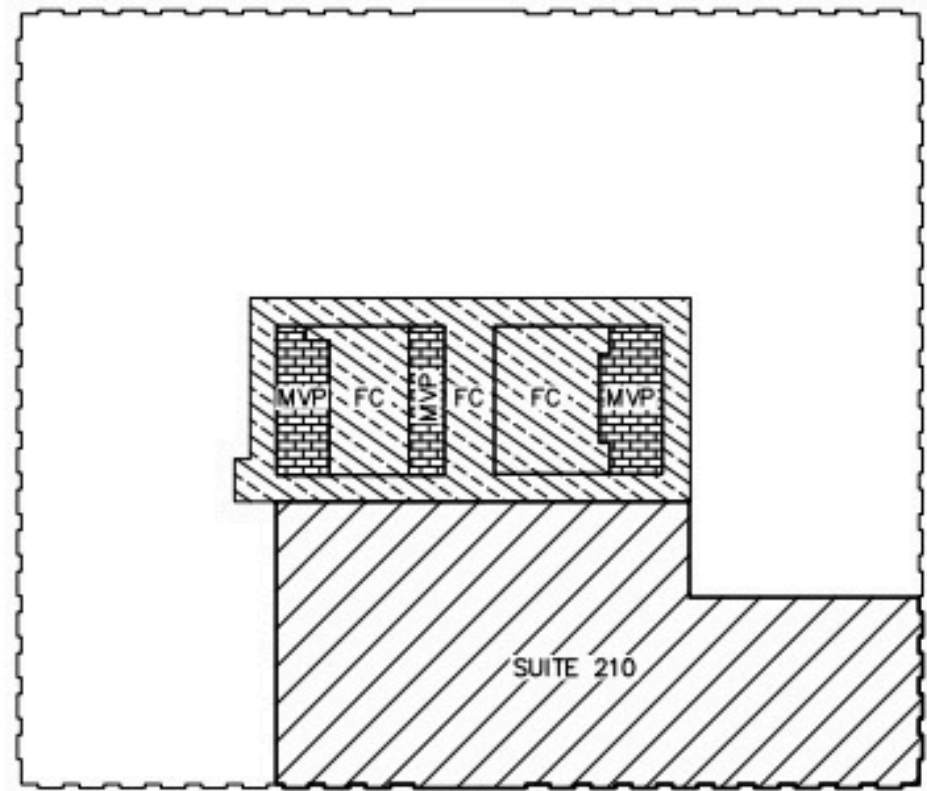


Floor Plan

Main Level



Second Level





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