

FOR SALE

120
MILLENNIUM
DRIVE QUISPAMIS,
NEW BRUNSWICK



PARTNERS GLOBAL
CORPORATE REAL ESTATE

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THE OPPORTUNITY

Presenting a rare investment opportunity to acquire a fully leased 16,672 sq. ft. commercial building in the Greater Saint John region, Quispamsis. Situated on 1.38 acres, this high-visibility asset offers strong, stable cash flow supported by recently renewed leases and diverse tenant mix across retail, health-care, and office users.

With excellent visibility along Millennium Drive and Cedar Ridge Boulevard, the property offers quick, convenient access to New Brunswick Route 1 and is positioned in a high-traffic commercial corridor. Its proximity to established residential neighbourhoods further boosts daily traffic and long-term tenant demand.

Constructed with high-quality materials and maintained in excellent condition, the building offers long-term durability and minimized capital expenditure risk for investors. This property stands as a dependable and compelling addition to any commercial real estate portfolio.

Offering price **\$3,350,000**



Address	120 Millennium Drive
Location	Quispamsis, NB
Property type	Commercial
PID	30246508
PAN	5831367
Site size	1.38 acres
Rentable area	16,672 sq. ft.
Zoning	Business Park Commercial (BPC)
Parking	On-site, paved parking
Commercial leases	Six (6), all recently renewed
Possession	Immediately
Assessed value	\$2,138,800.00 (2026)
Property tax	\$83,995.63 (2026)

PROPERTY HIGHLIGHTS

- Six (6), all recently renewed leases
- Prime location in fast-growing area
- Quick access to major highways
- Multiple entry points
- Ample, paved parking
- Strong commercial tenant mix of office and retail users
- Signage opportunities
- Curb appeal
- Multiple common washrooms including a shower



BUILDING DETAILS



Foundation	Concrete slab, perimeter wall and footings
Construction type	Steel frame
Storeys	Two (2)
Walls	Pre-finished pre-cast tilt-up concrete panels with interior steel frames
Windows	Hardwood doors, frames and windows interior, aluminum exterior
Roof	Flat built-up type. Membrane and insulation over acoustics steel roof deck supported by open web steel joists
Floors	Various finishes. Carpet and porcelain tiles throughout
Ceilings	T-bar ceilings and exposed painted structure
Heating	Full HVAC to all tenants
Electrical	Standard volts / amps

TENANT LIST

Bird	Second	6,604 sq. ft.
MCW	Second	1,904 sq. ft.
Mackenzie Orthodontics	Main	3,450 sq. ft.
Shades of Color VIP Beauty Lounge	Main	3,186 sq. ft.
Bird Storage	Main	528 sq. ft.

