

DIEPPE, NEW BRUNSWICK

1040 Champlain Street

GROUND FLOOR COMMERCIAL SPACE FOR SUBLEASE





The Opportunity

A rare opportunity to sublease a bright, move-in-ready ground floor space in a well-positioned mixed-use building at one of the area's most visible intersections. Unit 102 offers approximately 2,765 SF of recently renovated, open-concept space, flexible for office or retail use, with large windows, a private vestibule, and its own dedicated entrance.

The location does a lot of the work for you: quick access to Highway 15 and the Trans-Canada Highway, minutes from Greater Moncton Roméo LeBlanc International Airport and Champlain Place, and surrounded by hotels, restaurants, and everyday amenities. The building itself is home to a solid mix of office, financial, insurance, and professional tenants, plus ample on-site parking.

PROPERTY HIGHLIGHTS

- + **High-profile location** at the intersection of Champlain Street & Dieppe Boulevard

+ **Dedicated exterior entrance** with private vestibule

+ **Direct interior access** to the building's common areas
- + **Flexible open-concept layout** suitable for office, retail, medical, or service-commercial uses, subject to landlord approval and applicable zoning

+ **Abundant natural light** from large exterior windows

+ **Excellent visibility** and signage opportunities

Address	1040 Champlain Street, Unit 102, Dieppe, New Brunswick, E1A 8L8
Year Built	2006 Est.
Zoning Usage	Commercial Mixed Use (CM)
Available Space	Unit 102: ±2,765 sq. ft.
Net Rent	\$16.50 per sq. ft. + HST
Additional Rent	\$14.55 per sq. ft. + HST (Est. 2026) (operating costs, property taxes, utilities, and other charges under the head lease)
Sublease Term	Through December 31, 2028 (subject to landlord approval)
Parking	Ample on-site parking

Location Overview

The Property is located in an emerging area of the community and moments from key thoroughfares, including Highway 15 and the Trans Canada Highway.

This well-established commercial node that abuts the Dieppe Industrial Park includes strong anchor businesses such as McDonalds and the Quality Inn Hotel.

