

FOR SALE

1010 St George Blvd.

Moncton, New Brunswick

Strategically-located
professional suburban
class B office building

ONE.

Welcome to 1010 St George Blvd.

A truly unique opportunity to acquire a suburban office property in Moncton west, minutes from the downtown core, a few steps from Wheeler Blvd. and Highway 15 and adjacent to the Moncton Industrial Park.

The +/-31,741 sq.ft. building offers architectural details and amenities that are above average for corporate office buildings. From the open floor plates to the curved lobby with its abundant natural light and impressive mezzanine and the executive 2-car parking garage, this building provides the features, advantages and benefits to meet today's investors' and occupiers' requirements for a flagship asset.

The opportunity is ideal for an owner-occupier seeking to establish themselves in Moncton and benefit from an existing stream of rental revenue or an investor looking to reposition the property as a multi-tenant office complex and to add to their portfolio.

A portion of the building is leased to a national office tenant. The remainder of the property is occupied by the Vendor and should be assumed to be vacant upon closing of a sale transaction.

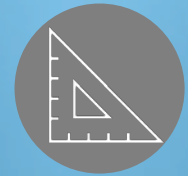
1010 St-George Boulevard is being offered unpriced.

Letters of intent can be submitted and will be reviewed by the Vendor as they are received. Complete property details and information can be found via the secure data room, upon execution of the Vendor's NDA.

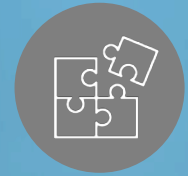


Building & Property Specifications

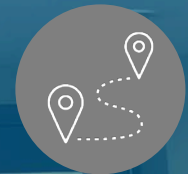
Year Built	1985
Gross Area	+/- 31,741 sq.ft.
Leased Area	+/- 4,460 sq.ft.
Number of Floors	3
Construction	Steel, concrete & masonry
Roof Type	Flat, tar & gravel
Floor Structure	Steel joist, concrete deck
Clear Ceiling Height	8' to u/s of ceiling grid
Electrical Entrance	347 kVA, 600-amp, 3-phase
HVAC System	McQuay chiller & condenser
Passenger Elevator	Hydraulic Otis unit, 3500lbs
Lighting Specifications	Fluorescent T8 & LED
Fiber Internet Available	Yes
Zoning	SC – Suburban Commercial
Property ID	70119078, 70280631
Land Area	1.56 acres/ 67,954 sq.ft.
Surface Parking	83
Indoor Parking	2
Property Tax Assessment (2023)	\$4,878,800
Tax Levy (2023)	\$206,778
Municipal Services	Water, sanitary, storm



31,741
Gross sq.ft.



Suitable for
Multi-Tenants



Convenient
highway access



Suburban
location

1010 St George Boulevard.

Moncton, New Brunswick





Flexible, Bright Floor Layouts

All three levels at 1010 St-George Blvd. offer tremendous flexibility to suit the needs of professional occupiers.

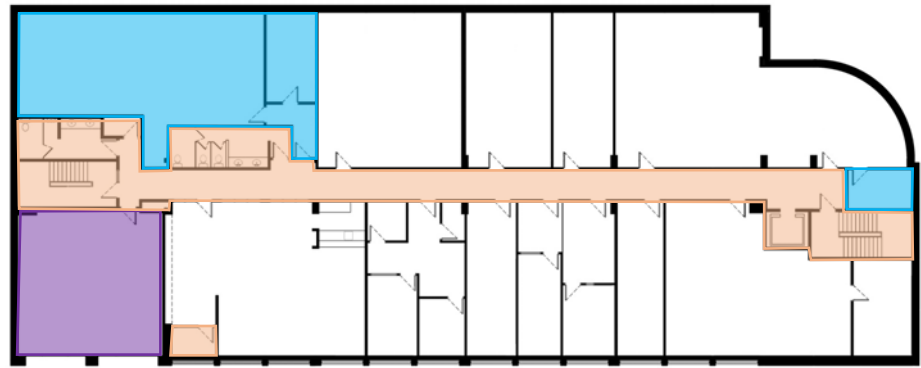
With efficient and streamlined common spaces located at the building's book-ends, the spaces on either side of the common corridors benefit from ample natural light from the row of large windows to the north and south.

