

COMMERCIAL REAL ESTATE

Saint John
LISTING REPORT

OCTOBER 2020



#### **Brunswick Brokers Limited**

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### FEATURED LISTINGS

FOR LEASE | OFFICE 604 Rothesay Avenue, Saint John





| SIZE       | Up to 6,128 sf   |
|------------|--|
| PRICE      | \$18.00 psf (net)  |
| DETAILS    | Heritage building with industrial past transformed into modern, open-concept, character office space with exposed brick and high ceilings. |
| CONTACT(S) | Stephanie Turner   |

FOR SALE | OFFICE / FLEX 661 Millidge Avenue, Saint John





| SIZE       | 26,206 sf   |
|------------|---|
| PRICE      | \$2,600,000   |
| DETAILS    | This prime corner property in the heart of Millidgeville has so much to offer. 4.4 acres with 180+ parking spots and many recent updates. |
| CONTACT(S) | Stephanie Turner  |



### FEATURED LISTINGS

FOR LEASE / SALE | INDUSTRIAL 855 Bayside Drive, Saint John





| SIZE       | 14,902 sf  |
|------------|--|
| PRICE      | \$6.50 psf (net)   |
| DETAILS    | Quality single-user warehouse for sublease in Grandview Industrial Park; zoned Medium Industrial (IM); majority warehouse, with small built-out space. |
| CONTACT(S) | Stephanie Turner   |

## FOR LEASE | COMMERCIAL 15 Consumers Drive, Saint John





| SIZE       | +/- 13,000 sf  |
|------------|--|
| PRICE      | By Negotiation (contact a leasing agent)   |
| DETAILS    | High-traffic commercial corridor off<br>Westmorland Road; freestanding building<br>offering a combination of showroom,<br>office, warehouse, loading and more. |
| CONTACT(S) | Jessica O'Neill & Troy Nesbitt   |



# FOR LEASE | OFFICE



| ADDRESS    | 14 King Street, Saint John  |
|------------|---|
| SIZE       | Between 5,658 sf and 8,381 sf   |
| PRICE      | By Negotiation  |
| DETAILS    | CenterBeam Place; Brick & beam style office spacce<br>with modern vibe just steos away from waterfront<br>and several parking options; unparalleled work envi-<br>ronment of beauty and efficiency. |
| CONTACT(S) | Stephanie Turner  |



| Ĭ. | ADDRESS    | 55 Union Street, Saint John   |
|----|------------|---|
|    | SIZE       | Between 707 sf and 4,938 sf   |
| 1  | PRICE      | Starting at \$14.00 psf (net)   |
|    | DETAILS    | Mercantile Centre; prime Class A space in a prestigious downtown office building; BOMA Best certified building boasting spectacular harbour views; connected to city's internal pedway. |
|    | CONTACT(S) | Stephanie Turner  |



|   | ADDRESS    | 12 Smythe Street, Saint John  |
|---|------------|---|
|   | SIZE       | Between 421 sf and 997 sf   |
|   | PRICE      | By Negotiation  |
|   | DETAILS    | Red Rose Tea Building; iconic gateway brick-and-<br>beam office building with modern features;<br>professionally managed and BOMA BEST certified. |
| 2 | CONTACT(S) | Stephanie Turner  |



| 4 | ADDRESS | 17 Canterbury Street, Suite 190, Saint John  |
|---|---------|--|
|   | SIZE    | 2,381 sf   |
| _ | PRICE   | \$14.00 psf (net)  |
|   |         |  |
|   | DETAILS | Street level opportunity at the core of Saint John's entertainment district; movein ready character space, ideal for office or retail. |



|   | ADDRESS    | 520 Somerset Street, Saint John   |
|---|------------|---|
|   | SIZE       | +/- 4,380 sf  |
| * | PRICE      | \$24.00 psf (semi-gross)  |
|   | DETAILS    | Like new, move-in ready office space minutes from central business district; excellent signage opportunity; free on-site surface parking. |
|   | CONTACT(S) | Stephanie Turner  |



| ADDRESS    | 560 Somerset Street, Saint John   |
|------------|---|
| SIZE       | +/- 1,300 sf  |
| PRICE      | \$1,640 + utilities (monthly)   |
| DETAILS    | Professional office space just minutes from the downtown core; fully built-out space on the ground floor; free on-site paved parking. |
| CONTACT(S) | Stephanie Turner  |



| ADDRESS    | 604 Rothesay Avenue, Saint John  |
|------------|--|
| SIZE       | Up to 6,128 sf   |
| PRICE      | \$18.00 psf (net)  |
| DETAILS    | Heritage building with industrial past<br>transformed into modern, open-concept, character<br>office space with exposed brick and high ceilings. |
| CONTACT(S) | Stephanie Turner   |



|      | ADDRESS    | 44 Chipman Hill, Saint John   |
|------|------------|---|
|      | SIZE       | Between 1,007 sf and 8,117 sf   |
| F    | PRICE      | By Negotiation  |
| N. I | DETAILS    | Brunswick House; a prestigious address for your offices; level three BOMA Best certification; 14 storey, Class A high-rise. |
|      | CONTACT(S) | Stephanie Turner  |