FLOOR PLAN

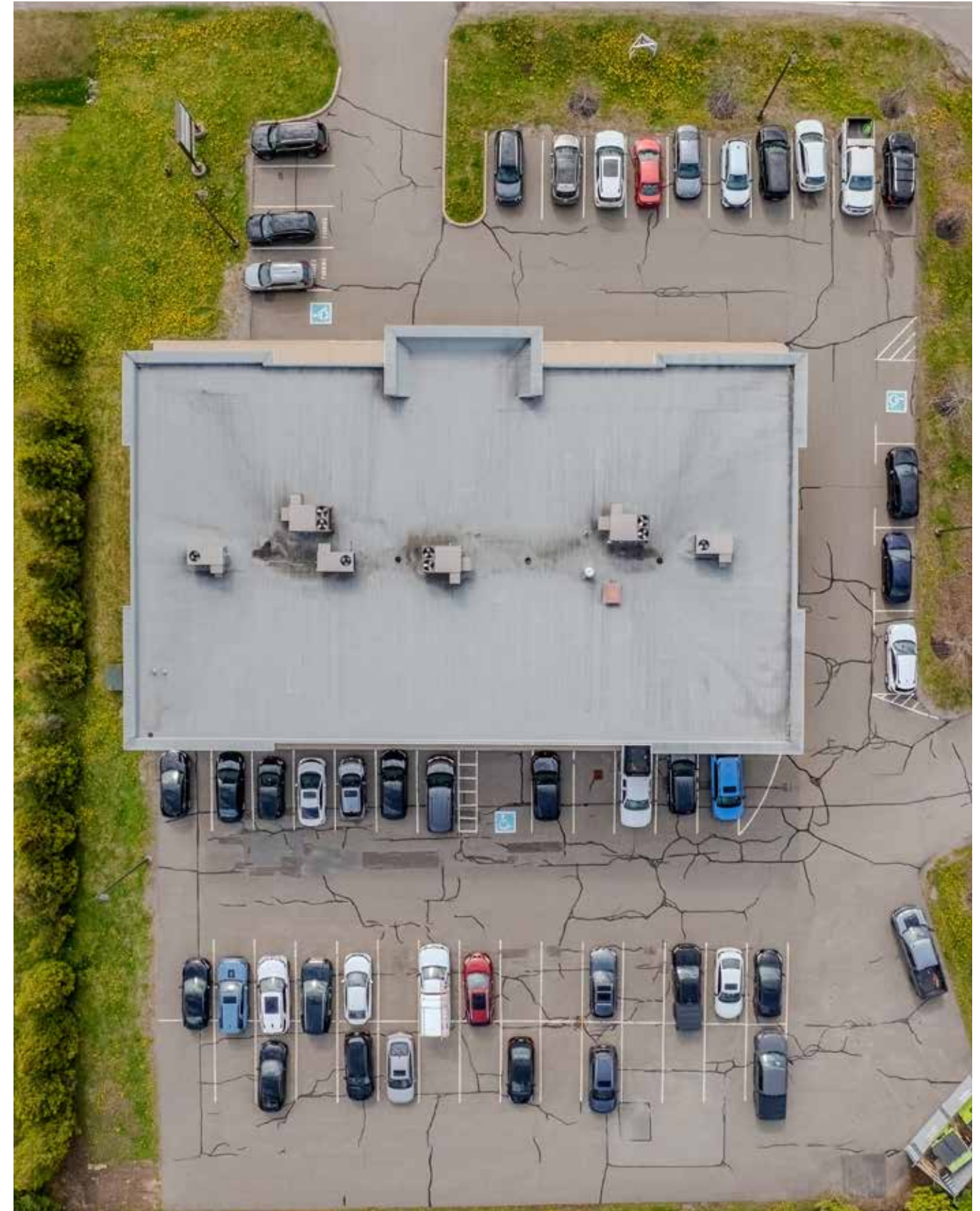
