

CONFIDENTIAL INFORMATION MEMORANDUM

Prominent Downtown Development Opportunity 939 Main Street, Moncton NB

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// 1.0 Executive Summary



A truly unique opportunity for a stand-out
marquee development in Downtown Moncton.

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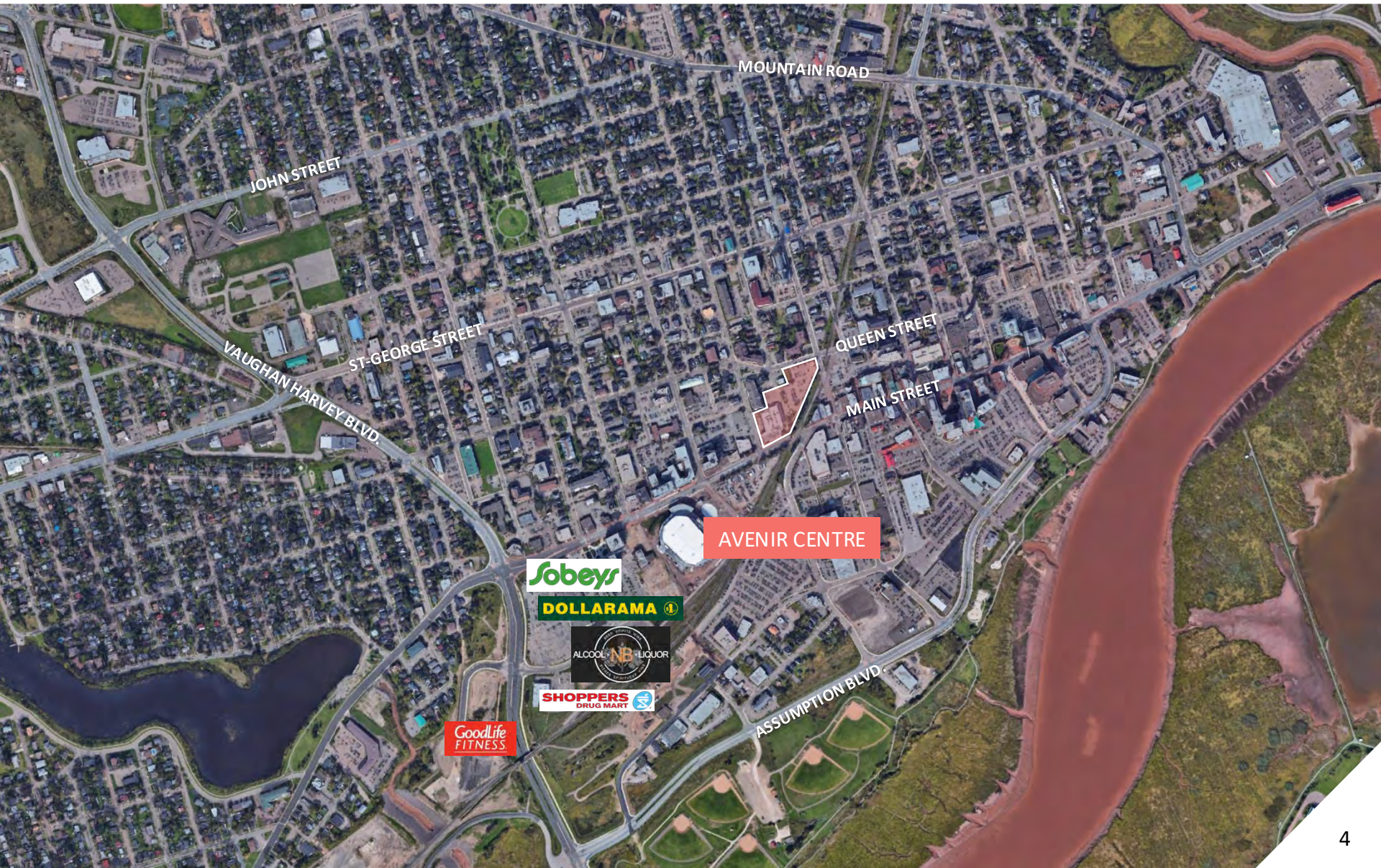
ONE. Real Estate Advisors
is pleased to offer for sale the
+/-3.34-acre high-density development
opportunity in Downtown Moncton. The site
features a +/-79,000 square-foot office and warehouse
building, partially-occupied by a national media tenant.