The lower level has the potential for additional common areas such as a cafeteria/ lunch room, training rooms and file/ equipment storage areas.

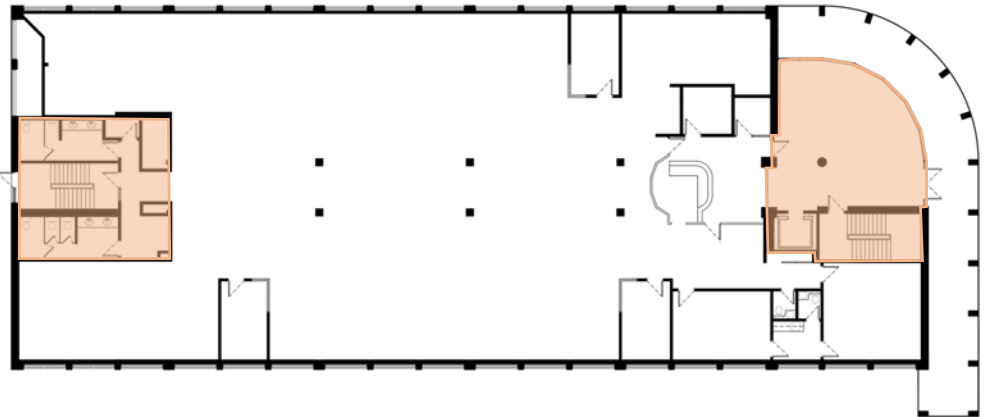
As an added bonus, the building features two (2) interior private parking spaces, accessible from the lower level.

-  Mechanical & Electrical Rooms
-  Common Area/ Washrooms
-  Indoor Parking Garage
-  Tenant-occupied Space

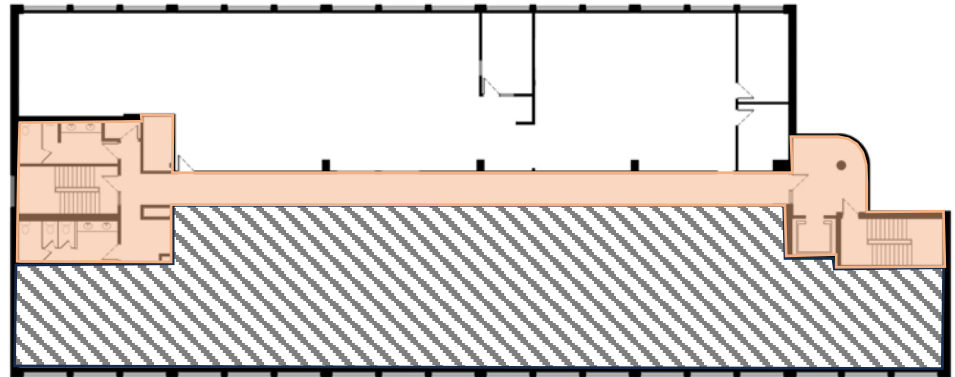
.00
Lower
Level



.01
Main
Level



.02
Upper
Level





East-End
Moncton



Downtown
Moncton



West-End
Moncton



Centennial
Park

St-George Boulevard

Quiet & Surrounded by Nature...

Yet, incredibly accessible to all the major amenities, services and facilities in the City of Moncton, City of Dieppe or Town of Riverview.

Furthermore, the property's proximity to Highway 15 allows a direct point of access to virtually anywhere in the Greater Moncton Area.

