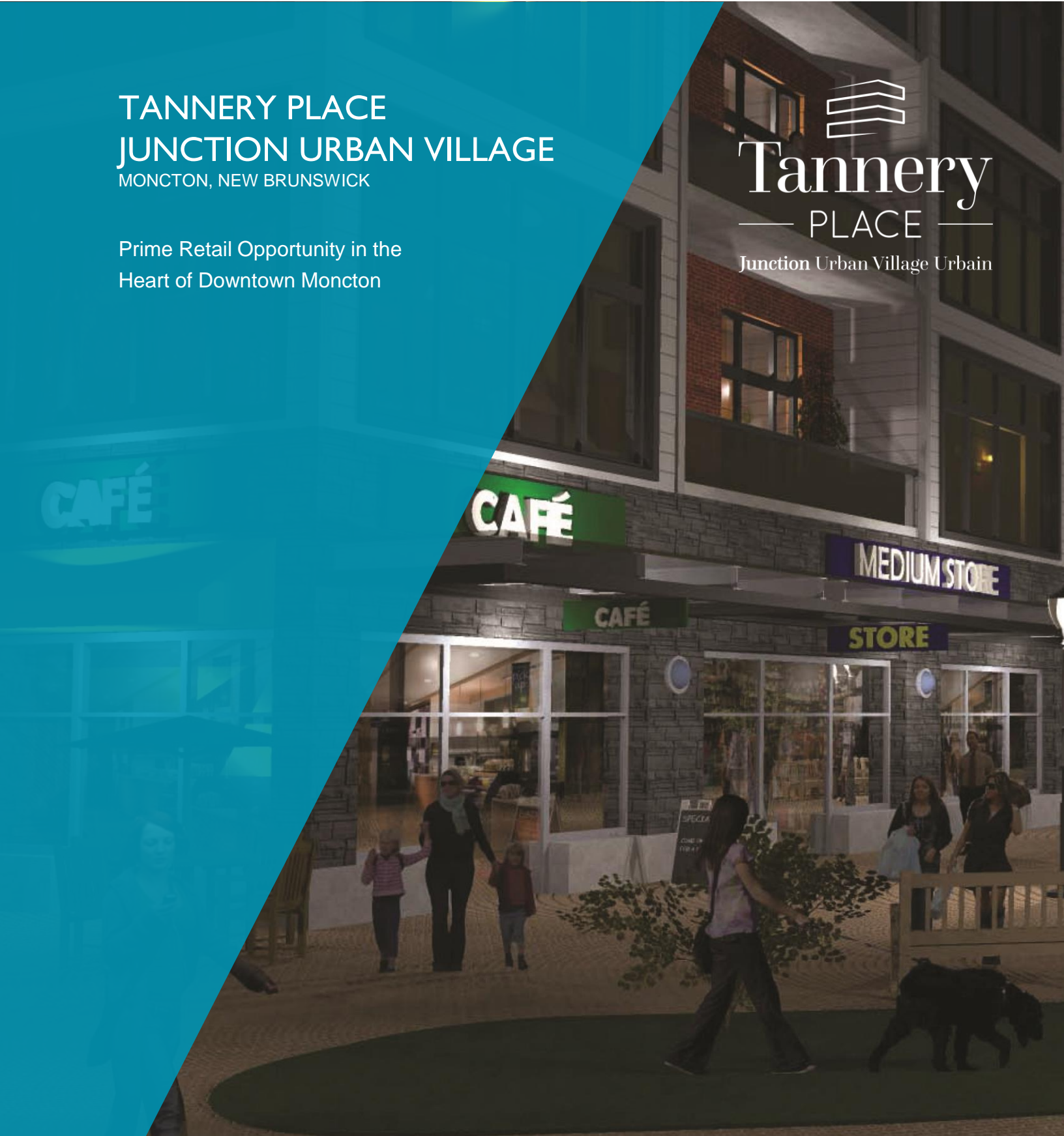


**TANNERY PLACE
JUNCTION URBAN VILLAGE**
MONCTON, NEW BRUNSWICK

Prime Retail Opportunity in the
Heart of Downtown Moncton



Tannery
— PLACE —
Junction Urban Village Urbain



The Junction Urban Village

At the Centre of Everything



About The Development

The Junction Urban Village is a dynamic +/- 11 acre mixed-use development project located at one of Moncton's highest traffic intersections, at the corner of Vaughan Harvey Boulevard and Main Street; adjacent to the new Moncton Event Centre. This site will be developed as a mixed-use urban village concept that will include office and retail space, restaurants, luxury apartments and a 100 room Hilton Hotel. Construction has already begun on the first of our retail amenities, including a 24,000 sf GoodLife Fitness Centre. The Junction is ideally located as the gateway between the City's west end residential neighbourhood and its downtown. The site will include public green space and pedestrian paths – creating an Urban Village in the heart of Downtown Moncton, in which people can live, work, play and stay.

