

Prominent Downtown Office, Warehouse and Development Opportunity

939 Main Street, Moncton NB

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A modern office lounge with four dark leather armchairs arranged around a low, dark wooden coffee table. The room features a large glass wall that reflects the interior and provides a view of a cityscape with trees and buildings. The lighting is soft and ambient, creating a professional yet comfortable atmosphere.

# // 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 a +/-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, along with parking areas suitable for as-of-right high-density residential.

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 today's and tomorrow's market demands.

939 Main Street is being offered at \$8,900,000



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

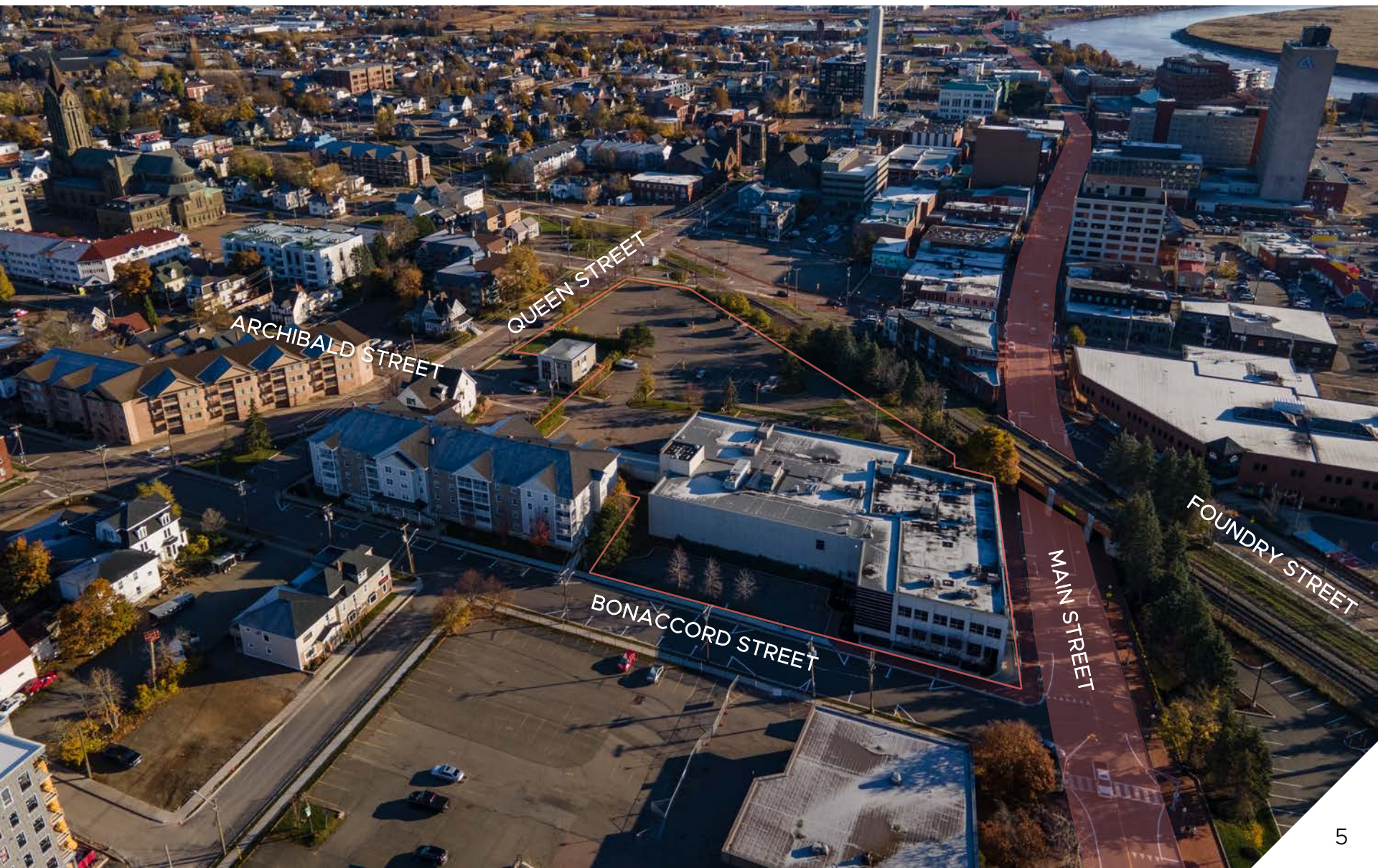
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Scale. Position. Access.  
Endless development possibilities.