Downtown Moncton has seen tremendous growth in the multi-unit
residential, retail and entertainment sectors. This on-going trend is one that makes 939
Main Street such a highly-desirable property in today's market with the capacity to
accommodate the needs and demands of tomorrow.

939 Main Street is being offered at \$6,900,000

Perfectly nestled mid-way between
the financial and entertainment districts.

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Scale. Position. Access.
Endless development possibilities.

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// 2.0 Market Overview



Downtown Moncton is experiencing massive growth in the development of high-quality multi-unit residential projects

1.2%

Downtown vacancy
rate

(CMHC Oct. 2021)

10.5%

Population
Growth rate

*(2016-2021,
MonctonImpact)*

725

New residential
units, downtown

*(2017-2021,
MonctonImpact)*

\$227

Million dollars in
Multi-res value

*(Permit value, Downtown projects,
2017-2021,
MonctonImpact)*

The reinvented Downtown core is rich in amenities, retail, services, restaurants and entertainment events.

In just the recent years, Downtown Moncton has seen the arrival of new retail, restaurant, microbreweries, hotels, personal services and new-to-market national office occupiers.

This increased rate of velocity is resulting in more and more businesses, investors and occupiers choosing Downtown and thus is directly relative to attracting a strong population base.

According to MonctonImpact, 60% of new permanent residents in Moncton were under the age of 30. This population segment is comprised of young professionals who gravitate towards downtown living and demand the associated vibrant activities, entertainment, diverse restaurants and local microbrewery experiences.

Downtown Moncton has transformed itself tremendously over the past 10 years and is on a trajectory of even greater transformation over the next decade. As a result of this positive transformation, more people will choose to live downtown and more residential units will need to be added.

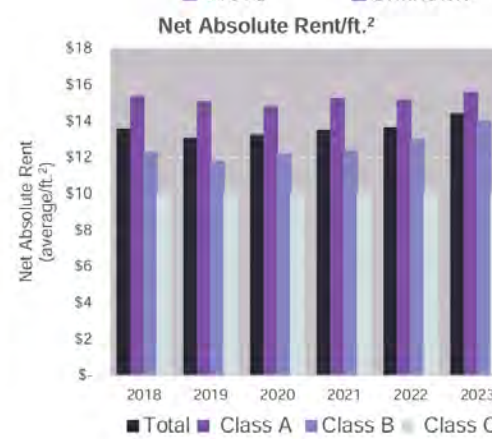
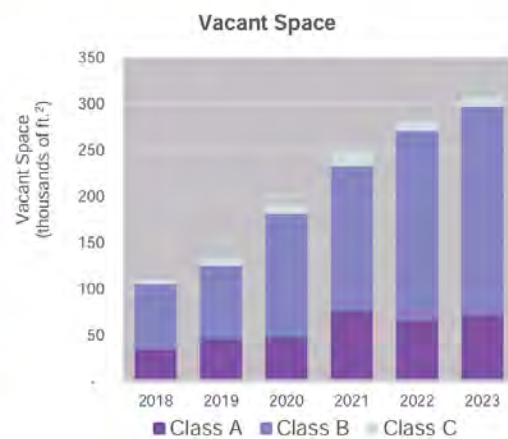
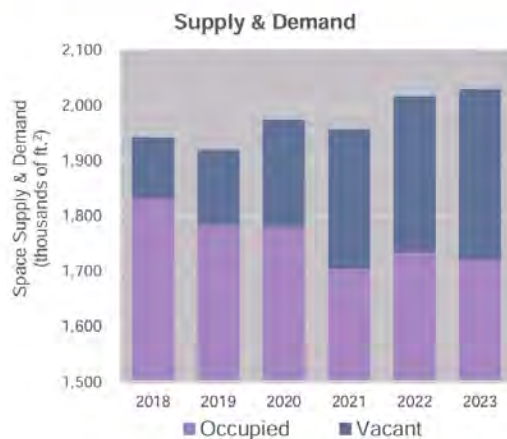
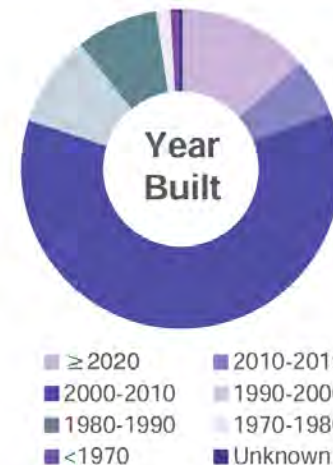
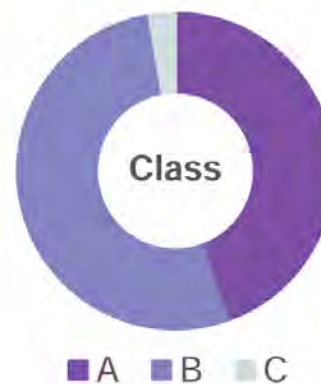
The Downtown Moncton office market is historically stable and recently has been augmented by new-to-market occupiers

