

Office / For Lease

ONE.
REAL ESTATE ADVISORS / ATLANTIC



● Flexible Office Space

196 J.D. Gauthier Blvd, Shippagan, New Brunswick
www.one-rea.com/196JDGauthier

www.one-rea.com



Property Details

ONE. Real Estate Advisors is pleased to present this unique opportunity to lease professional office space situated in downtown Shippagan, New Brunswick. The property consists of several flexible leasing arrangements to meet the demands of the office, research, medical and technology sectors.

The Property is located less than one kilometer away from the Université de Moncton's Shippagan campus which is home to over 580 students yearly. The Property is conveniently located within walking distance to Carrefour Shippagan - the town's retail shopping mall as well as financial institutions, restaurants and coffee shops and professional services. The Property has direct access to the town's waterfront boardwalk.

GLA
18,800
sq. ft. (+/-)

1.20
acres (+/-)

4
minute walk
to university

0.5^{km}
to major retail,
restaurants and
services

2,000
sq. ft. (+/-)
available on
ground floor

1,800
sq. ft. (+/-)
available on
upper floor

Office / For Lease

9.94_{km2}
Total town area

28K
trade area
population
(Sitewise 2022)

2.0_{km}
waterfront
boardwalk
system

99%
francophone
population

259.6
habitants per
square KM

2
post-secondary
educational
institutions

Welcome to Shippagan

A charming seaside fishing town in northern New Brunswick, Shippagan is home to over 4,300 residents and over 200 businesses and benefits from a larger trade area population of approximately 28,000 people.

The economy is largely driven by the fisheries and peat moss industries. The downtown core is home to an expansive fishing port and marina, Aquarium NB and the University of Moncton Shippagan campus which features marine research facilities.

The remaining adjacent occupiers are retail and service businesses, restaurants, coffee shops, churches and schools - all complemented by lush trees and green spaces making it an enjoyable 5-minute walk to any downtown amenity.





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Flexible Office Opportunity

For more information

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