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Part of Downtown Moncton's rich and vibrant history from its industrial and manufacturing era

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Founded in 1868, the *Times and Westmorland and Albert Local News Journal* was the prominent print publication of the day. It evolved under different names and two prior physical locations in Downtown Moncton, until the construction of its current facility in 1959.

Today, the *Moncton Times & Transcript* is still in full circulation and is one of the leading news publications in Atlantic Canada.

The rich history that surrounds this remarkable building, its stable downtown presence over the past 60 years and the unmatched development potential make this the ideal location for a marquee project.



## // 2.0 Market Overview



Downtown Moncton is experiencing strong growth in the development of quality multi-unit residential, institutional and mixed-use projects

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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.



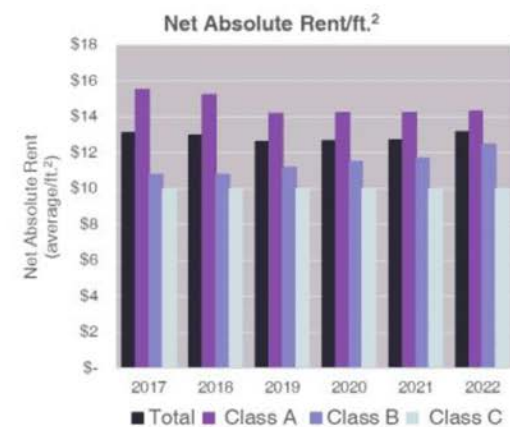
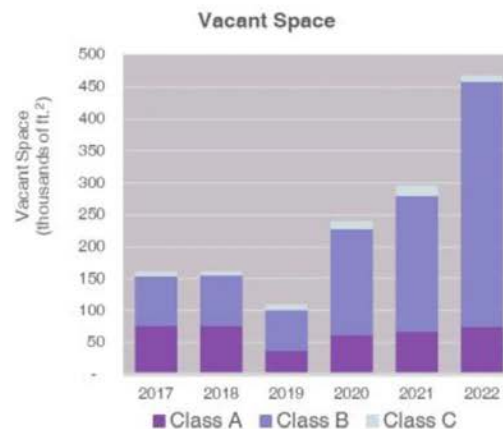
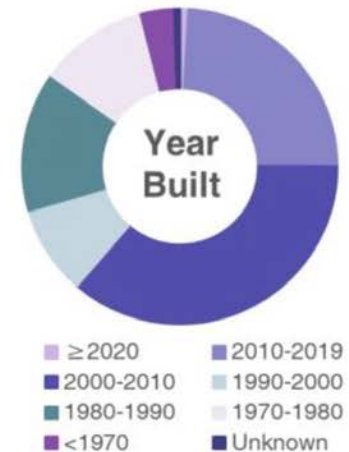
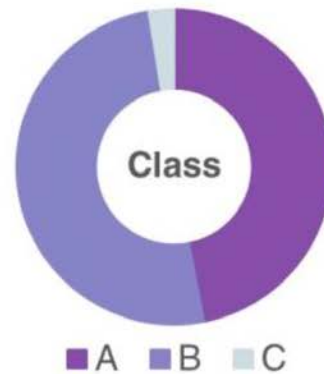
The Downtown Moncton office market is historically stable and recently has been augmented by new-to-market occupiers

