

FOR SUBLEASE

12 MILLENNIUM DRIVE MONCTON, NEW BRUNSWICK

Turnkey office sublet opportunity
minutes from downtown Moncton



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12 MILLENNIUM BOULEVARD | MONCTON, NEW BRUNSWICK

Turnkey office sublet opportunity minutes from downtown Moncton

Located just minutes from Moncton's downtown core, 12 Millennium Boulevard is a 69,460 sf, multi-tenant, Class A office building offering unparalleled convenience, signage opportunities, and on-site parking.

Expanding over 10,120 sf on the ground level, this dynamic and innovated space is rich with natural light and equipped with modernistic finishes. Offering an inviting environment, the space features bright and airy, open workspace, contemporary private offices and meeting rooms, and an ultramodern, vibrant lunchroom.

Take advantage of this opportunity to inherit this turnkey office space. Head lease expires September 30, 2027, with opportunity to extend lease directly with the landlord.



Turnkey
Office Space



Close to
Downtown Core



Ample, On-Site
Parking

LISTING ID	25221
ADDRESS	12 Millennium Boulevard
LOCATION	Moncton
PROPERTY TYPE	Office
BUILDING SIZE	69,460 sf
SIZE AVAILABLE	10,129 sf
FLOOR LOCATION	Ground level
ZONING	Business and Technology Zone (BT)
AVAILABILITY	Immediately
PARKING	Ample, surface on-site
BASE RENT	\$15.00 psf
ADDITIONAL RENT	\$16.48 psf
HEAD LEASE	September 30, 2027 (potential to extend lease directly with landlord)