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CENTRAL MONCTON

Year at a Glance

	2022	2023	Change
Office Inventory (ft. ²)	2,015,535	2,028,117	↑ 12,582
Net Absorption (ft. ²)	29,319	(13,782)	↓ (43,101)
Vacancy Rate	13.91%	15.12%	↑ 1.21 pp
Avg. Net Rent/ft. ²	\$13.63	\$ 14.37	↑ 5.43%
Avg. RTCAM/ft. ²	\$ 9.18	\$ 9.68	↑ 5.45%
Avg. Gross Rent/ft. ²	\$24.45	\$ 25.79	↑ 5.48%



The numbers make sense; more people living Downtown, more amenities and services - which, in turn, attract more residents

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What makes a workable, livable, desirable downtown core?



A thriving business and financial node, home to several national offices, banks, accounting and law firms, tech companies, institutional and governmental occupiers.



A vibrant entertainment area rich with sporting events, music concerts, artistic shows, theatre, conferences, outdoor festivals and great restaurants.



A breathtaking riverfront park and trail system that spans Dieppe, Moncton and Riverview, providing green commute options and space to simply enjoy nature.



Canada's Top 10 Communities

In 2021, Maclean's Magazine named Moncton among the **BEST 10 COMMUNITIES** in Canada, coming in at number 7!

// 3.0 Property Overview



The CBD zone allows for the most lot coverage, the most height and the most permitted uses

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The Central Business District (CBD) zone allows for a variety of commercial uses including, but not limited to, the following:

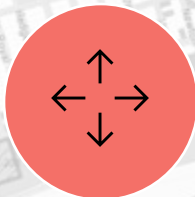
- Bank/ financial services
- Art gallery, museum
- Retail or wholesale
- Entertainment use
- Educational use
- Parking garage
- Residential use
- Hotel or motel
- Microbrewery
- Restaurant
- Office use

Further, the Central Business District (CBD) zone does not restrict the maximum building height or maximum lot coverage, making it the ideal zone for high-density, multi-unit residential development as well as a variety of commercial uses and parking structures.