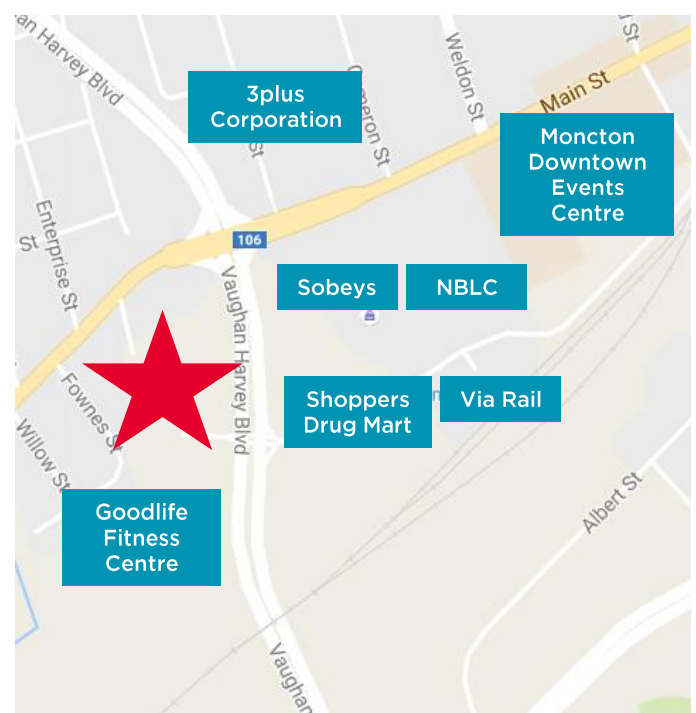
- Learn more at: www.junctionvillage.ca

Nearby Amenities Include

- Sobeys, Shoppers Drug Mart, NB Liquor, GoodLife Fitness Centre & Via Rail
- Dining & cafés
- Moncton Downtown Event Centre
- Great access to public transit
- Dining, shopping, cafés, professional services firms, major banks, The Greater Moncton Chamber of Commerce and 3plus Corporation.

27,500 vehicles daily

Annual average daily traffic count for the corner of Vaughan Harvey Boulevard & Main Street.



Tannery Place

Locate Your Business at the Centre of Everything



LIVE. WORK. PLAY. STAY. VIVRE. TRAVAILLER. JOUER. RESTER.

What Tannery Place Can Offer Your Business

Ideally located in an established and popular retail destination, and situated in the heart of Downtown Moncton, Tannery Place boasts a strategic location with excellent exposure and visibility – coupled with great access and parking. Tannery Place's ground floor retail units will be bright and spacious, with great signage opportunities, parking for customers and staff, and excellent retail frontage. Our ground floor units are ideal for traditional or service retail, restaurant, private health services, boutique shopping or professional offices. With plenty of vehicular and pedestrian traffic from on-site residents and visiting shoppers, this space is ideal for your business!

About Tannery Place

- Floor to ceiling windows, providing ample natural light and excellent retail frontage
- Open concept layouts with competitive leasehold & tenant inducement allowances
- Great exterior signage and lighting opportunities
- Dedicated, direct walk-up exterior entrance
- Efficient heating and cooling systems
- Upper levels will feature luxury apartments