1010 St George Blvd. is truly the definition of the ideal work-place.



Minutes to
downtown



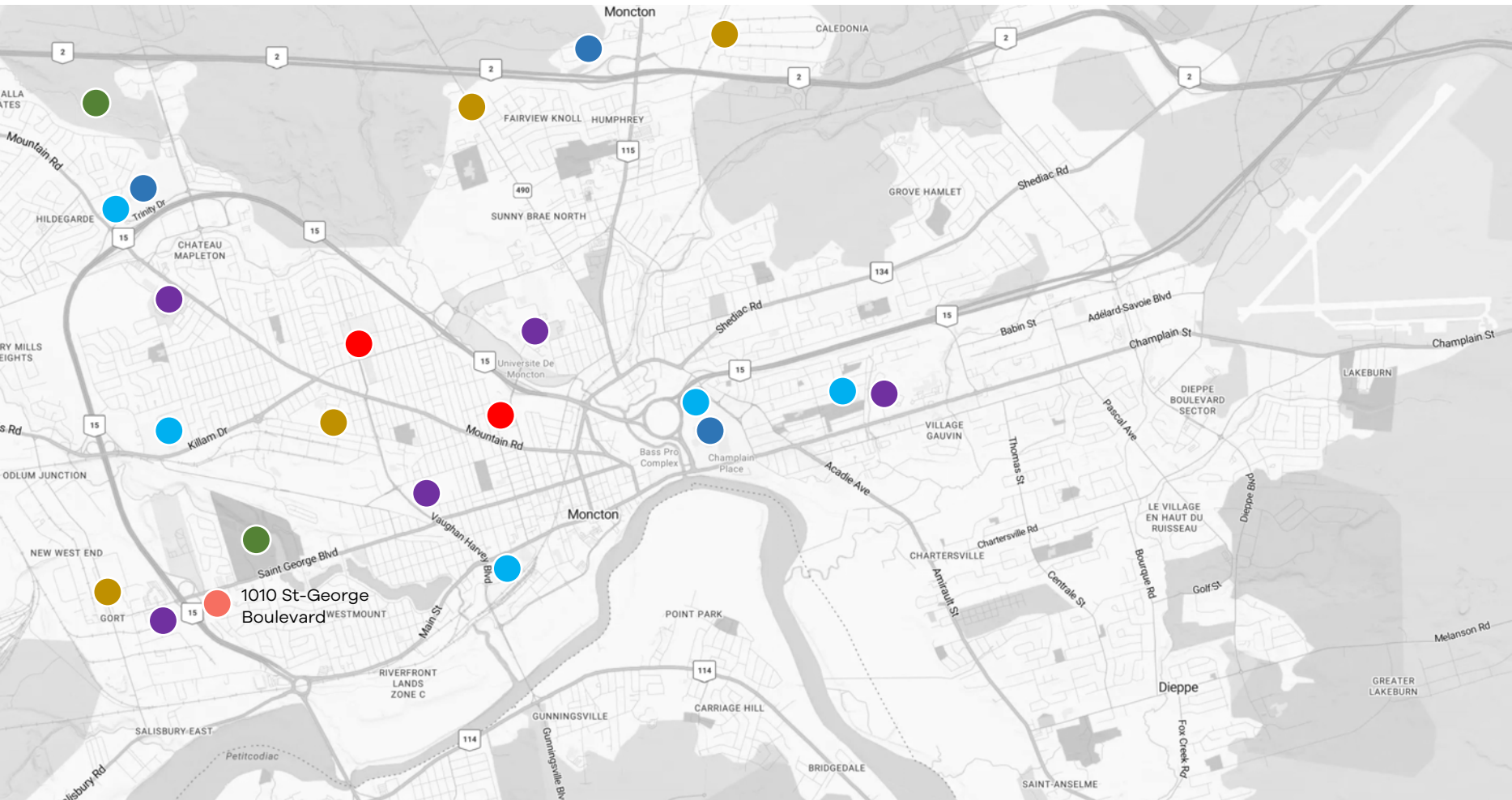
12 minutes
to airport



On transit
route 60, 67



Nature park
& trails nearby



● Retail Area ● Industrial Park ● Nature Park ● School PS/U ● Hospital ● Entertainment

1010 St George Boulevard.
Moncton, New Brunswick

Building & Property Photos

Exterior Views



Building & Property Photos

Lower Level Views



Building & Property Photos

Main Level Views



Building & Property Photos

Upper Level Views



Offering Process, Sale Conditions & Confidentiality

CONTENT PROVIDED HEREIN

This Confidential Information Memorandum ("CIM") 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 information presented herein does not purport to being all-inclusive and purchasers may be required to obtain further information from their own 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. 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 OFFERING 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, via ONE. Real Estate Advisors' online file sharing data room. Such data room may contain information including, but not limited to and only if applicable in such instance:

- Building plans
- Building financial reports
- Site and survey 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.

FOR MORE INFORMATION

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ONE.

REAL ESTATE ADVISORS / ATLANTIC

www.one-rea.com



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