

Office / For Lease

ONE.
REAL ESTATE ADVISORS / ATLANTIC



● Downtown Office Space

151 Cornhill Street, Moncton, New Brunswick
www.one-rea.com/151Cornhill

www.one-rea.com

Office / For Lease



Property Details

ONE. Real Estate Advisors is pleased to present this unique opportunity to lease an open-concept office space in the Omista Credit Union - Cornhill Street branch. The lower level offers plenty of natural light and consists of two closed offices, a large open work area, kitchenette, reception, file room and dedicated wash-room. A bulkhead is constructed which would allow for easy build-out of an additional office or meeting room.

The premises are being offered for lease on a gross-basis. Therefore, in addition to the noted rental rate, the tenant is responsible to pay directly for its telecommunication and in-suite cleaning costs.

The landlord may offer leasehold incentives to a tenant with a five (5) year lease commitment.

Flexible
space

private offices or
open space, you
decide!

60+
parking
spaces

Pylon
signage
opportunity

5 mins.
drivetime to coffee,
grocery and the
riverfront park

\$16.00
per sq. ft.
per year
(Gross)

1,015
sq. ft. (+/-)
available

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2.15_{km2}
Downtown area

20K
Downtown
working
population

53%
of Downtown
housing is
apartments

1,009
Businesses
in the
Downtown

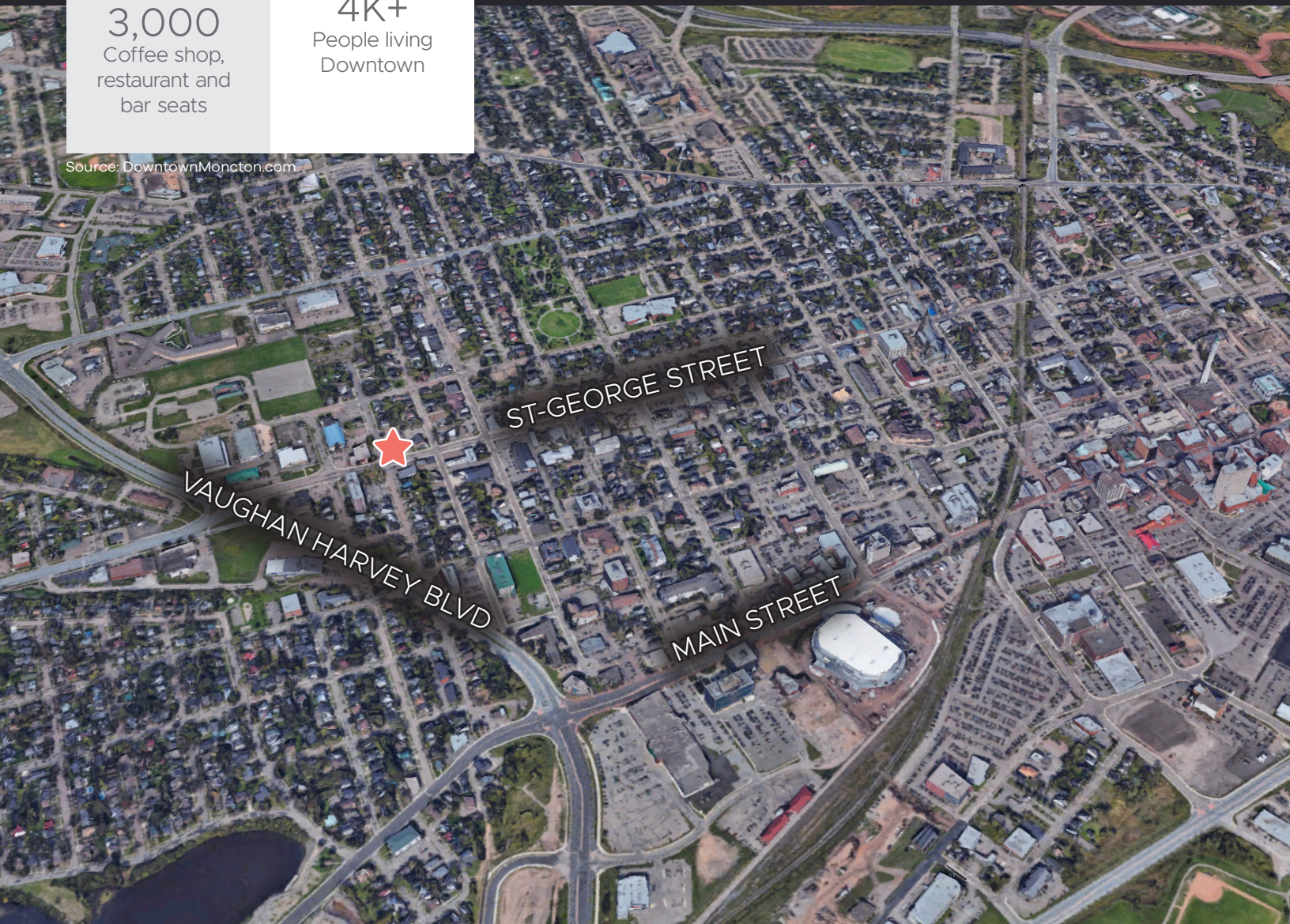
3,000
Coffee shop,
restaurant and
bar seats