Height



Coverage



Uses



Density

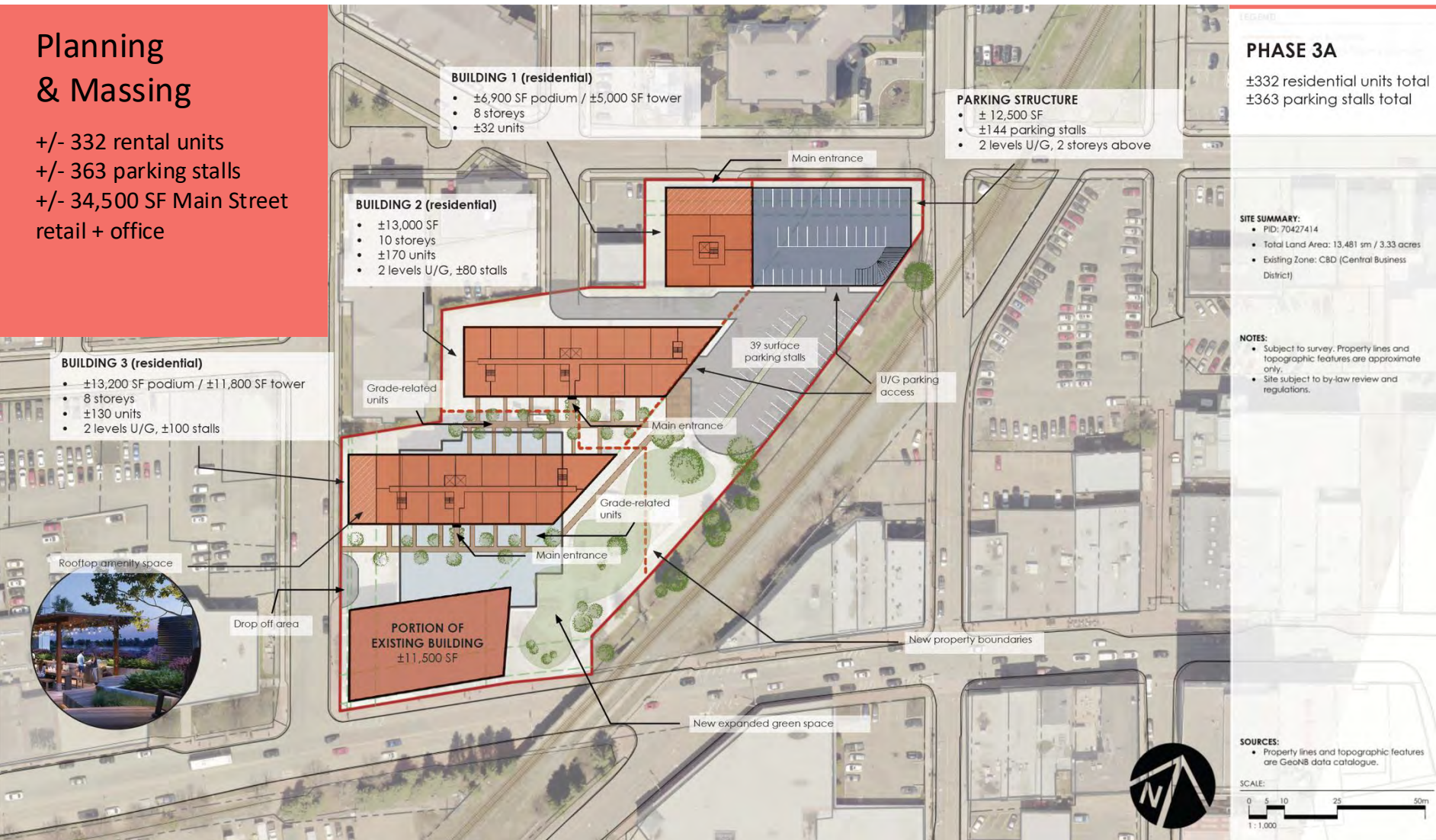


Scale, flexibility and dominant position; the basic ingredients for a marquee development

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Planning & Massing

+/- 332 rental units
+/- 363 parking stalls
+/- 34,500 SF Main Street
retail + office



Conceptual designs by ZZAP Architecture and Planning. For discussion purposes only. Purchasers should discuss design considerations with their consultants.

