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Net Rent:

\$14.50 psf

Additional Rent:

\$10.90\* psf

**FOR LEASE** | 11 Ocean Limited Way, Moncton | NB

## 11 Ocean Limited Way

Two Units Available

Built in 2004, this two storey building is ideally situated near Millennium Drive, Vaughan Harvey Boulevard and downtown Moncton. There are two security card readers, and ample parking is provided. Two suites available, Suite 100: 935 SF and Suite 150: 4,545 SF (All measurements are approximate.)

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> Total Building Size	51,762 Sq. Ft. (+/-)
> Lot Size	133,729 Sq. Ft. (3.07 acres)
> Year Built	2004
> Zoning	BT - (Business & Technology Zone)
> Suitable Uses:	Call Centre, Educational, Entertainment, Government, Offices, Research and development, etc.

Contact Us:

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FOR LEASE | 11 Ocean Limited Way, Moncton | NB

# GREAT OFFICE SPACE IN MONCTON



Free On-Site  
Parking



Main Floor  
of Building



Public Transit  
Bus



935 or 4,545  
SF



Security  
Card Readers



Wheelchair  
Accessible

## THE AREA

Situated in the geographic heart of Moncton, Emmerson Business Park is located on the corner of Millennium and Vaughan Harvey Boulevard, a thoroughfare connecting Mountain Road to Main Street. Amenities are close by with the YMCA and day care facilities within 500 meters, and just two minutes from downtown Moncton and Mountain Road.

