



2<sup>ND</sup> FLOOR  
OFFICE SUITES

**+/- 312 and 593 sf Office Spaces Available for Lease**

UNIT	SIZE	LEASE RATE
Suite 200	+/- 593 sf	\$925/Month*
Suite 203	+/- 312 sf	\$475/Month*

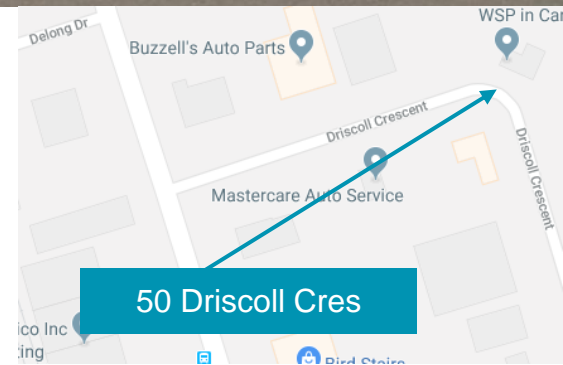
**Property Highlights**

- Turn key spaces with recent renovations including paint and new LED full spectrum lighting
- Natural light throughout
- **Suite 200** (+/- 593 sf) features an open concept corner suite with one office and storage room.
- **Suite 203** (+/- 312 sf) features a large open concept space/boardroom/break-out room
- Suites may be leased individually or as combined units (totaling +/- 905 sf)
- Excellent street frontage and site visibility; great signage options
- Ample on-site surface parking
- Easy access to nearby bus route
- Heat and lights included. Tenant responsible for suite cleaning.

**Location Information**

- The property is located on Driscoll Crescent the city's West Side in the Moncton Industrial Park.
- Located directly off Edinburgh Drive, the location provides access to major arterial routes such as the Trans-Canada Highway via Berry Mills Road.
- The Moncton Industrial Park is adjacent to four-lane Wheeler Boulevard, providing fast and easy access into the Greater Moncton Area.
- This property is located within 5 km from Downtown Moncton, 5 km from the Trans-Canada Highway and 18 km from the Greater Moncton International Airport.

*\*Net lease structure. Additional rent subject to annual adjustments.*



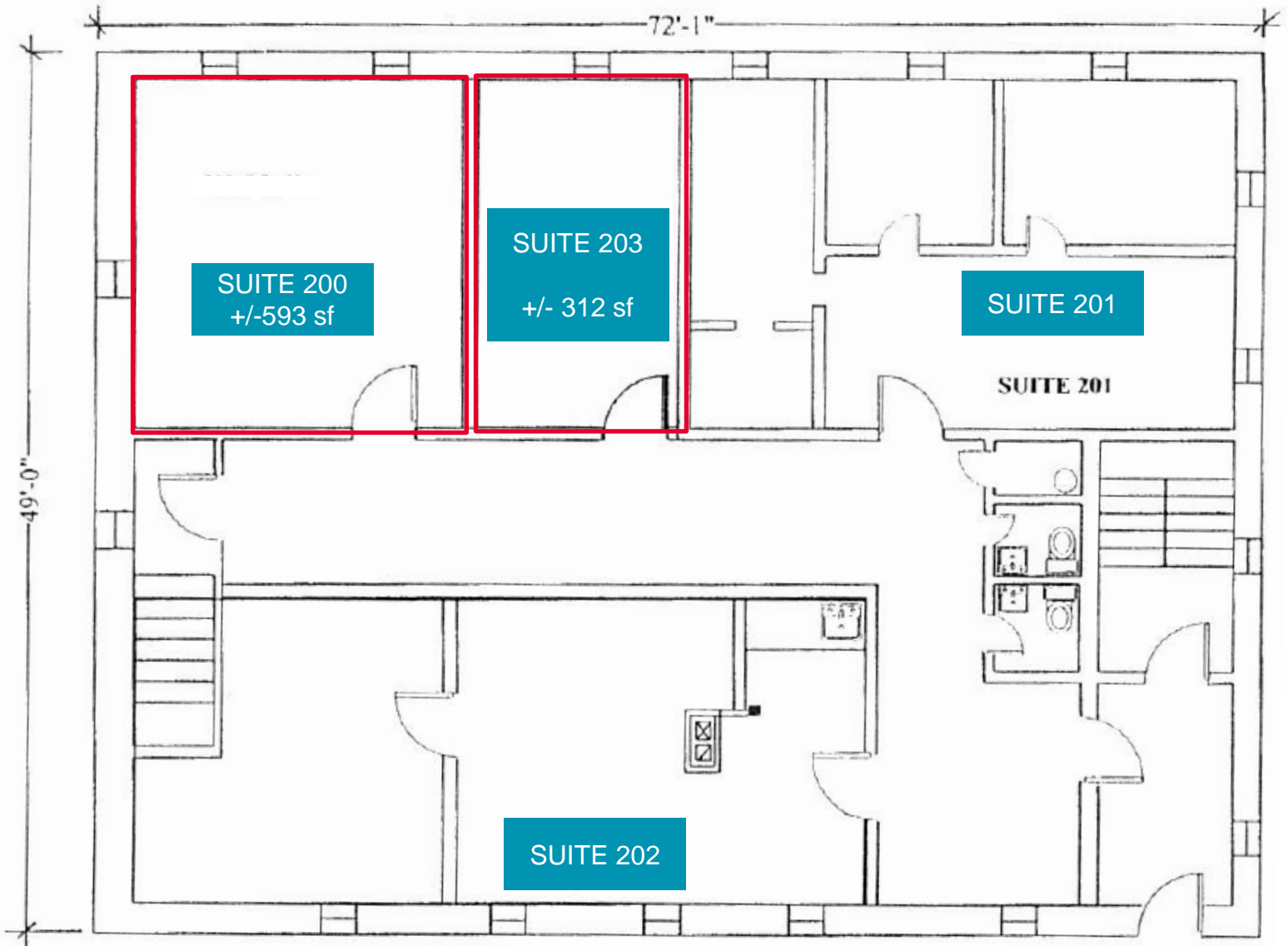
50 Driscoll Cres

For more information, please contact:

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Floor Plan



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