Think big. The immense development potential is limited only by one's imagination

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Conceptual Possibilities

Building 1 (residential)

- +/-6,900 SF Podium
- +/-5,000 SF Tower
- 8 storeys
- +/- 32 units

Parking Structure

- +/-12,500 SF
- +/-144 parking stalls
- 2 levels U/G, 2 levels A/G

Building 2 (residential)

- +/-13,900 SF Tower
- 10 storeys
- +/- 170 units
- 2 levels U/G, +/-80 stalls

Building 3 (residential)

- +/-13,200 SF Podium
- +/-11,800 SF Tower
- 8 storeys
- +/- 130 units
- 2 levels U/G, +/-100 stalls



Conceptual images for discussion purposes only.

Start with a solid structure, then create
highly-desirable commercial, retail and office spaces

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Conceptual Possibilities

Existing Building (commercial)

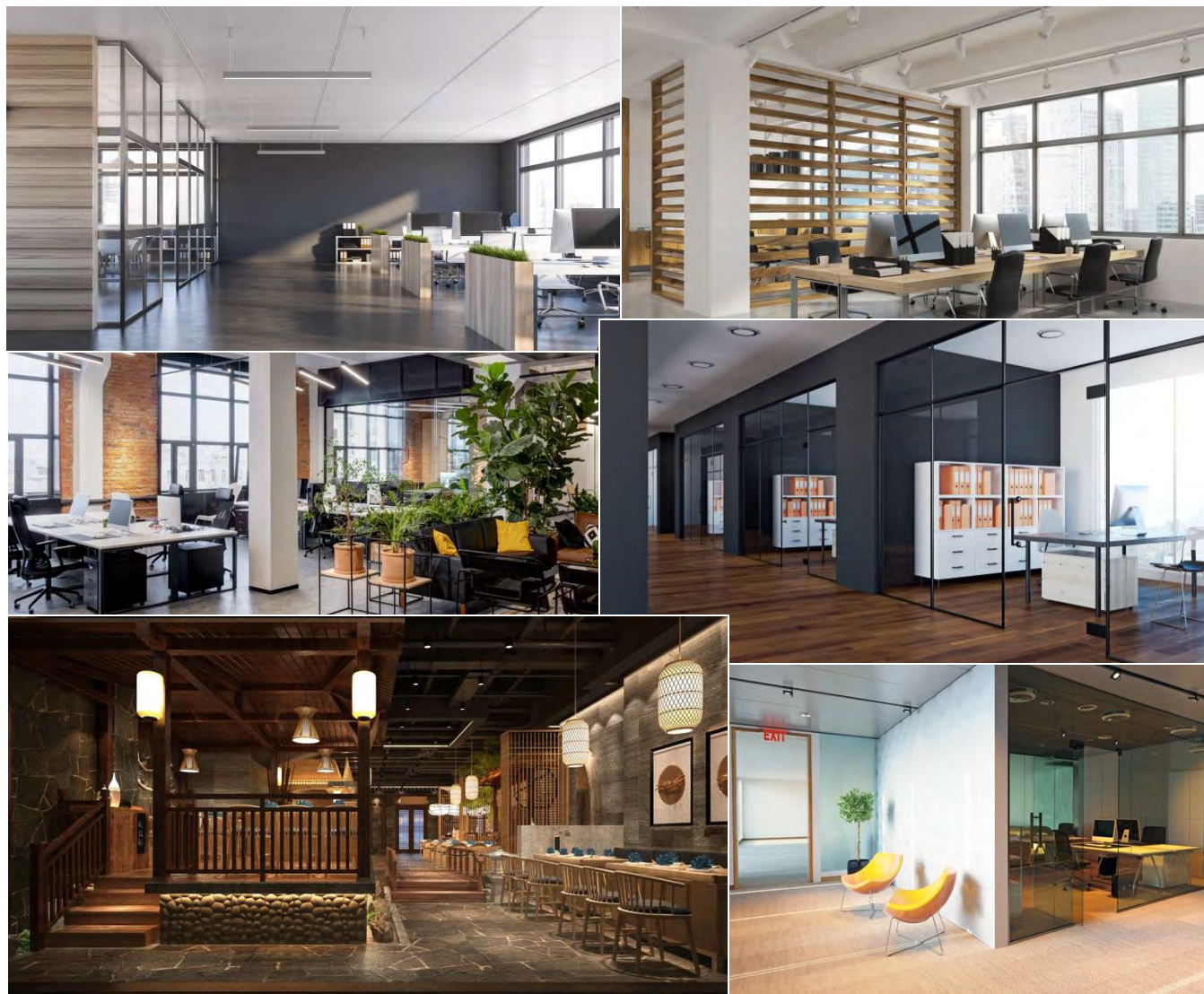
- +/-11,500 SF Floor Plate
- 2 Levels A/G
- 1 Level semi U/G