Tannery Place

Locate Your Business at the Centre of Everything



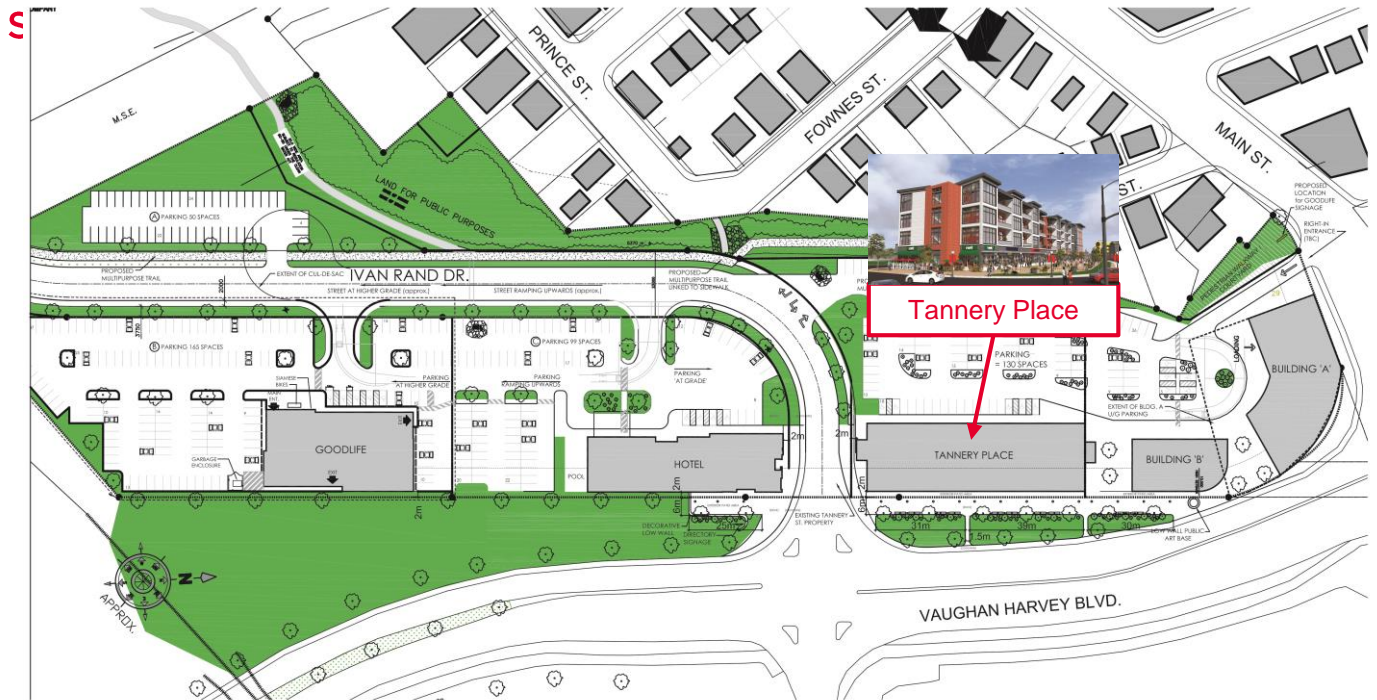
Tannery Place will be a vibrant & ideal location for work, life & play in the heart of Moncton.