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## CENTRAL MONCTON

### Year at a Glance

	2021	2022	Change
Office Inventory (ft. <sup>2</sup> )	2,147,926	2,213,324	↑ 65,398
Net Absorption (ft. <sup>2</sup> )	(76,807)	(106,921)	↓ (30,114)
Vacancy Rate	13.74%	21.12%	↑ 7.38 pp
Avg. Net Rent/ft. <sup>2</sup>	\$12.73	\$13.14	↑ 3.22%
Avg. RTCAM/ft. <sup>2</sup>	\$ 8.63	\$ 8.85	↑ 2.55%
Avg. Gross Rent/ft. <sup>2</sup>	\$23.64	\$23.78	↑ 0.59%





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

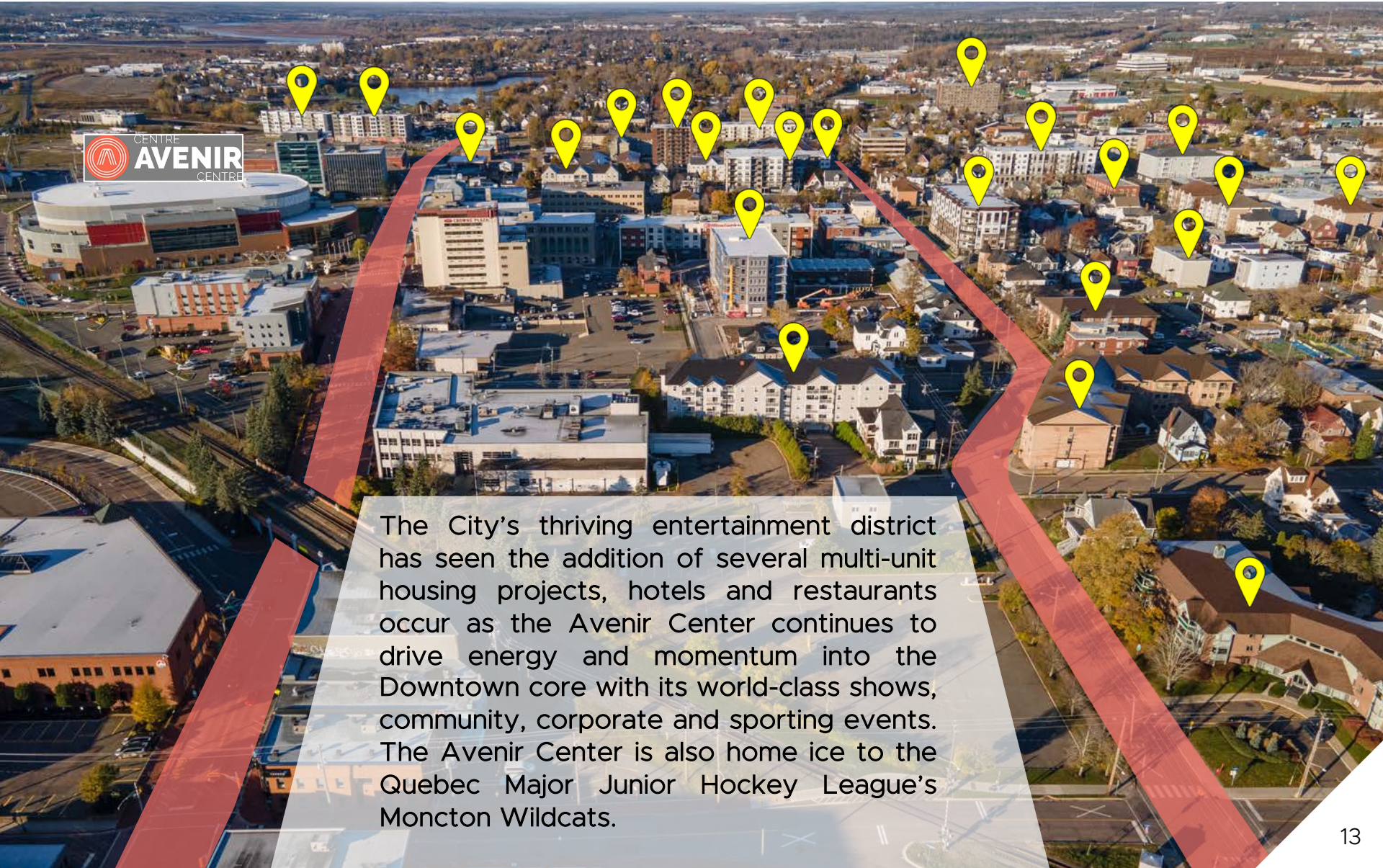






The site's position offers the best of both worlds; a Main Street façade and dedicated residential access on Queen Street