Possible Commercial Uses

- Art gallery, museum
- Financial services
- Microbrewery
- Restaurant
- Retail shop
- Entertainment use
- Office

Building Specifications

- Concrete and steel
- 12'-6" clear (office floors)
- 12'-14' clear (basement)
- Fully sprinklered
- BUR/ Mod-bit roofing
- Power: 1500A/ 600V
- Generator 1200A/ 600V



Conceptual images for illustration purposes only.

// 4.0 Building Overview



A lower level that lends itself well to an industrial-inspired street-level urban restaurant

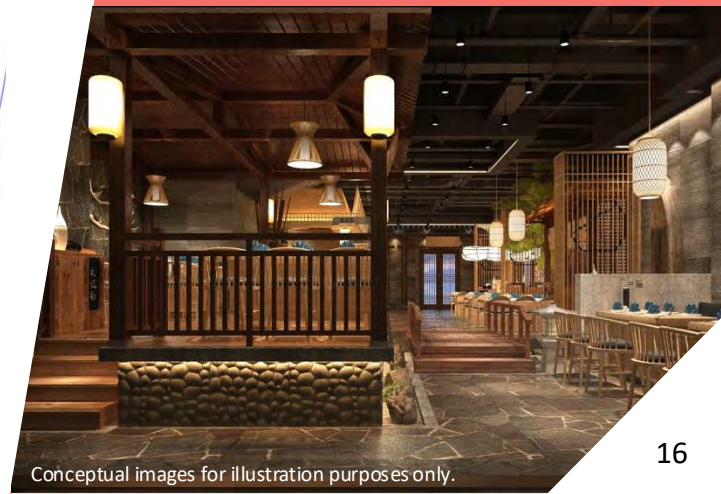
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Floor Plans Level 00



Level 00 Specifications:

- GLA: 26,630 sq.ft.
- Clear height: 12'-0" (packing)
- Clear height: 14'-0" (storage)
- Grid: 20'x19' (storage)
- Sprinkler Room
- Electrical Room
- Furnace Room



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Floor Plans

Level 01

The floor plan for Level 01 is a complex layout with various rooms and areas. The main entrance is located on the right side, leading into a large lobby area. The plan includes several office spaces, a lunch room, washrooms, a lab, a printing area, a control room, a maintenance room, an elevator, a shipping area, and two large garage spaces. The dimensions of each room are provided in square feet. The plan is oriented with Main Street to the north and Bonaccord Street to the east.

Room Dimensions (sq. ft.):

- Office (Top Left): 185.5, 178.7, 234.3, 193.7, 178.3, 125.5
- Office (Middle Left): 140.2, 148.9, 140.2
- Office (Bottom Left): 133.3, 79.5, 100.7, 171.4, 200.9, 92.2, 150.9, 160.3
- Lunch Room: 312.5
- Washrooms: 207.9
- Garage (Left): 1521.2, 433.8
- Storage: 7329.4
- Lab: 1565.4
- Washrooms (Right): 787.8
- Janitor Room: 47.7
- Cleanup: 142.2
- Printing: 3615.5
- Control Room: 497.3
- Maintenance: 156.5
- Elevator: 230.8
- Shipping: 330.8
- Front Entrance: 599.9
- Office Area (Top): 8815.9
- Office Area (Middle): 1339.9