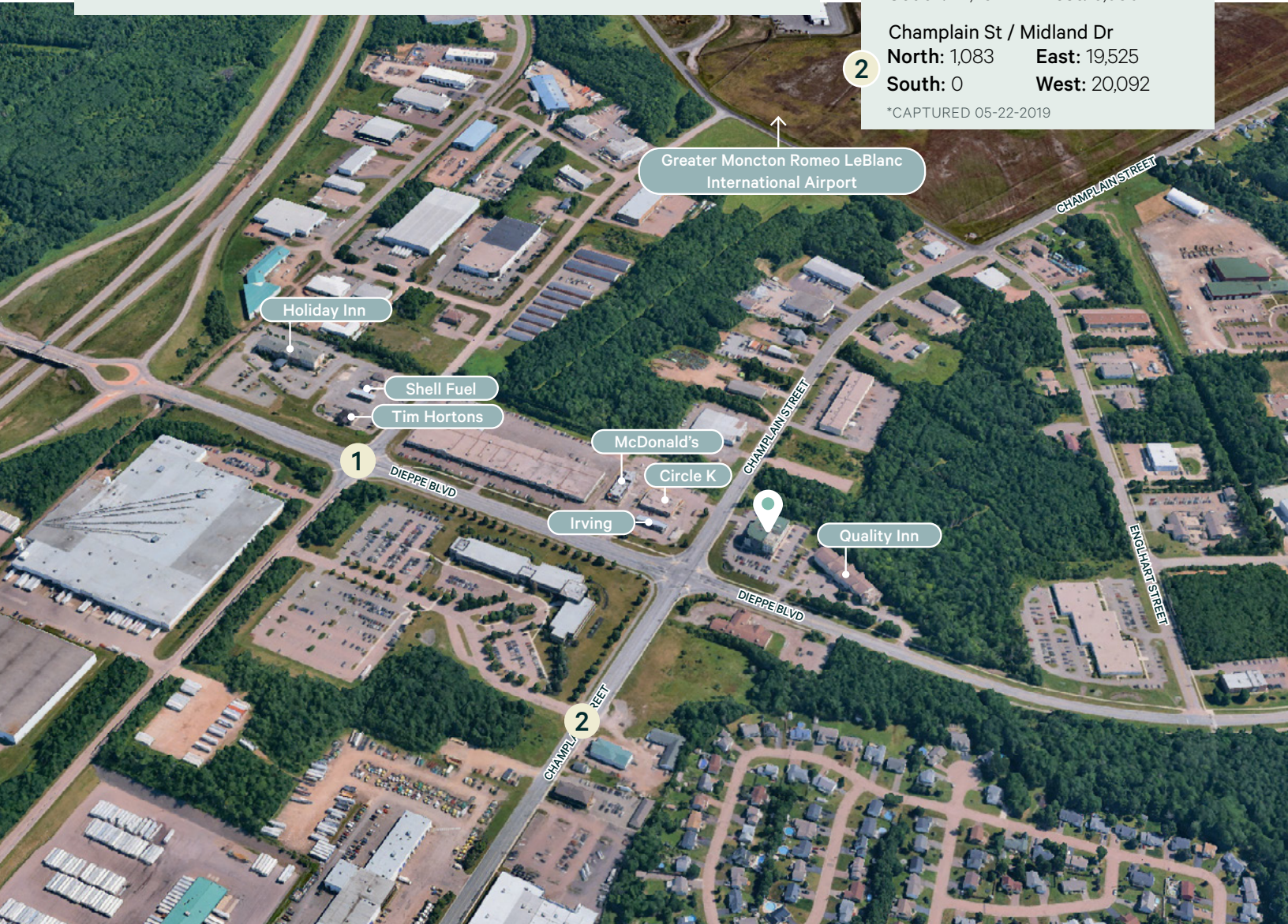
- **Ease of Access:** Free employee parking, on transit routes, moments from Highway 15 and the Trans Canada Highway.
- **15 Minutes to Anywhere:** Quick access to the Greater Moncton Romeo LeBlanc International Airport.
- **Retail:** The surrounding area conveniently features hotels, quick service restaurants and a variety of retailers.

DRIVE TIMES (VIA GOOGLE)

1040 Champlain Street TO Downtown Moncton	13 min 8.3 km
1040 Champlain Street TO Champlain Place	10 min 4.5 km
1040 Champlain Street TO Moncton Airport	3 min 2.2 km

TRAFFIC COUNTS (EXPANSION DIEPPE*)

Dieppe Blvd / Adélar-Savoie Blvd			
1	North:	26,627	East: 8,350
	South:	21,732	West: 5,686
Champlain St / Midland Dr			
2	North:	1,083	East: 19,525
	South:	0	West: 20,092
*CAPTURED 05-22-2019			



Dieppe Overview

Why Dieppe?

Dieppe is one of Atlantic Canada's fastest-growing municipalities and forms part of the Greater Moncton metropolitan area. Businesses benefit from a growing population base, strong transportation infrastructure, bilingual workforce availability, and excellent connectivity throughout Atlantic Canada.

DEMOGRAPHIC SNAPSHOTS (SITEWISE)

5KM (2025)		
46,597	+13.2%	39.3
Area Population	Pop. Change 2025-2030	Median Age
3KM (2025)		
22,855	+15.0%	39.2
Area Population	Pop. Change 2025-2030	Median Age
1KM (2025)		
1,645	+20.4%	39.1
Area Population	Pop. Change 2025-2030	Median Age

