

TAKE A VIRTUAL TOUR



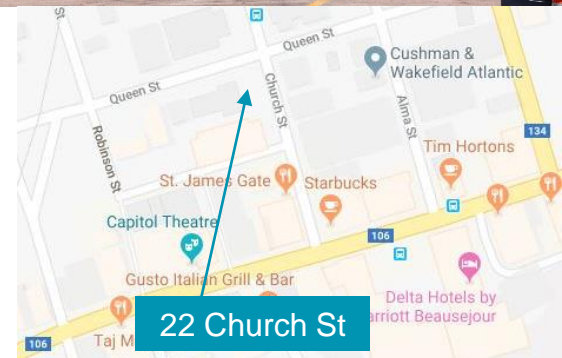
+/- 190 – 13,496 sf of Office Space Available for Lease
Lease Rate: \$11.00 psf Net

Property Highlights

- Various size office spaces available for lease on the 2nd, 3rd and 4th floors of the Community Peace Centre
- The building features an impressive atrium, advanced communication system, elevator access, underground parking and unique architectural elements such as exposed brick
- The offices feature modern finishes, high exposed ceilings and plenty of natural light
- On-site day care services, shared kitchen facilities, yoga studio, meditation garden and café
- Great opportunity for professional office or not-for-profit organizations
- Property management on-site
- Parking ratio is 1 per 1,500 sf - rate and availability to be confirmed
- The building is wheelchair accessible
- Estimated operating costs of \$8.40 psf including heat and lights

Location Information

- Located on the corner of Church Street and Queen Street in the Heart of Downtown Moncton.
- Ideally situated in an established popular area for high traffic, excellent visibility and great exposure.
- Location enjoys access to many amenities such as restaurants, banks, Assumption Place, City of Moncton, Blue Cross Centre, Avenir Centre, bars, cafes, retail, Capitol Theatre, Riverfront Park walking trails, fitness centres and accommodations.
- Steps away from the new development FiveFive Queen, The Gahan House, and Alcool NB Boutique Wine Store.
- The property offers easy access to public transportation.
- Easy access to all major arterial routes and highways such as Assumption Boulevard, Mountain Road, Wheeler Boulevard and Highway 15.



For more information, please contact:

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32 Alma Street
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Building Information

Floor Number	Unit Number	Size (sf)	Availability	Details
First Floor	T120	2,261 sf	• Currently leased	• Current tenant is CMHA
First Floor	T150	4,170 sf	• Currently leased	• Current tenant is MAGMA
First Floor	T190	2,780 sf	• Currently leased	• Current tenant is Salvus Clinic
Second Floor	T210	3,020 sf	• Currently leased	• Current tenant is United Way
Second Floor	T240	1,135 sf	• Under short term lease	• Current tenant is MAGMA
Second Floor	T250-260	2,658 sf	• Currently leased	• Current tenant is <i>Famille et petite enfance francophone</i>
Second Floor	T290	3,131 sf	• Currently leased	• Current tenant is Volunteer Centre
Third Floor	T310-330	907 sf 1,410 sf 1,075 sf	• Currently leased	• Current tenant is MAGMA
Third Floor	T340	2,995 sf	• Available now	• Large open space with open ceilings and concrete floors - space can be subdivided
Third Floor	T370-380	2,362 sf	• Currently Leased	• Current tenant is MAGMA; short term lease on T380
Third Floor	T390	441 sf	• Currently leased	• Current tenant is Terrance Trites

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Floor Number	Unit Number	Size (sf)	Availability	Details
Fourth Floor	T401	405 sf	• Available now	• Reception area with office attached
Fourth Floor	T402	365 sf	• Available now	• Waiting room
Fourth Floor	T405	385 sf	• Currently leased	• Current tenant is Canadian Labour Congress
Fourth Floor	T410	3,330 sf	• Available now	• Office Space
Fourth Floor	T411-412	615 sf	• Available now	• Open space
Fourth Floor	T414	310 sf	• Available now	• Boardroom or office
Fourth Floor	T416	270 sf	• Currently leased	• Current tenant is <i>Club optimiste Moncton Dieppe</i>
Fourth Floor	T417	190 sf	• Available now	• Office space
Fourth Floor	T418	190 sf	• Available now	• Office space
Fourth Floor	T419	190 sf	• Available now	• Office space
Fourth Floor	T420	410 sf	• Available now	• Corner office with Church Street and Main Street views