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The City's thriving entertainment district has seen the addition of several multi-unit housing projects, hotels and restaurants occur as the Avenir Center continues to drive energy and momentum into the Downtown core with its world-class shows, community, corporate and sporting events. The Avenir Center is also home ice to the Quebec Major Junior Hockey League's Moncton Wildcats.

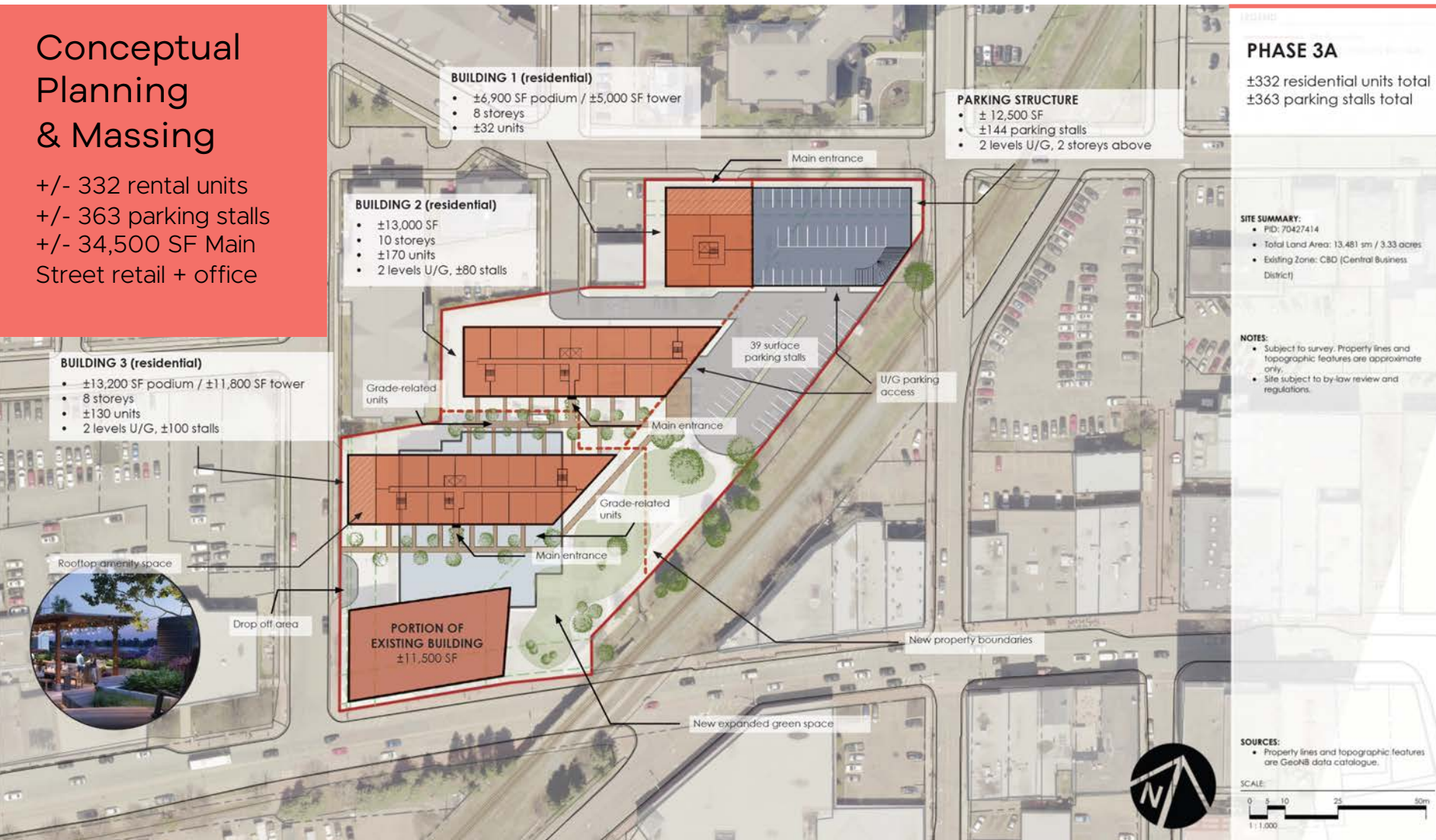


Scale, flexibility and dominant position;  
the basic ingredients for a marquee development