Growing commercial market

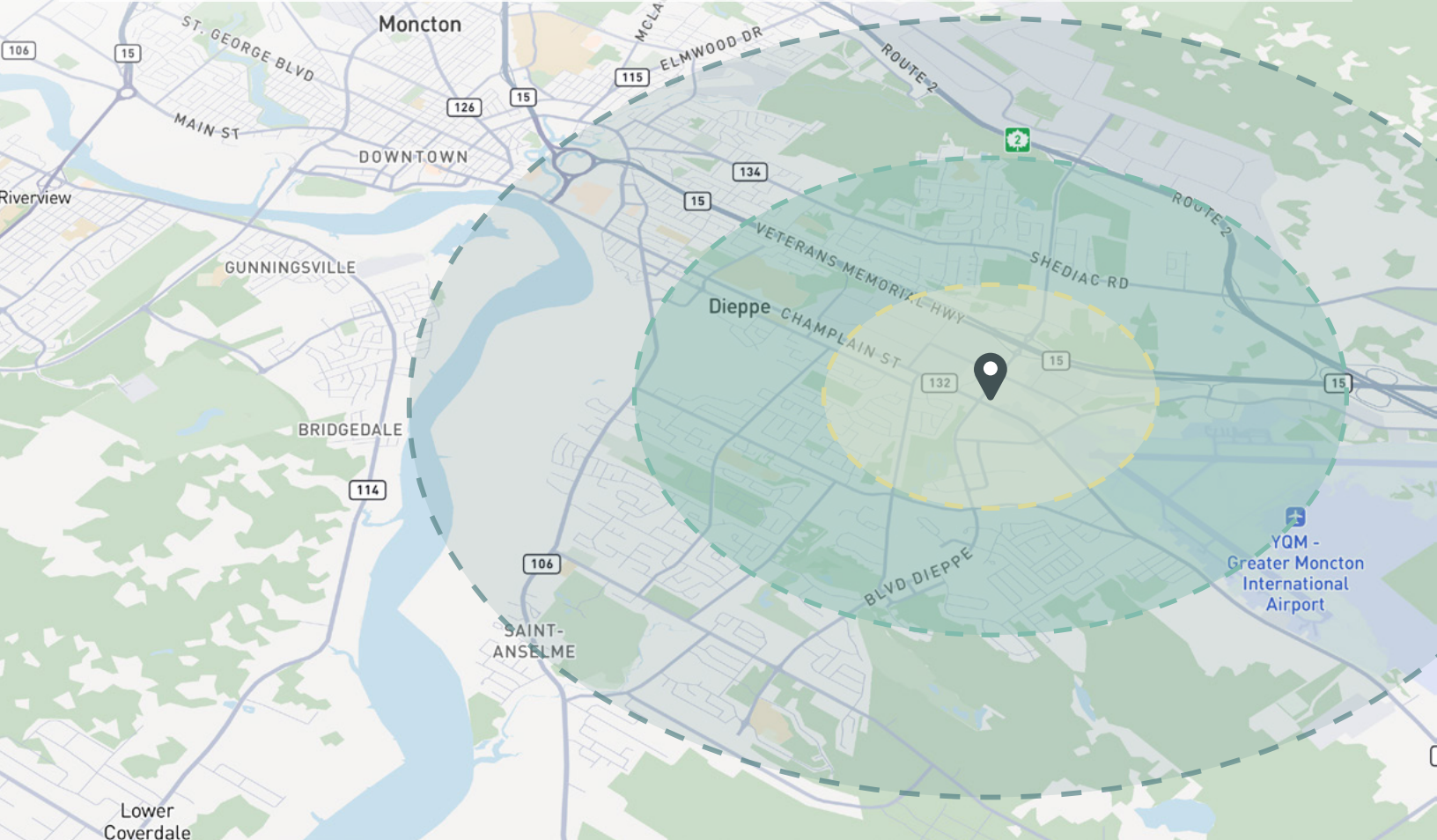
Strong population growth

Bilingual workforce

Access to regional transportation networks

Airport connectivity

Attractive business environment

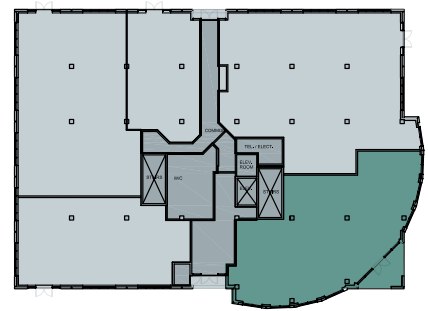


Floor Plan

±2,765 sq. ft.