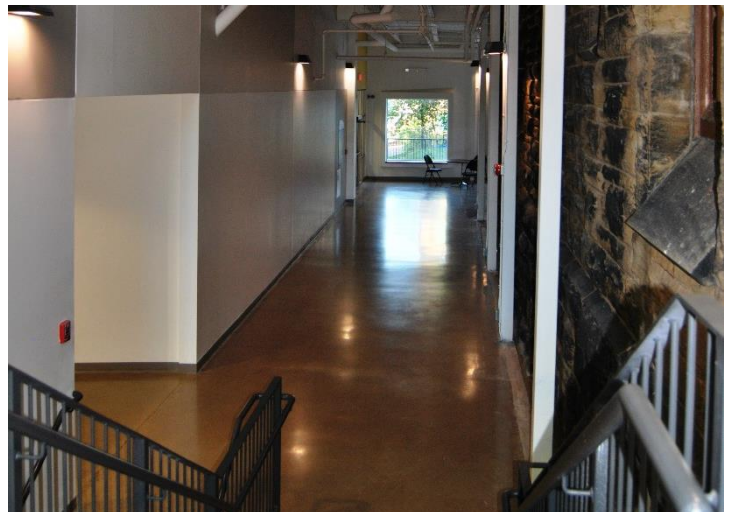
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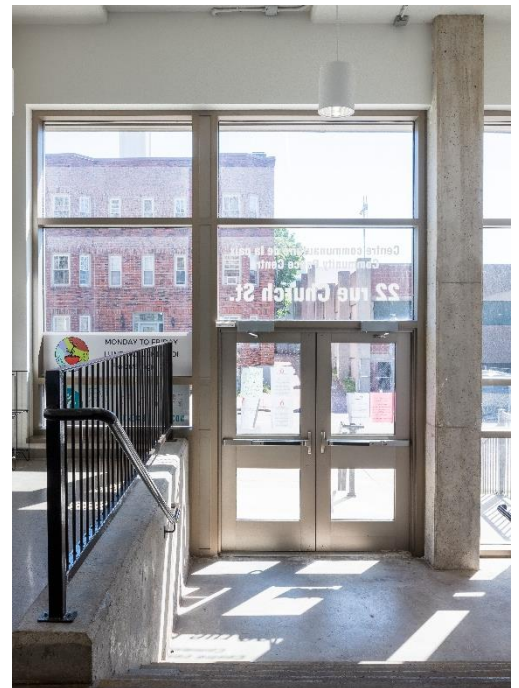
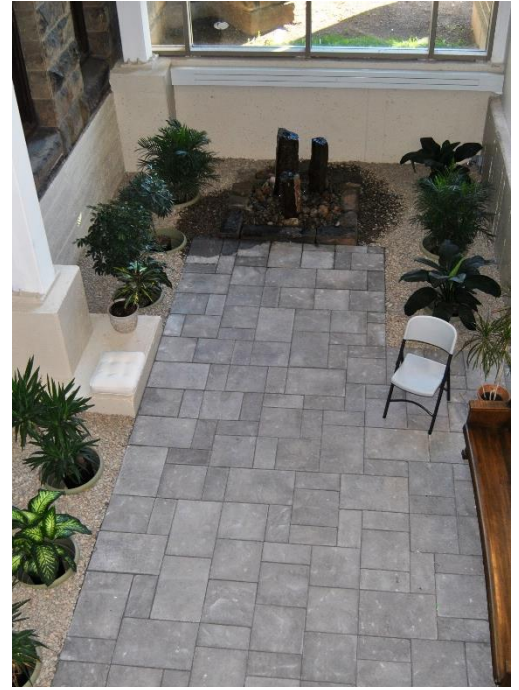
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Floor Number	Unit Number	Size (sf)	Availability	Details
Fourth Floor	T422, T423, T424	110 sf each	<ul style="list-style-type: none"> Storage for existing tenants; T423 available now 	<ul style="list-style-type: none"> Storage or small interview room
Fourth Floor	T425	190 sf	<ul style="list-style-type: none"> Currently leased 	<ul style="list-style-type: none"> Current tenant is Greater Moncton Immigration Partnership
Fourth Floor	T426	190 sf	<ul style="list-style-type: none"> Available now 	<ul style="list-style-type: none"> Office space
Fourth Floor	T427-428	380 sf	<ul style="list-style-type: none"> Available now 	<ul style="list-style-type: none"> Office space
Fourth Floor	T430	190 sf	<ul style="list-style-type: none"> Available now 	<ul style="list-style-type: none"> Office space
Fourth Floor	T431	190 sf	<ul style="list-style-type: none"> Available now 	<ul style="list-style-type: none"> Office space
Fourth Floor	T432	189 sf	<ul style="list-style-type: none"> Currently leased 	<ul style="list-style-type: none"> Current tenant is Chantiers Jeunesse
Fourth Floor	T433	190 sf	<ul style="list-style-type: none"> Available now 	<ul style="list-style-type: none"> Office space
Fourth Floor	T434	190 sf	<ul style="list-style-type: none"> Available now 	<ul style="list-style-type: none"> Office space
Fourth Floor	T447	270 sf	<ul style="list-style-type: none"> Available now 	<ul style="list-style-type: none"> Boardroom/office without windows
Fourth Floor	T448	185 sf	<ul style="list-style-type: none"> Available now 	<ul style="list-style-type: none"> Former washroom, equipped with 2-way mirror for observations
Fourth Floor	T450	220 sf	<ul style="list-style-type: none"> Available now 	<ul style="list-style-type: none"> Office or boardroom, or viewing area for 2-way mirror