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## Conceptual Planning & Massing

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



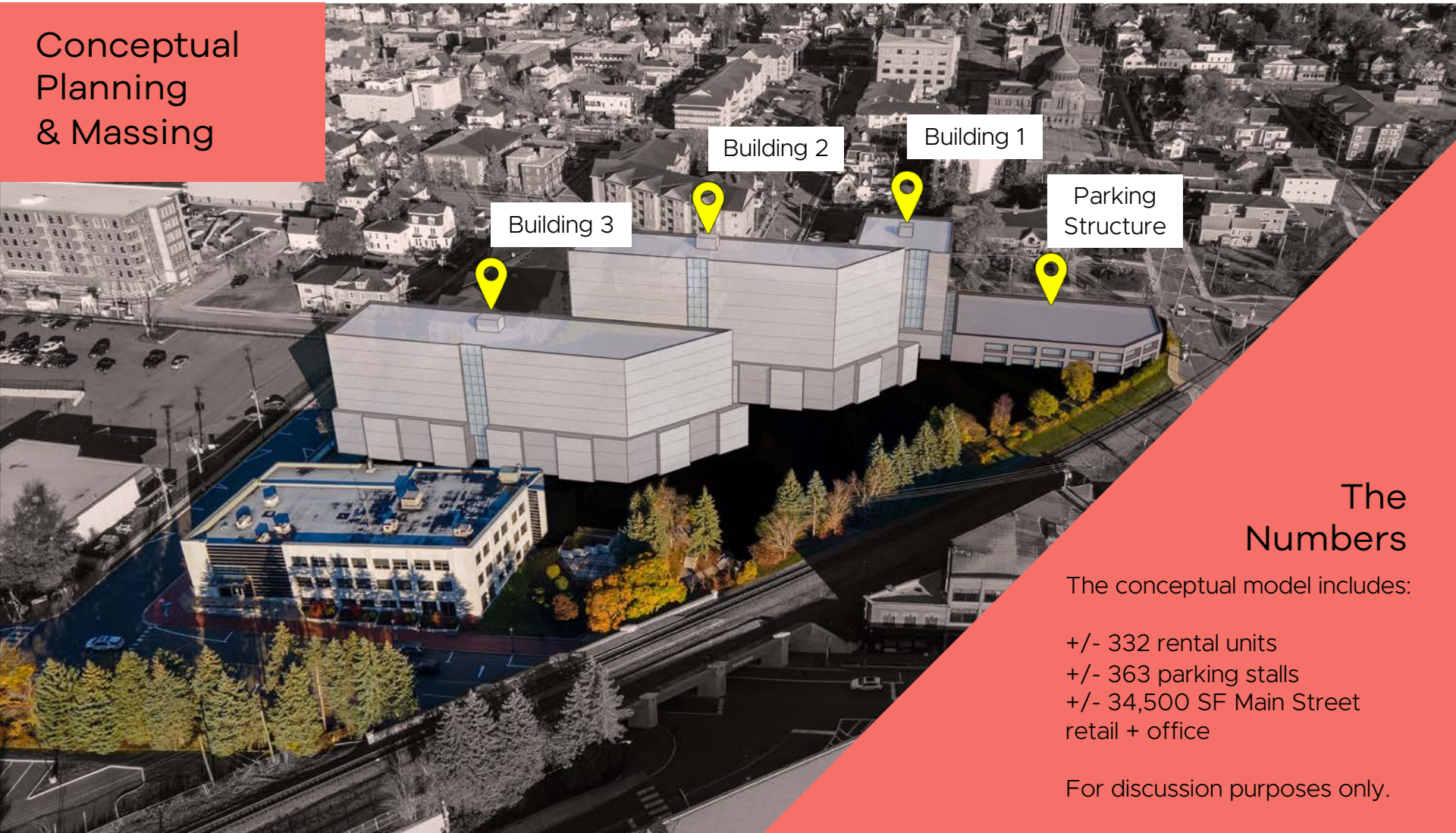
Conceptual designs by ZZAP Architecture and Planning. For discussion purposes only. Purchasers should discuss design considerations with their consultants.



