

FOR LEASE

55 DRISCOLL CRESCENT

MONCTON, NB



**CUSHMAN &
WAKEFIELD**
Atlantic

PROPERTY HIGHLIGHTS

Unlock a fantastic opportunity to lease adaptable space on Driscoll Crescent!

Situated in one of Moncton's top industrial parks, this spaces is ideal for office use or various commercial activities.

The property has two available units that can be leased individually or together:

- **Main Floor:** features an efficient layout of +/- 3,345 sf, and includes multiple offices, a meeting room, a vestibule, and a reception area.
- **Basement:** It offers an adaptable space of +/- 3,193 sf, with various areas designated for office and storage that can be transformed to meet different business needs.

The building offers **signage options** on the main floor and provides ample **on-site parking** and circulation space.

± 3,193 - 3,345 sf

UNIT SIZE

\$14.00 PSF NET

LEASE RATE

2

UNITS

INDUSTRIAL PARK

ZONING



**AI-Enhanced Visualization. This image was created using Artificial Intelligence. It is for visionary purposes only, and they may not reflect the property's current condition.*

FLOOR PLANS

MAIN FLOOR | $\pm$ 3,345 SF



NB144549 |

GALLERY



FLOOR PLANS

BASEMENT | ± 3,193 SF



NB144551 |

GALLERY

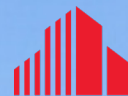


LOCATION MAP

Strategically located in Moncton's established industrial district, **55 Driscoll Crescent** offers exceptional connectivity to major transportation routes, including Wheeler Boulevard, St. George Boulevard and the Trans-Canada Highway.

The property is just minutes away from downtown Moncton and is surrounded by established industrial companies. This location provides a strong business environment with excellent accessibility.





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