## FOR LEASE | INDUSTRIAL



| ADDRESS | 909 Bayside Drive, Saint John   |
|---------|---|
| SIZE    | 4,000 sf  |
| PRICE   | \$8.25 psf (net)  |
| DETAILS | Single-user industrial opportunity in Grandview<br>Industrial Park with large fenced yard; set on 1.37<br>acres; combination of office and warehouse. |
|         |   |



| ADDRESS    | 520 Somerset Street, Saint John   |
|------------|---|
| SIZE       | Up to 8,000 sf  |
| PRICE      | \$10.00 psf (semi-gross)  |
| DETAILS    | Centrally located warehouse opportunity just minutes<br>from downtown; four warehouse bays; high ceilings;<br>free on-site surface parking. |
| CONTACT(S) | Stephanie Turner  |



| ADDRESS    | 855 Bayside Drive, Saint John  |
|------------|--|
| SIZE       | 14,092 sf  |
| PRICE      | \$6.50 psf (net)   |
| DETAILS    | Quality single-user warehouse for sublease in Grand-<br>view Industrial Park; zoned Medium Industrial (IM);<br>majority warehouse, with small built-out space. |
| CONTACT(S) | Stephanie Turner   |



| Property of | ADDRESS    | 405 King William Road, Saint John   |
|-------------|------------|---|
|             | SIZE       | 26,379 sf   |
|             | PRICE      | \$7.50 psf (net)  |
| -           | DETAILS    | Manufacturing / module shop located in Spruce Lake<br>Industrial Park; steel frame building in excellent<br>condition, set on 27 acres; building is also for sale |
|             | CONTACT(S) | Stephanie Turner  |



|            | ADDRESS    | 570 King William Road, Saint John  |
|------------|------------|--|
|            | SIZE       | +/- 18.00 acres  |
|            | PRICE      | By Negotiation   |
| <u>51.</u> | DETAILS    | Located in Spruce Lake Industrial Park, this property<br>can be used as is for parking or laydown area. Close<br>proximity to newly constructed wharf terminal and<br>soon to be constructed wind project. |
|            | CONTACT(S) | Troy Nesbitt   |

### FOR LEASE | COMMERCIAL



|  | ADDRESS    | 184 Hampton Road, Quispamsis   |
|--|------------|--|
|  | SIZE       | Between 807 sf and 3,086 sf  |
|  | PRICE      | \$14.00 psf (net)  |
|  | DETAILS    | Various options at this high-traffic neighbourhood strip plaza, including a former pub with tenant fixturing remaining; ample on-site parking. |
|  | CONTACT(S) | Stephanie Turner   |



|   | ADDRESS    | 221 Hampton Road, Quispamsis  |
|---|------------|---|
|   | SIZE       | Between 1,000 sf and 9,100 sf   |
|   | PRICE      | \$18.00 psf (semi-gross)  |
| À | DETAILS    | Retail / office space in bedroom community of<br>Quispamsis; ample paved onsite parking, large front-<br>facing windows for natural light, good signage opps. |
|   | CONTACT(S) | Stephanie Turner  |





| ADDRESS    | 15 Consumers Drive, Saint John   |
|------------|--|
| SIZE       | +/- 13,000 sf  |
| PRICE      | By Negotiation   |
| DETAILS    | High-traffic corner commercial space off McAllister<br>Drive; freestanding building offering a combination<br>of showroom, office, warehouse, loading and more |
| CONTACT(S) | Jessica O'Neill & Troy Nesbitt   |



| _ |            |   |
|---|------------|---|
|   | ADDRESS    | 540 Main Street, Saint John   |
| M | SIZE       | 24,273 sf   |
|   | PRICE      | By Negotiation  |
| - | DETAILS    | Exciting build to suit opportunity - an ideal quick service restaurant; well-located in area with high vehicle traffic; business park commercial zoning |
|   | CONTACT(S) | Troy Nesbitt  |



| 1    | ADDRESS    | 170 Hampton Road, Quispamsis   |
|------|------------|--|
|      | SIZE       | 1,210 sf   |
| 77.0 | PRICE      | \$25.00 psf (semi-gross)   |
|      | DETAILS    | High-traffic retail location in Kennebecasis Valley within a multi-unit strip mall; location offers high visibility and exposure; could also be used for office. |
|      | CONTACT(S) | Stephanie Turner   |



| M | ADDRESS    | Landing Court, Quispamsis   |
|---|------------|---|
| 1 | SIZE       | 950 sf  |
|   | PRICE      | \$14.00 psf (net)   |
|   | DETAILS    | Move-in ready commercial space ideal for professional services; well-maintained strip plaza situated in busy commercial area. |
|   | CONTACT(S) | Stephanie Turner  |