- + Direct connectivity to the building's common areas, including access to shared washroom facilities.
- + Dedicated exterior entrance
- + Universal accessibility

[CLICK HERE FOR A VIRTUAL TOUR](#)



FIRST FLOOR



Subway



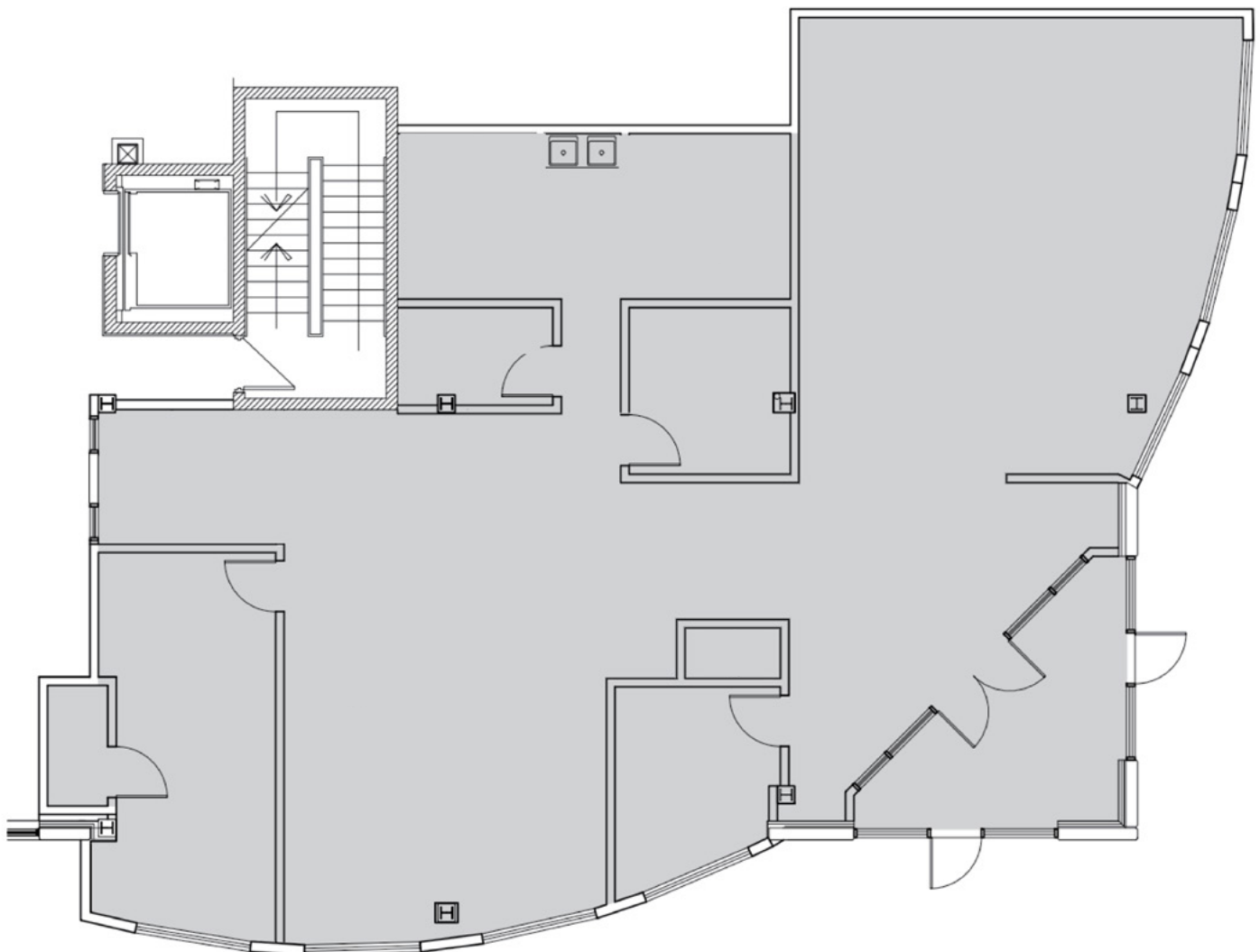
Cora's



Goguen Financial



Express Scripts



Interior Photos

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Exterior Photos



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1040 Champlain Street

FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

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