Community Peace Centre

22 Church Street, Moncton, New Brunswick

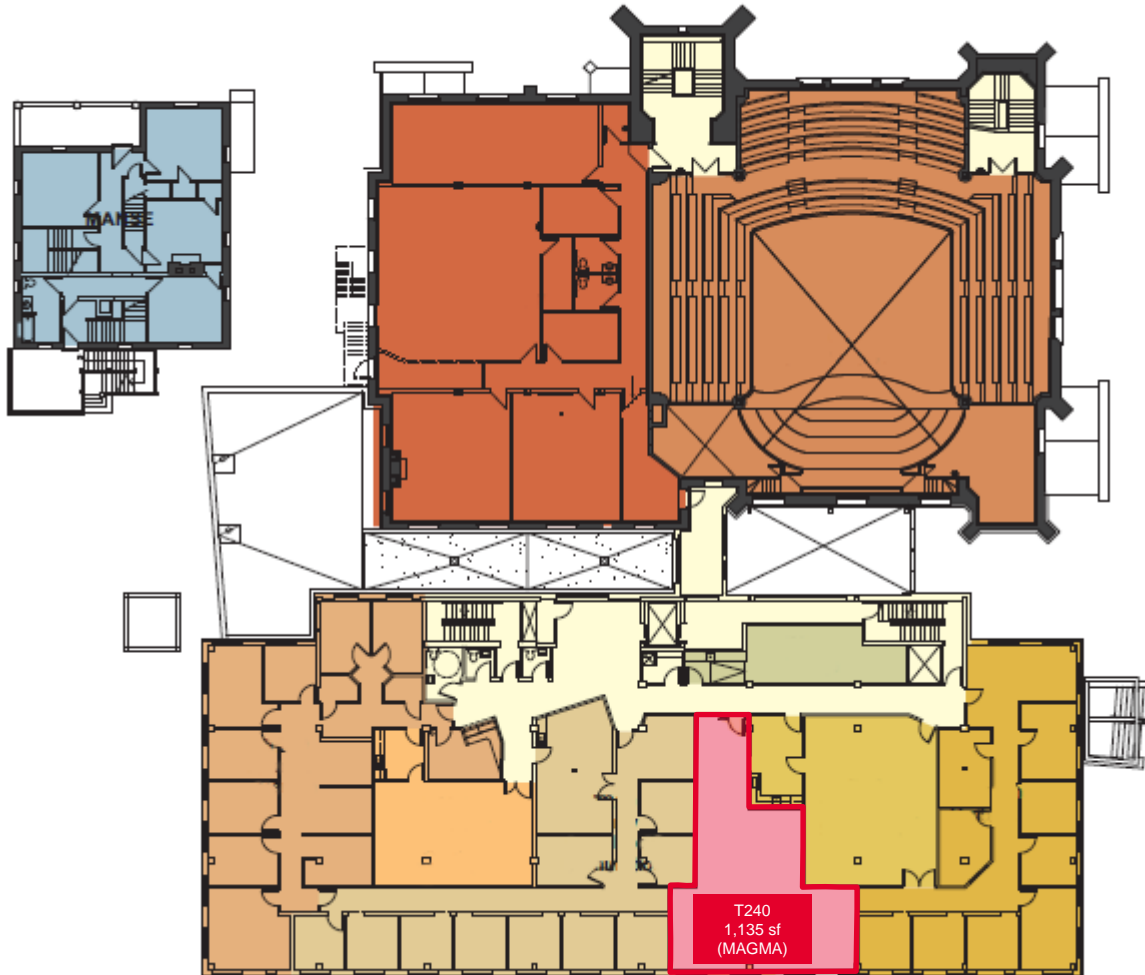


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Floor