The site offers limitless design configuration options that can accommodate a high-density, mixed-use development

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## Conceptual Planning & Massing



## The Numbers

The conceptual model includes:

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

For discussion purposes only.

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)

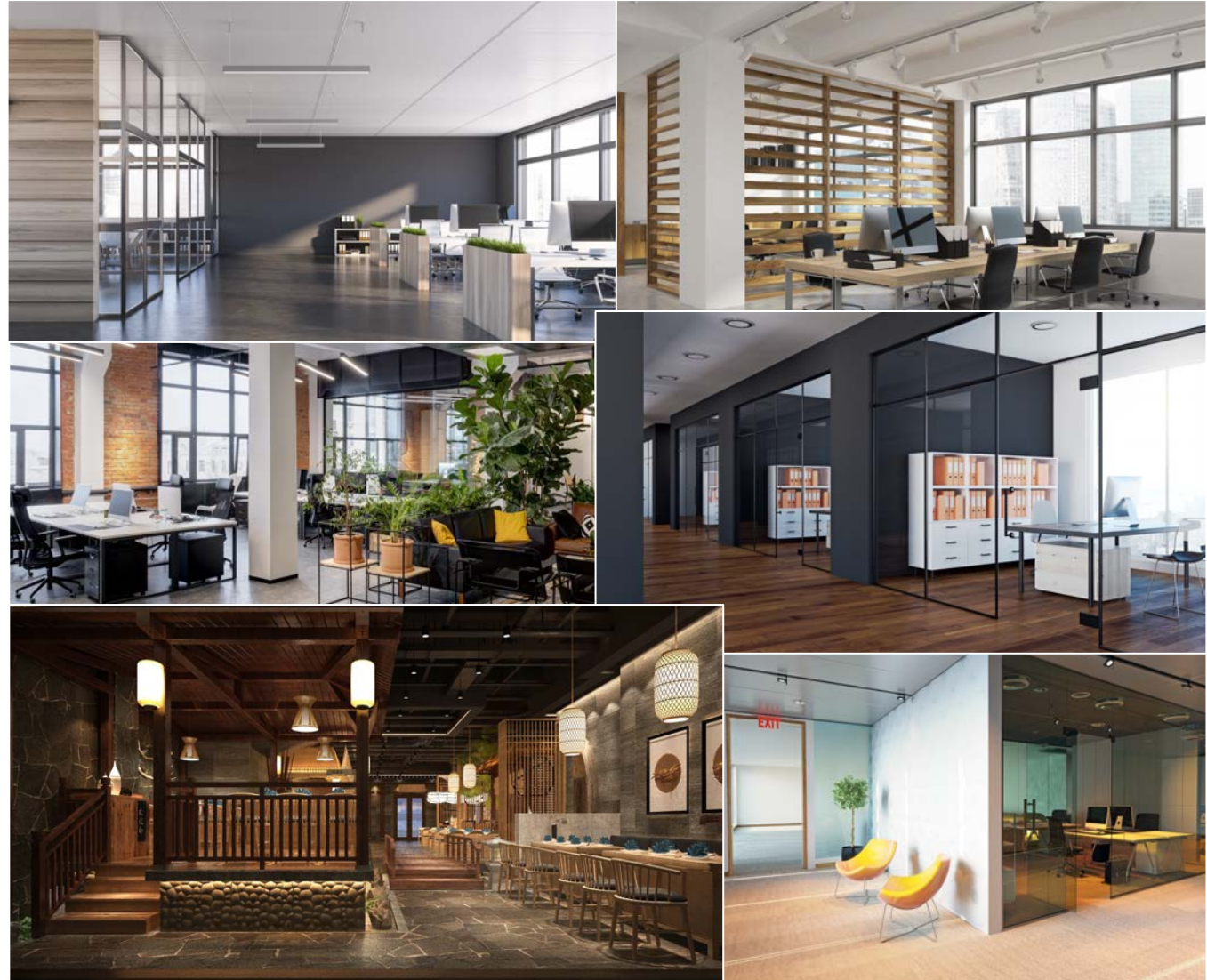
- +/-11,500 SF Floor Plate
- 2 Levels A/G
- 1 Level semi U/G