# FOR SALE | ALL CLASSES



|  | ADDRESS    | Loch Lomond Road / Consumers Drive, Saint John   |
|--|------------|--|
|  | SIZE       | 29.12 acres  |
|  | PRICE      | \$500,000  |
| A STATE OF S | DETAILS    | Silver Falls Land; Four-parcel development land package totalling 29+ acres in East Saint John; opportunity for commercial and/or multi-residential development. |
|  | CONTACT(S) | Stephanie Turner   |



| ADDRESS    | 405 King William Road, Saint John  |
|------------|--|
| SIZE       | 26,379 sf  |
| PRICE      | \$2,995,000  |
| DETAILS    | Manufacturing / module shop located in Spruce<br>Lake Industrial Park; steel frame building in<br>excellent condition, set on 27 acres; building is also<br>for lease. |
| CONTACT(S) | Stephanie Turner   |



| ADDRESS    | 1-3 Gondola Point Road, Rothesay   |
|------------|--|
| SIZE       | +/- 3,437 sf (total)   |
| PRICE      | \$360,000  |
| DETAILS    | Sale package of two (2) standalone commercial properties; set on approx. 8,094 sf with total building area of 3,437 sf; ideal home for professional services firm; built in the early 1900s. |
| CONTACT(S) | Stephanie Turner   |



| ADDRESS    | 222 Water Street, Saint John   |
|------------|--|
| SIZE       | 32,900 sf  |
| PRICE      | \$1,090,000  |
| DETAILS    | Redevelopment opportunity in the heart of Uptown; current group of owners are looking to sell or partner with investors; historic 7-storey building set on 6,910 sf and not flagged as 'heritage'. |
| CONTACT(S) | Stephanie Turner   |





| ADDRESS    | 570 King William Road, Saint John  |
|------------|--|
| SIZE       | +/- 18.00 acres  |
| PRICE      | \$150,000 per acre   |
| DETAILS    | Located in Spruce Lake Industrial Park, this property<br>can be used as is for parking or laydown area. Close<br>proximity to newly constructed wharf terminal and<br>soon to be constructed wind project. |
| CONTACT(S) | Troy Nesbitt   |



| ADDRESS    | 1195 Bayside Drive, Saint John  |
|------------|---|
| SIZE       | 4.00 acres (potentially up to 10 acres)   |
| PRICE      | \$300,000 (or \$75,000/acre)  |
| DETAILS    | Prime development land at entrance to McAllister<br>Industrial Park; cleared and graded, ready for<br>construction; zoned Medium Industrial (IM); includes<br>roughly 4 to 10 acres of cleared and graded land. |
| CONTACT(S) | Stephanie Turner  |



| ADDRESS    | 1112 Fairville Boulevard, Saint John   |
|------------|--|
| SIZE       | 7,792 sf (0.92 acres)  |
| PRICE      | \$495,000  |
| DETAILS    | Industrial / commercial building on west side's<br>Golden Mile. Balance of building is warehouse with<br>partial mezzanine; close proximity to growing retail<br>node. |
| CONTACT(S) | Stephanie Turner   |



| -  | ADDRESS    | 60 Technology Drive, Saint John   |
|--|------------|---|
|  | SIZE       | 6.00 acres (3.4 usable acres)   |
| 1  | PRICE      | \$1,200,000   |
| The state of the s | DETAILS    | Development land adjacent to Xerox building in<br>Somerset Technology Park; fully prepared site, ready<br>for construction; good access to surrounding areas;<br>BP zoning offers the site many permitted uses. |
|  | CONTACT(S) | Stephanie Turner  |



| ADDRESS    | 661 Millidge Avenue, Saint John  |
|------------|--|
| SIZE       | 26,206 sf  |
| PRICE      | \$2,600,000  |
| DETAILS    | Prime corner property in the heart of Millidgeville has so much to offer. 4.4 acres with 180+ parking spots and many recent updates. |
| CONTACT(S) | Stephanie Turner   |



| ADDRESS | 63 Broad Street, Sussex  |
|---------|--|
| SIZE    | 14,897 sf (approx. 1/3 acre)   |
| PRICE   | \$194,900  |
|         |  |
| DETAILS | Commercial / retail land available for redevelopment in historic downtown of Sussex; Free on-site parking in front of lot. |



|         | ADDRESS    | 125 McIlveen Drive, Saint John   |
|---------|------------|--|
|         | SIZE       | 5.95 acres (259,182 sf)  |
|         | PRICE      | By Negotiation   |
|         | DETAILS    | McAllister Industrial Park land available for<br>development; cleared, leveled and ready for<br>construction; available for single or multiple tenant<br>occupancy |
| - 100 C | CONTACT(S) | Stephanie Turner   |





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