Plan - Floor 2

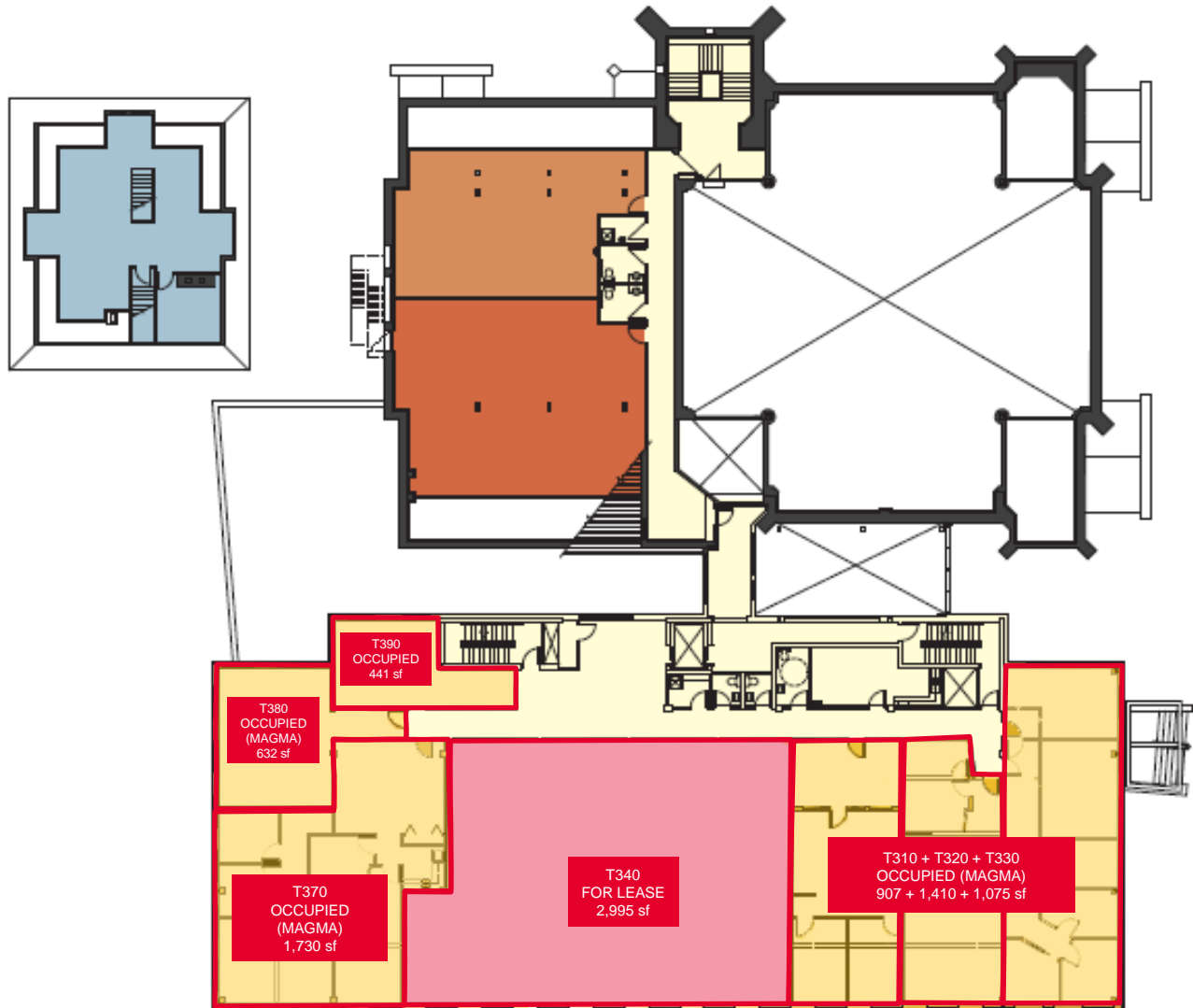


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Floor Plan - Floor 3