### 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

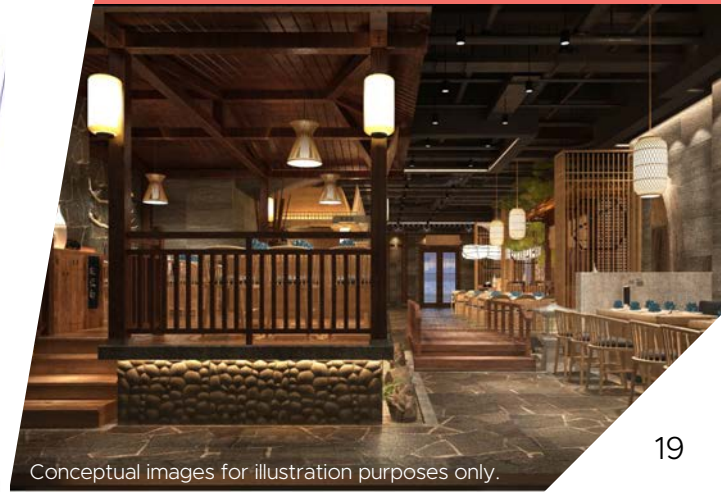
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## Floor Plans Level 00



### 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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[illegible]

- 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





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

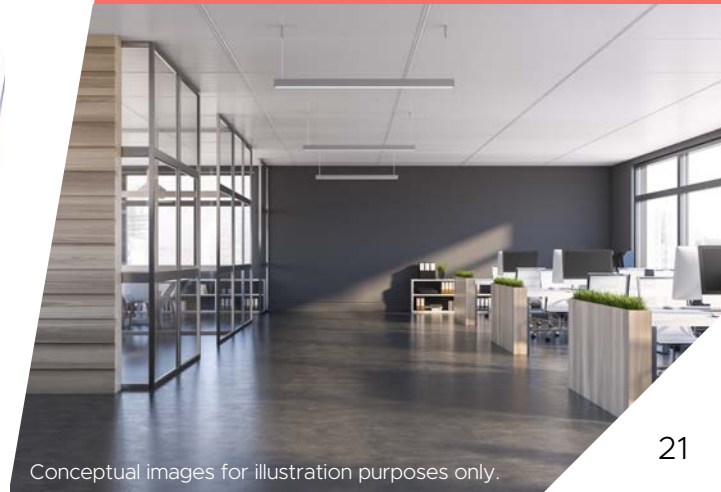
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## Floor Plans Level 02