4K+
People living
Downtown

Source: DowntownMoncton.com

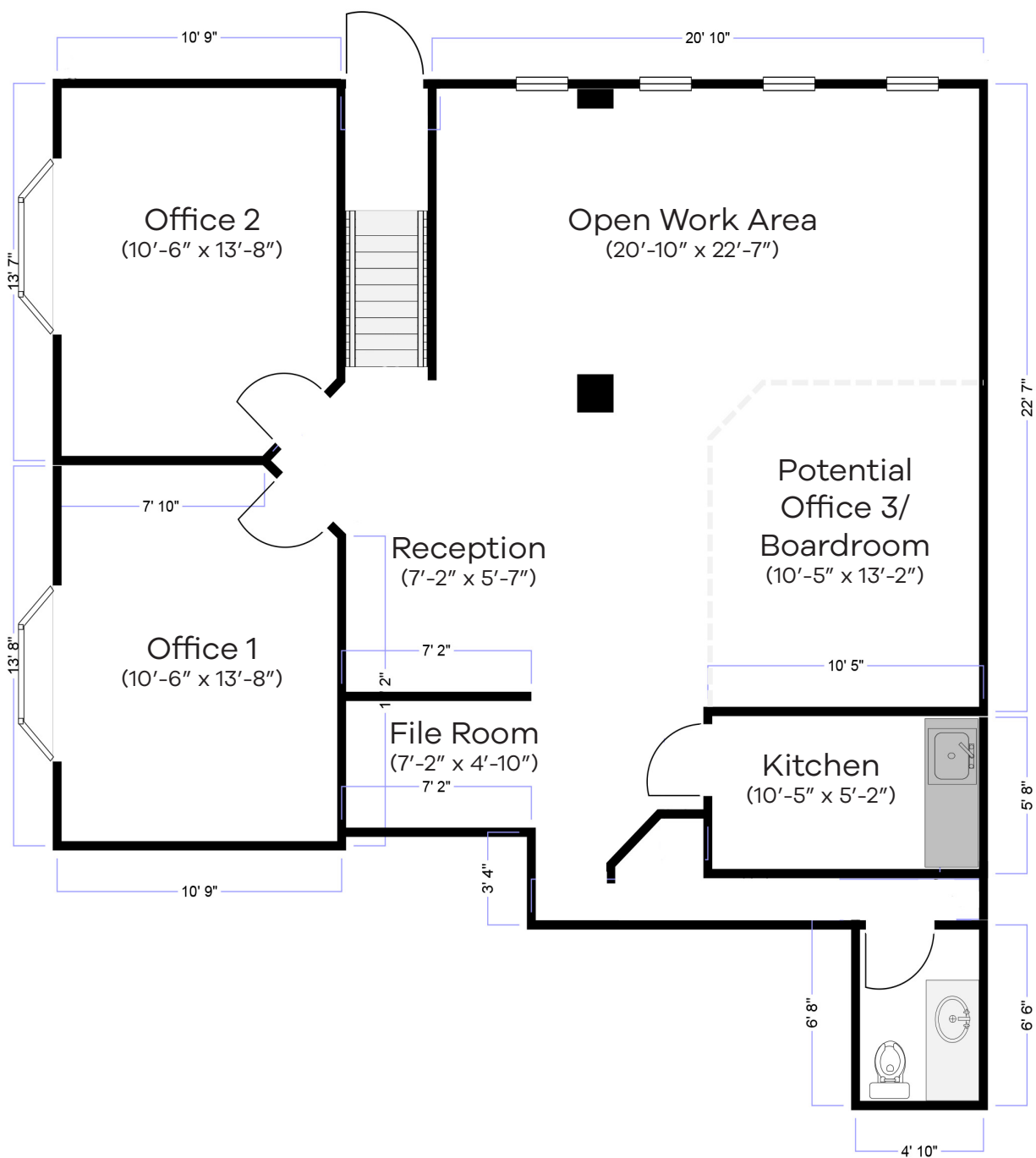
About Downtown Moncton

Downtown Moncton is a vibrant, walkable area on the banks of the Petitcodiac River. It has been witness in recent years to an increase in both residential and commercial developments. The momentum continues to grow with the Avenir Center hosting world-class entertainment shows and sporting events, drawing thousands of people from near and far to enjoy the life that Downtown Moncton has to offer.



Office Floor Plan

*Dimensions are approximate.



Office / For Lease

Interior Photos





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Downtown Office Opportunity

For more information

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