

BRUNSWICK

BROKERS

3,854 SF - Office Space

FOR LEASE

331 ELMWOOD DRIVE

Moncton | NB

Troy Nesbitt



331 Elmwood Drive | Moncton, NB
Troy Nesbitt



Property Highlights

NET RENT
\$12.50 psf net

Brunswick Brokers is pleased to present the opportunity to lease 3,854 SF of second floor office space at 331 Elmwood Drive. Located at the corner of Morton Avenue and Mill Road on Elmwood Drive in Moncton East. Elmwood Plaza is easily accessible and centrally located.

The space is available immediately and can be improved to suit the tenant. Landlord is open to negotiate leasehold improvements.

Elmwood Plaza was renovated in 2014 - major building improvements include: HVAC, roof, facade, and parking/draining.



**HIGHWAY
ACCESS**



**CENTRALLY
LOCATED**



**PARKING
ONSITE**

BRUNSWICK
BROKERS

32 Alma Street
Moncton, NB
E1C 4Y1

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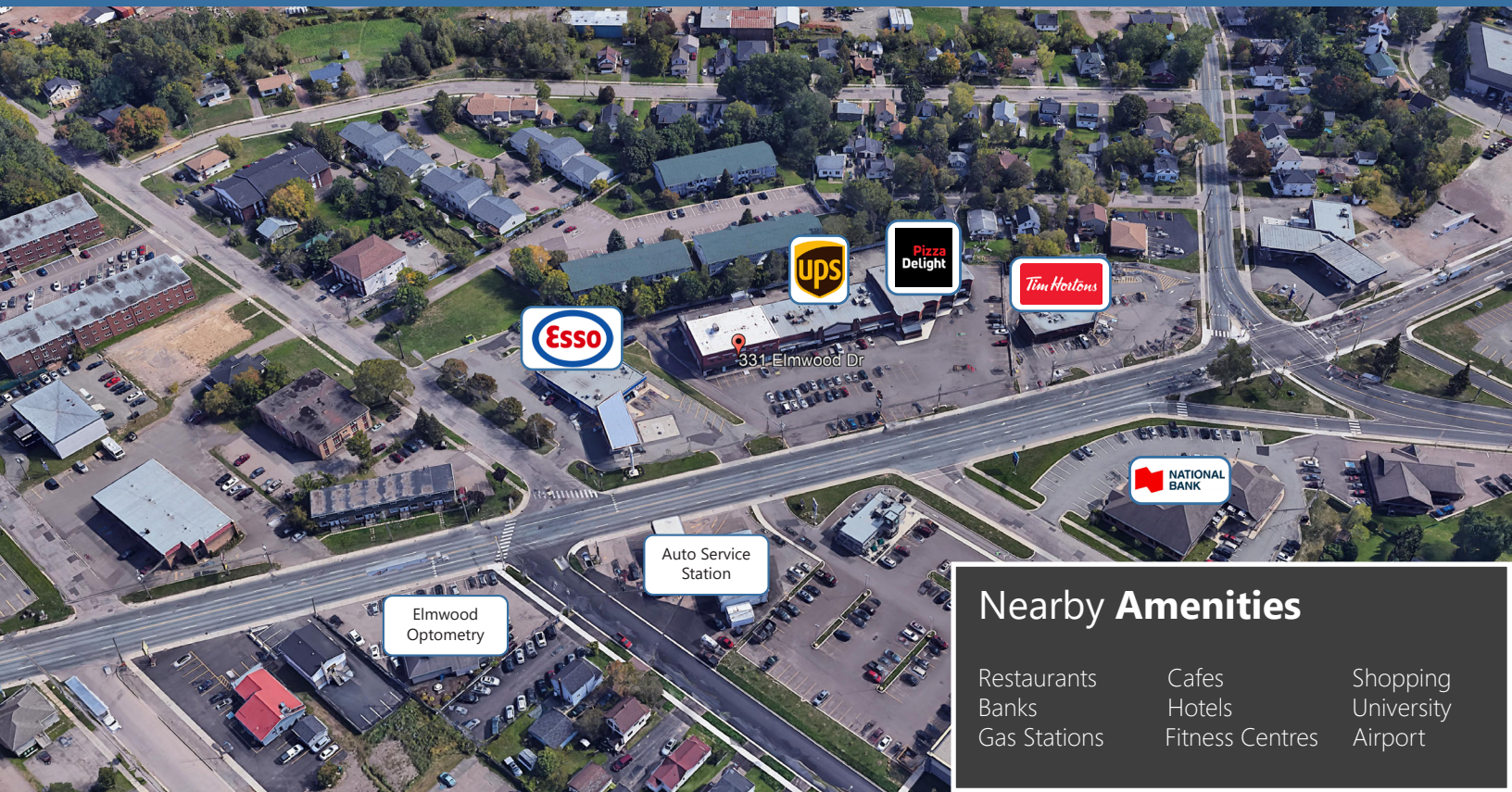
Property Details

AVAILABLE
Immediately

PROPERTY TYPE	Commercial / Office
YEAR RENOVATED	2014
UNIT SIZE	3,854 sf
NUMBER OF FLOORS	Two
FLOOR LOCATION	Second floor
PARKING	The property offers ample on-site parking
BASE RENT	\$12.50 psf net
ADDITIONAL RENT	\$8.90 psf + hst (CAM and Taxes)
TENANT IMPROVEMENT ALLOWANCE	To be negotiated based on tenant, terms & conditions



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Moncton

2021 POPULATION	162,422
TOTAL HOUSEHOLDS	64,892
AVERAGE HOUSEHOLD SIZE	2.3
AVERAGE HOUSEHOLD INCOME	\$83,571





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BRUNSWICK
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COMMERCIAL REAL ESTATE

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