Located in Emmerson
Technology Park

Professionally
managed property

Exterior signage
opportunities

Ample, on-site parking

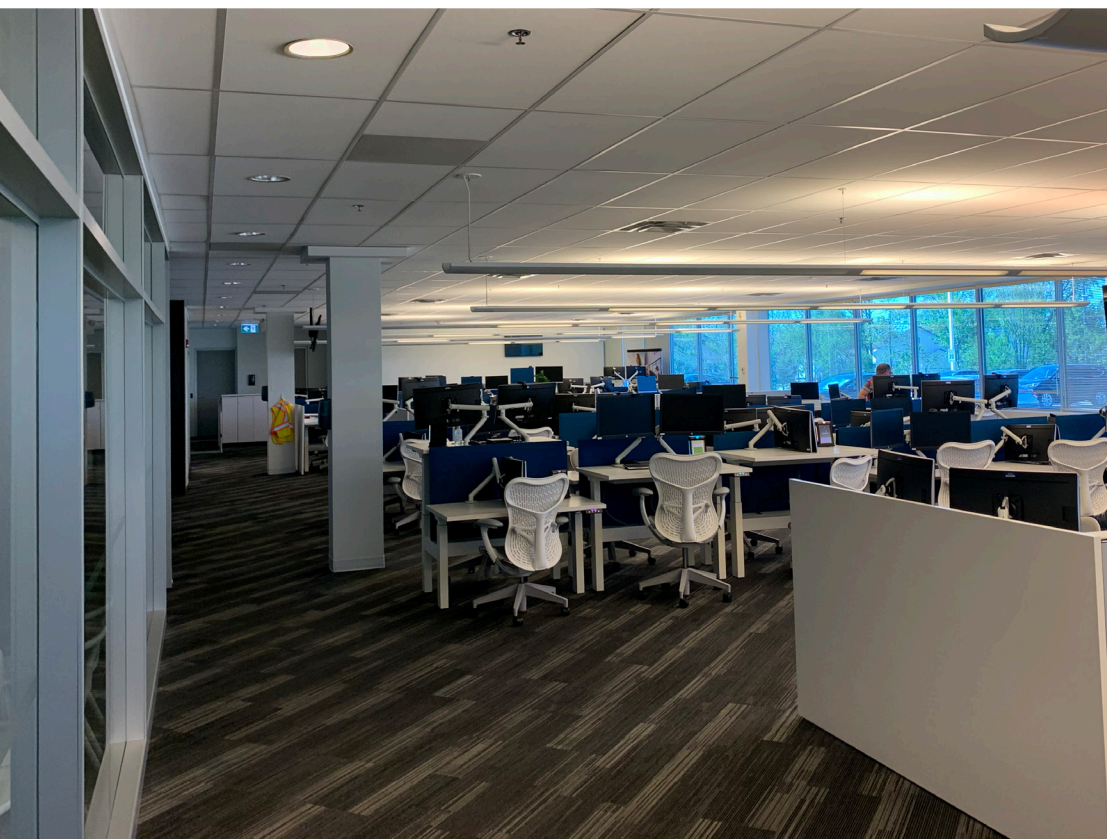
Modern lighting and
finishes

Close to many local and
commercial amenities

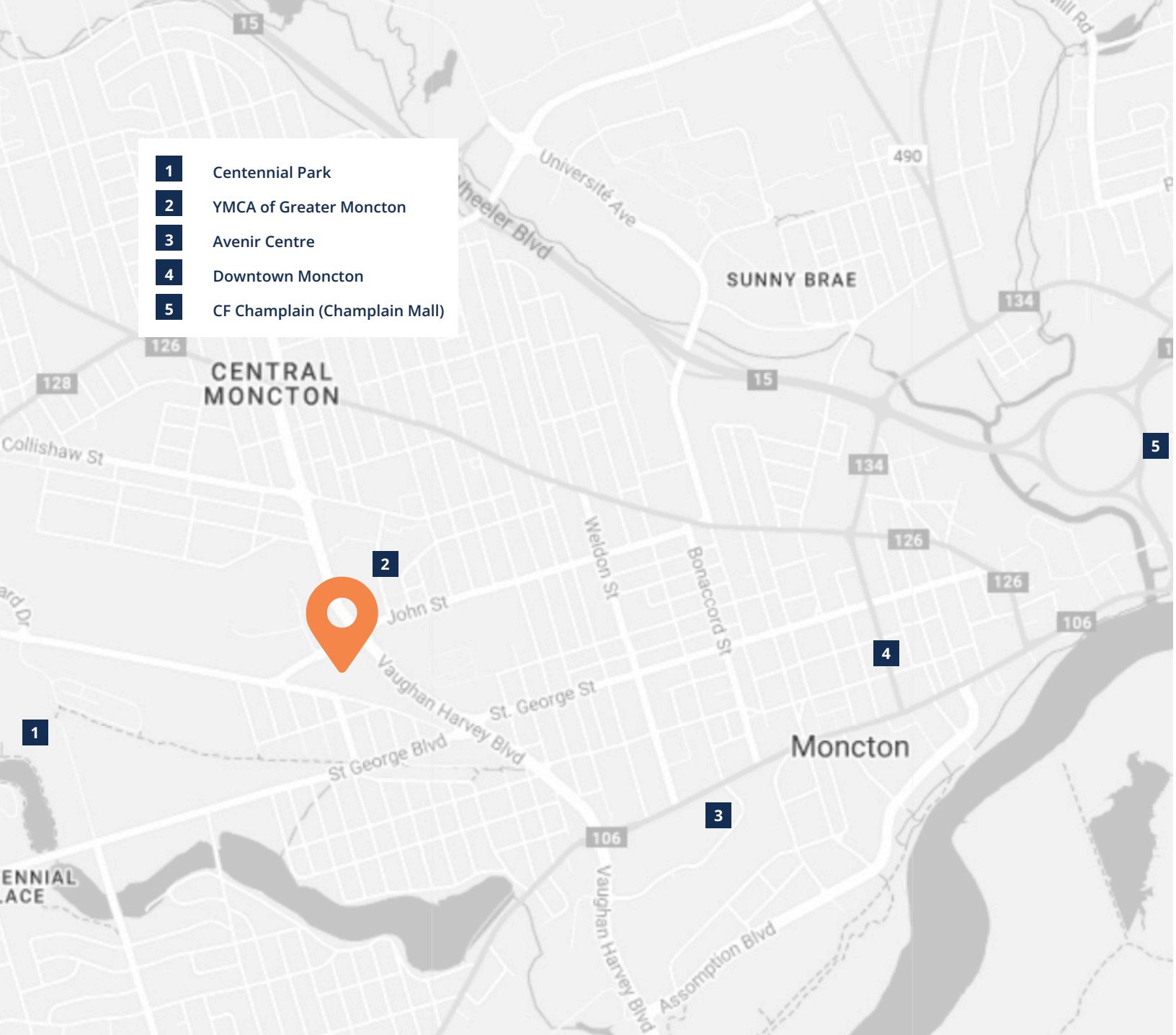
LEED Certified Building

Built in 2007; recently
renovated in 2020

Option to sublease fully
furnished



- 1 Centennial Park
- 2 YMCA of Greater Moncton
- 3 Avenir Centre
- 4 Downtown Moncton
- 5 CF Champlain (Champlain Mall)



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