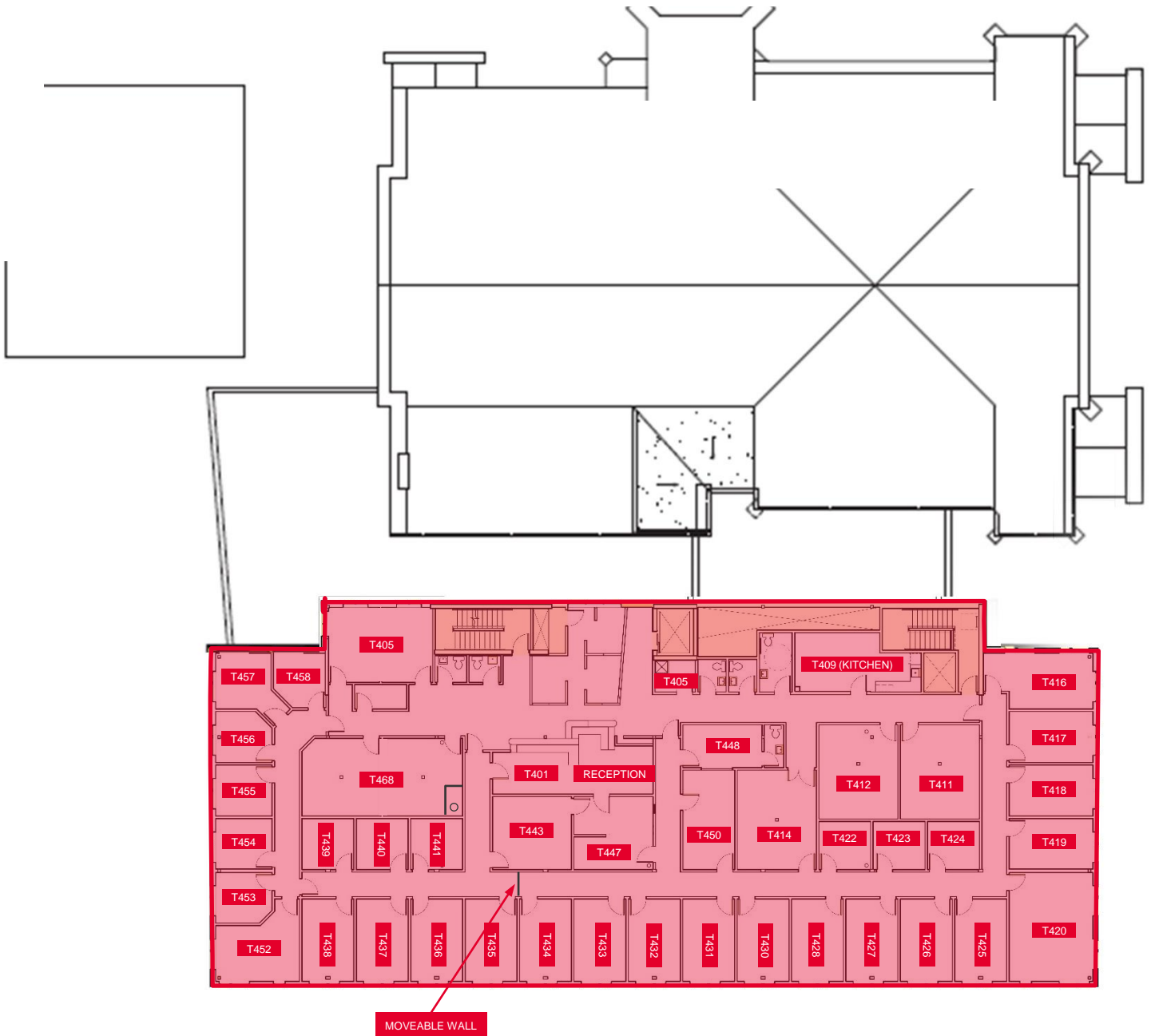


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Floor Plan - Floor 4



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