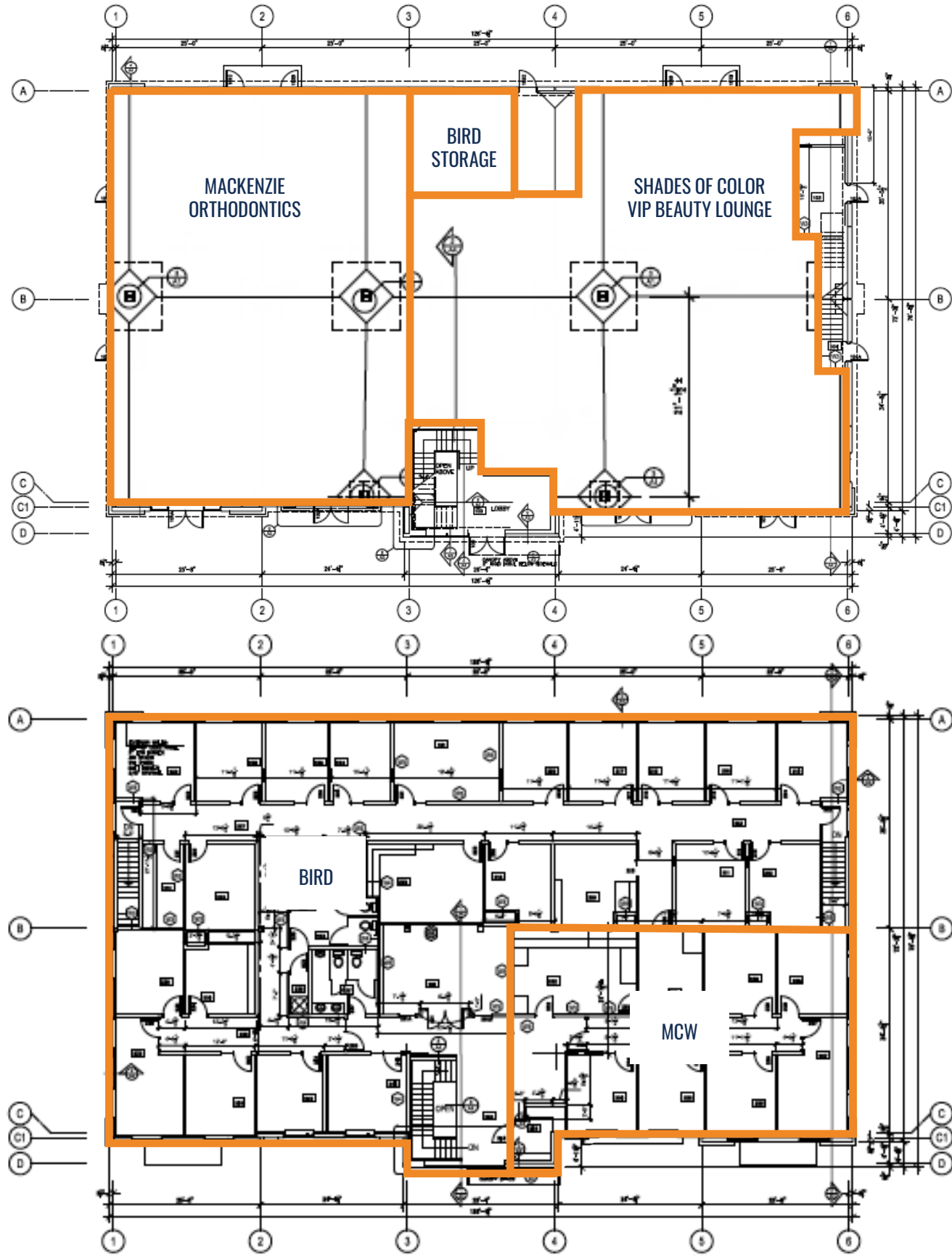
Aerial 360