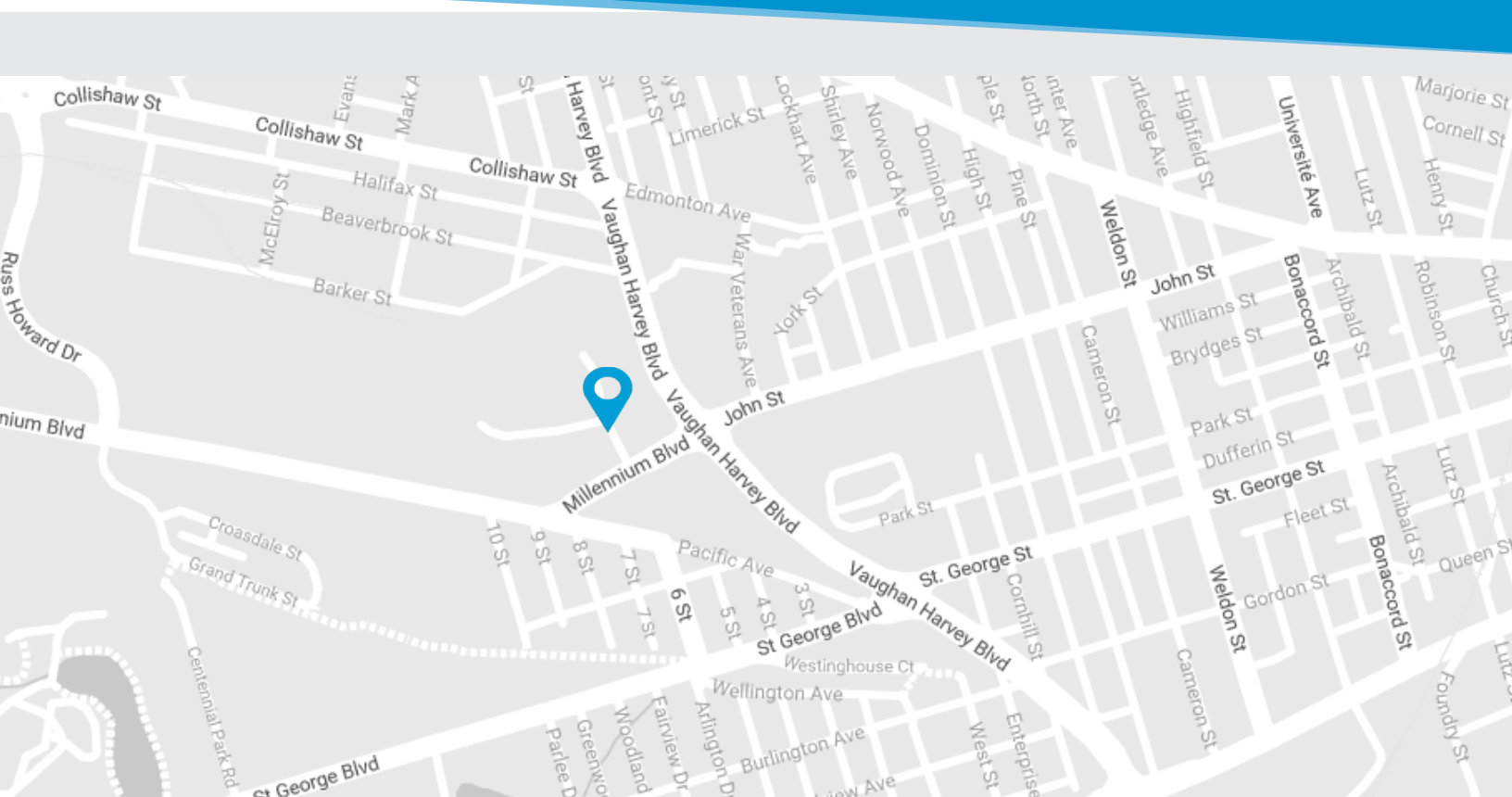
## THE BUILDING

Modern 2 story with elevator & barrier free access. Building is secured with card access and on-site security. Building systems are protected with a backup generator and uninterrupted power supply (UPS). On-site parking offering a ratio of 5 spaces per 1000 Sq. Ft.

## THE SPACE

Unit #100: 935 Square Feet ideal for food service/catering business

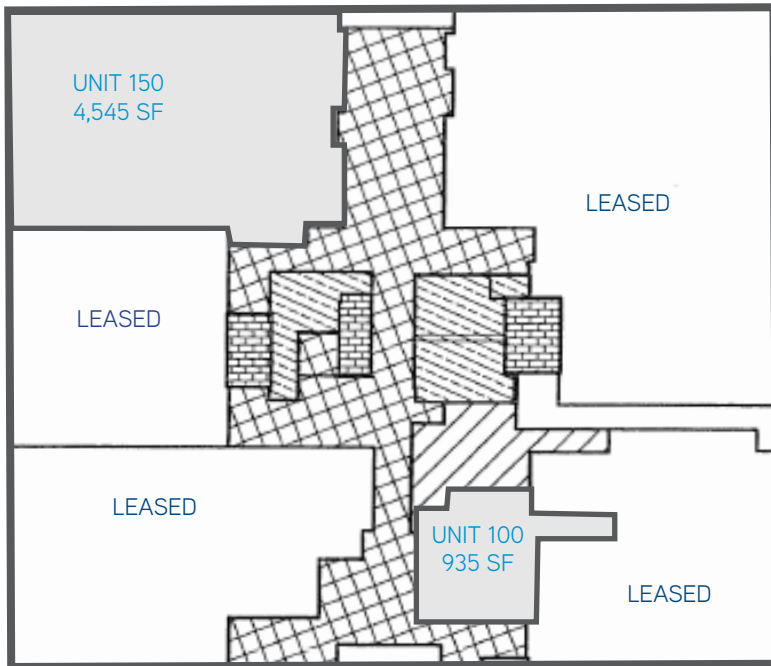
Unit #150: 4,545 Square Feet offering multiple offices & meeting rooms



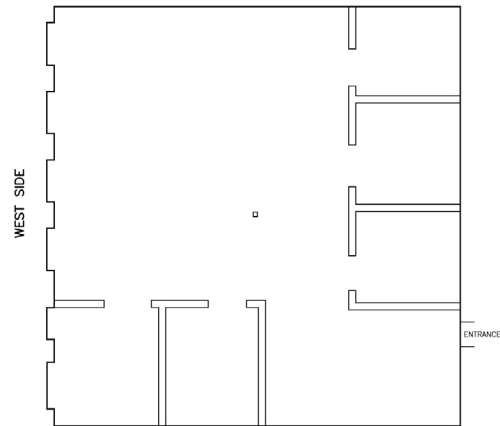
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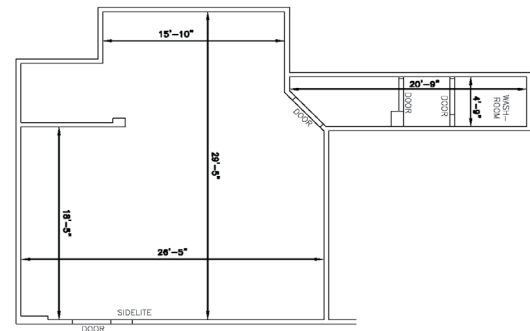
## FLOOR PLAN & UNIT LAYOUTS



UNIT 100 - 935 SF



UNIT 150 - 4,545 SF



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