PLAN VIEW
1st FLOOR

MAIN STREET

BONACCORD STREET

10m

Conceptual

- GLA: 32,007 sq.ft.
- Clear height: 12'-6" (office)
- Grid: 20' x 19' (office)
- Clear height: 16'-18' (storage)
- Grid: +/-60' clear span (sto.)
- Main Street entrance (grade)
- Parking lot entrance (grade)
- Garage (grade)
- Dock loading



Conceptual images for illustration purposes only.

Space to scale up; floor plates capable of housing multiple occupiers – or one single HQ

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Floor Plans Level 02



Level 02 Specifications:

- GLA: 18,773 sq.ft.
- Clear height: 12'-6" (office)
- Grid: 20'x19' (office)
- Mezzanine over warehouse



Conceptual images for illustration purposes only.

// 5.0 Offering Process



CONTENT PROVIDED HEREIN

This Confidential Information Memorandum is provided for the sole benefit of allowing prospective purchasers the opportunity to gain a general understanding of the Property being offered for sale.

The Confidential Information Memorandum contains selective information relative to the building's specifications, its location and potential development scenarios. The information presented herein does not purport to being all-inclusive and prospective purchasers may be required to obtain further information from third party sources.

While the Broker has taken care in obtaining the information contained herein, neither the Broker nor the Vendor make any representations, declarations or warranties, expressed or implied as to the accuracy of the information, statistics or statements contained herein. Prospective purchasers are encouraged to further investigate and verify the information provided herein and should seek legal, accounting, tax, engineering or any other advice as needed for their sole benefit.

The Vendor and Broker will not be held liable for any errors, omissions or third-party data contained within the Confidential Information Memorandum.

CONDITIONS OF SALE

The Property is offered to be purchased on an "as-is, where-is" basis and there is no warranty, express or implied as to its title, description, physical condition, any cost assumptions, size, measurements, quantity or quality thereof whatsoever.

Any information that has been provided herein, or will be provided in the data room, has been obtained by the Vendor, Broker or third-party source for the benefit of the purchaser's general review of the Property.

Neither Vendor nor Broker make any representation that such information is accurate, complete or relevant to the prospective purchaser.

CONFIDENTIALITY

Prospective purchasers, once having read and signed the Confidentiality Agreement, will be bound by such agreement with respect to the non-disclosure of the confidential information contained herein. Prospective purchasers will not use or permit the information herein to be used in any manner detrimental to the interests of the Vendor, the Broker or their affiliates, nor for any purpose other than the proposed purchase of the Property.

THE SALE PROCESS

Upon review of the information provided in the Confidential Information Memorandum, interested parties are invited to submit, on their standard form, a Letter of Intent (“LOI”) outlining the following information:

- The total purchase price;
- Terms and conditions of the offer;
- Details of ownership interests and beneficial owners of the purchaser; and
- Complete mailing address and email address for delivery of notices

All submissions must be received by the Vendor’s broker, ONE. Real Estate Advisors, electronically to the attention of:

Sébastien Duval, Managing Director
sebastien.duval@one-rea.com

Once submitted, the offers, regardless of their form or contents, will not constitute a binding legal contract between the purchaser, the Vendor and/or its Broker.

The Vendor is under no obligation to select or respond to any of the offers submitted.

DATA ROOM ACCESS

Prospective purchasers who have signed the confidentiality agreement (“CA”) will be provided with a unique link to access the online data room.

The Data Room will contain information including, but not limited to:

- Building plans
- Site and survey plans
- Conceptual development plans
- Building systems reports
- Building structural reports
- Tenant leases

The Broker may, from time to time, add supplementary files to the Data Room. In this case, each approved viewer of the Data Room will receive email notification of new files added.

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Managing Director

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