### Level 02 Specifications:

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



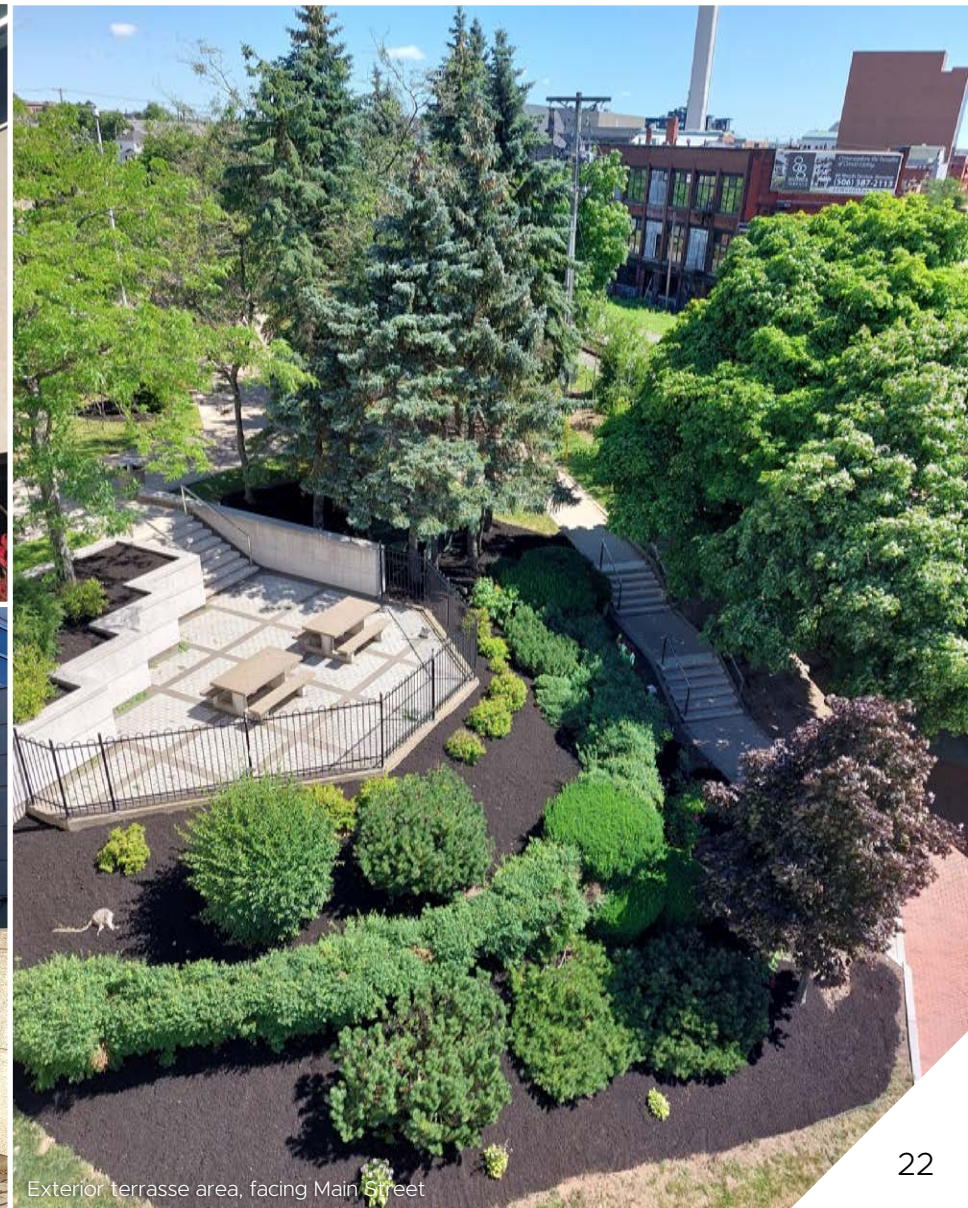




Main building entrance



Common outdoor area, at rear entrance



Exterior terrace area, facing Main Street



## Building Photos – Exterior Views

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Parking lot entrance



Generator at rear of warehouse area



Walkway and landscaping, facing Main Street





Main Street entrance



Main level lobby area



Front stairwell, facing Main Street





Lower level warehouse area, facing terrasse and Main Street



Second floor office space, facing Bonaccord Street



Parking lot entrance stairwell



# Site Photos – Aerial Views

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Front/ Main Street (south façade)



Side/ Parking lot (east façade)



Rear/ Archibald Street (north façade)



Side/ Bonaccord Street (west façade)



## // 5.0 Offering Process

The background image is a dark, low-key photograph of an interior space. In the foreground, a portion of a light-colored wooden table and several grey chairs are visible. The room is characterized by large, multi-paned glass windows that reflect the interior lights and show a glimpse of another room or a staircase in the background. The overall atmosphere is quiet and professional.

## 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](mailto: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, via Google Drive.

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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