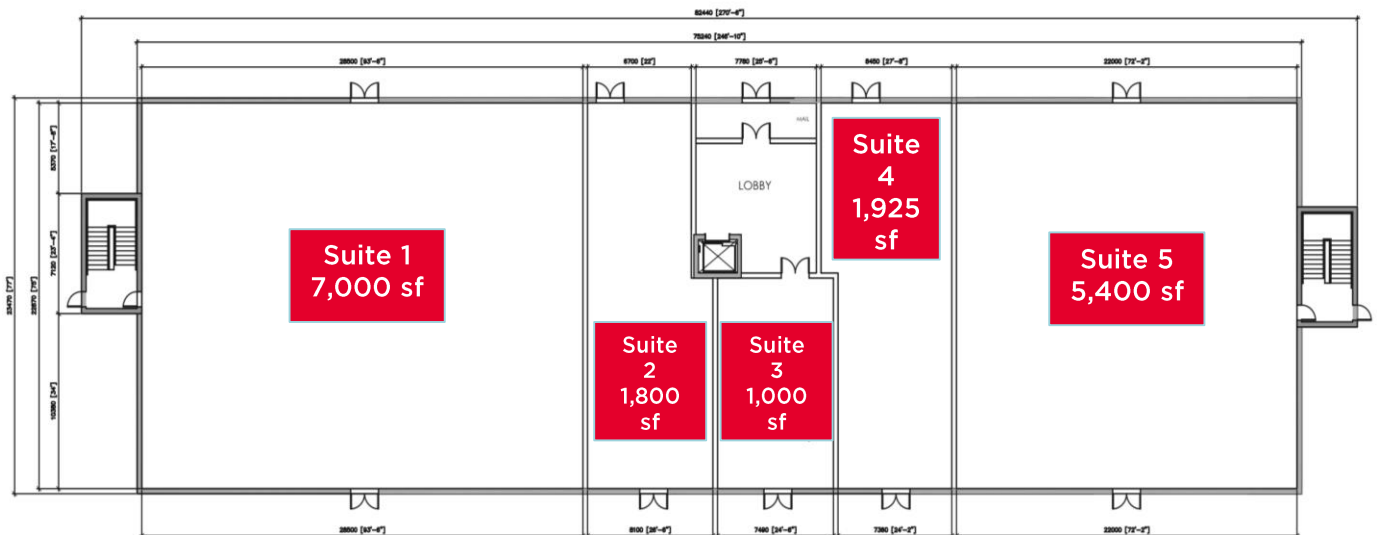
Civic Address	Vaughan Harvey Blvd. & Main St.
Available Space	<ul style="list-style-type: none">• Up to 17,000 sf on ground level• 5 retail units
Availability	Summer 2018
Parking	On-site & underground parking
Additional Benefits Include	<ul style="list-style-type: none">• On-site residents, living in luxury apartments• Public green space & pedestrian paths• Dedicated, direct walk-up front & rear entrances• Signage opportunity with great exposure to passing traffic• Central location with controlled access• Environmentally friendly design standards• Close to all major amenities
Lease Rate	Term sheets available

Site Plan & Floor plan

Tannery Place at Junction Urban Village



Ground Floor Plan



In 2016, KPMG ranked Moncton as one of the lowest cost locations to do business in Canada.

“The city has transformed from a blue-collar community with an uncertain future, into one of the most diversified and fastest-growing areas in Canada.

-Rachel Naud, KPMG



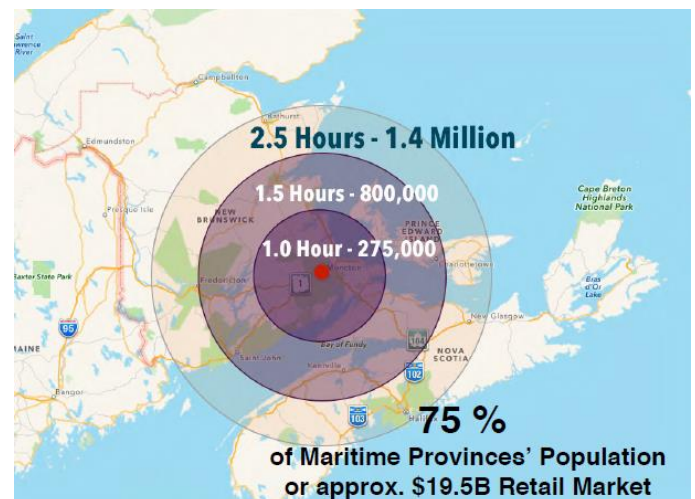
Dynamic and Growing, Moncton's Downtown is the Place to Be

- Moncton is a top contender for businesses who want to start something new or expand. It's central location, skilled workforce, modern infrastructure and entrepreneurial culture position it as a great place to do business.
- Greater Moncton has a diverse economic base that includes national “back-office” centers, customer service centers, head & regional offices, medical services, education and retail, along with a growing manufacturing base.
- A new report from the Conference Board of Canada has found that Moncton has one of the fastest growing economies in Canada.
- With a \$100 million Downtown Centre in the works, the City of Moncton has demonstrated that it is committed to further growing its vibrant downtown core.

The Junction Urban Village Features Flexible Zoning & Permitted Uses:

The Junction Urban Village is broadly zoned under CBD-1 (Central Business District) which allows for office, retail, residential, hotel, motel, bank or financial services & many other permitted uses. Throughout the 11 acre development, there are many opportunities to create custom solutions for occupiers that are looking for a central location to set up their business.

Retail Catchment Area



Retail Related Demographics

Moncton Population	144,900 people
Projected Retail Sales 2016	\$2.6 Billion
Average Disposable Income Per Household	\$57,540 annually
Median Population Age	40.1 years

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