SITE PLAN

FIRST FLOOR

120 Millennium Drive

SECOND FLOOR



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AERIAL OVERVIEW

Drone Footage



Kennebecasis River

Police Department

Cedar Ridge Boulevard

Quality Inn & Suites

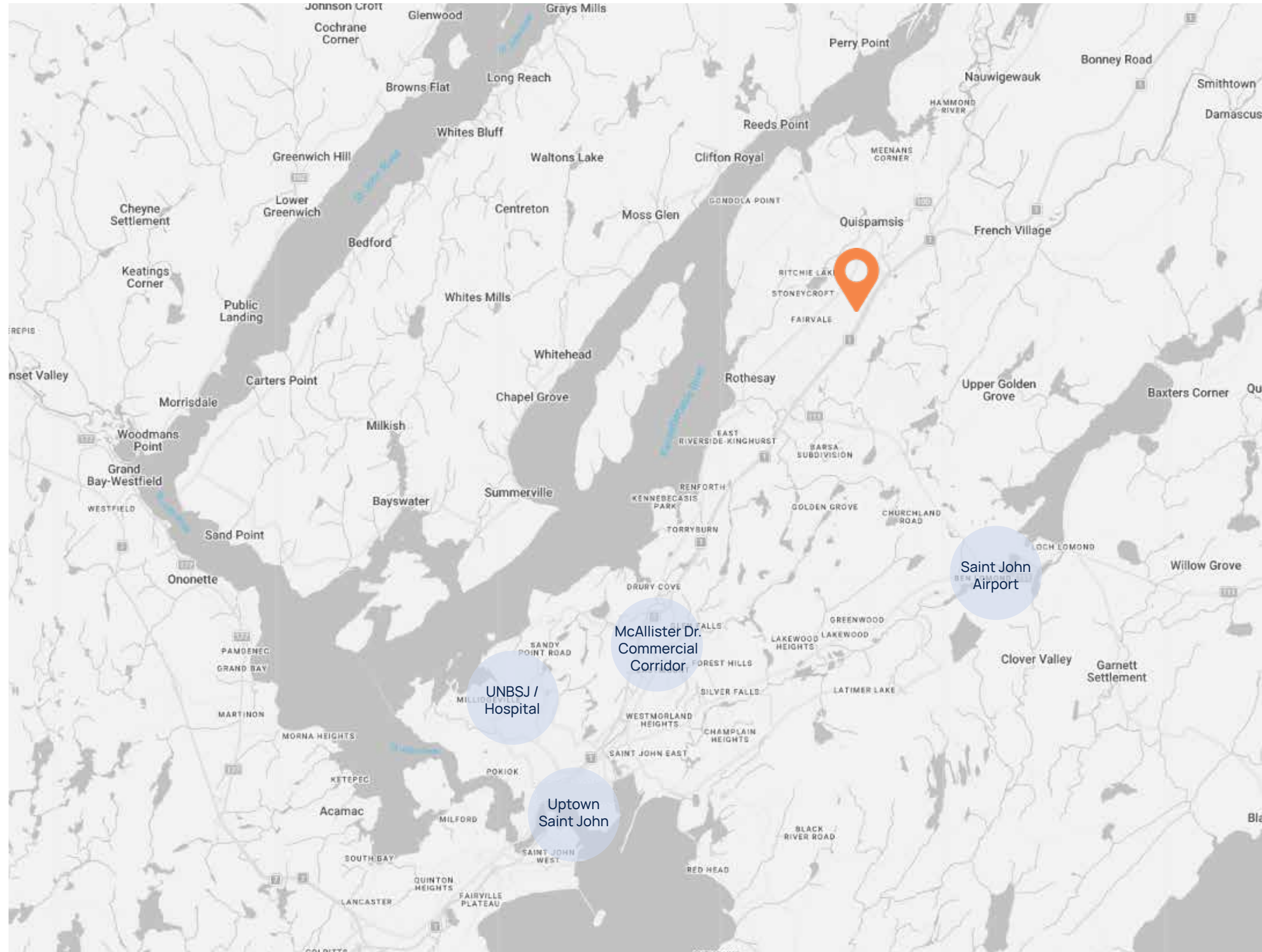
NB Route 1

Millennium Drive

120 Millennium Drive

For Sale

LOCATION OVERVIEW



Easy local access to nearby amenities

Quispamsis Snapshot

- 15 km to Saint John Airport
- 17 km to McAllister Dr. Commercial Corridor
- 22 km to UNBSJ / Saint John Hospital
- 25 km to Uptown Saint John

Saint John Peripheral Office Report

Total Market Size	1,119,537 sq.ft.
Vacancy Rate	19.43%
Avg. Net Rent	\$14.84 psf
Avg. Additional Rent	\$8.31 psf
Avg. Gross Rent	\$23.02psf

- Office inventory in the Saint John Peripheral market has decreased over the past year, tightening overall supply.
- The vacancy rate has declined, indicating stronger tenant demand and fewer available options.
- Average rental rates have increased, reflecting improved market conditions and limited availability.
- Most office stock here is Class B or C, giving 120 Millennium Drive a clear quality advantage.

Source: Turner Drake & Partners LTD. December 2025.



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