

TANNERY PLACE

at the Junction Urban Village in Moncton, New Brunswick

Prime retail opportunity
in downtown Moncton's
new Entertainment District

◀ CHIC URBAN LIVING AT THE **CENTER OF EVERYTHING**





More than
35,000 cars pass daily



THE JUNCTION URBAN VILLAGE

AT THE CENTER OF DOWNTOWN MONCTON'S NEW ENTERTAINMENT DISTRICT

The new Junction Urban Village is a lifestyle-oriented mix-use development located at the southwest intersection of Main Street and Vaughan Harvey Boulevard, a block west of the new Avenir Centre. Located in Downtown Moncton's fast-growing entertainment district, the 11-acre site is being developed as a chic urban village featuring hip restaurants, cafés, boutiques, services, as well as luxury apartments, office space and a proposed Hilton-brand hotel. It is also the home of the new 24,000 square-foot Goodlife Fitness Center, the new **TANNERY PLACE SOUTH TOWER** mix-use building, as well as the upcoming **TANNERY PLACE NORTH TOWER**.

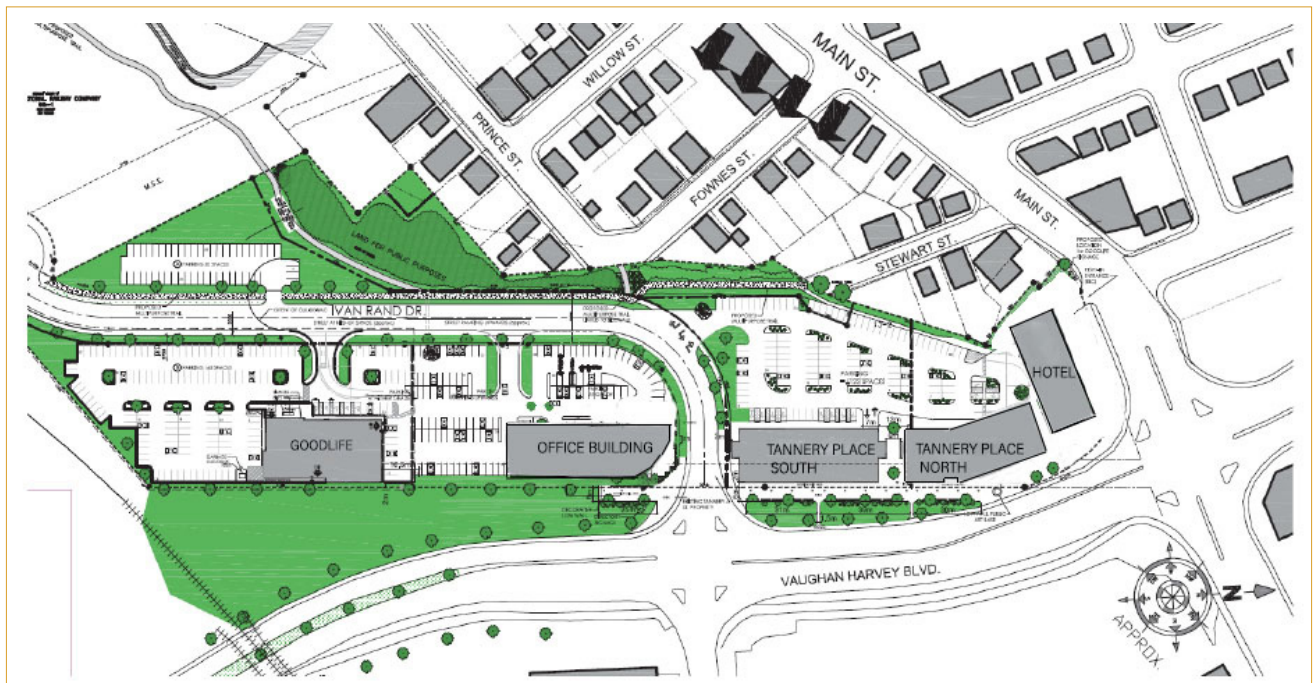


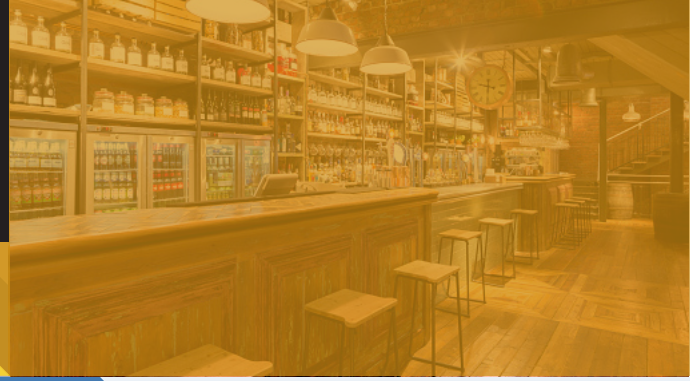
A FAST-GROWING NEIGHBOURHOOD

The Junction's neighbourhood includes pedestrian trails and the riverfront parks, as well as key tenants and amenities such as Sobeyes, Alcool NB Liquor (ANBL), Shoppers Drug Mart, Hyatt Place hotel, Hilton Garden Inn hotel, Crown Plaza hotel, a microbrewery, boutiques, hair salons, Via Rail station, many government and corporate offices, as well as the future new RCMP headquarters.



SITE PLAN





TANNERY PLACE

LOCATE YOUR BUSINESS AT THE CENTRE OF EVERYTHING

Located at the new Junction Urban Village in downtown Moncton near the Avenir Centre, Tannery Place is a new mixed-use property that will provide its residents an active and chic urban lifestyle close to all key services, while offering its retail and commercial tenants a strategic location with strong exposure and visibility.



Tannery Place is located in a prime and unique location

- ▣ Over 35,000 cars pass daily, offering strong visibility to tenants
- ▣ On Codiac Transpo route (public transit)
- ▣ Easy access through traffic lights, and close connections to Vaughan Harvey Boulevard, Assumption Boulevard and Main Street
- ▣ Gateway between the City's west end residential neighbourhood and its downtown
- ▣ Gateway to the town of Riverview and Fundy National Park
- ▣ Proximity and easy access to Emmerson business park, St. George Street businesses, Superior Propane Center (4-ice), Sportsdome, soccer fields, while the Moncton Hospital is located only 3.5 km away at the end of Vaughan Harvey Boulevard.

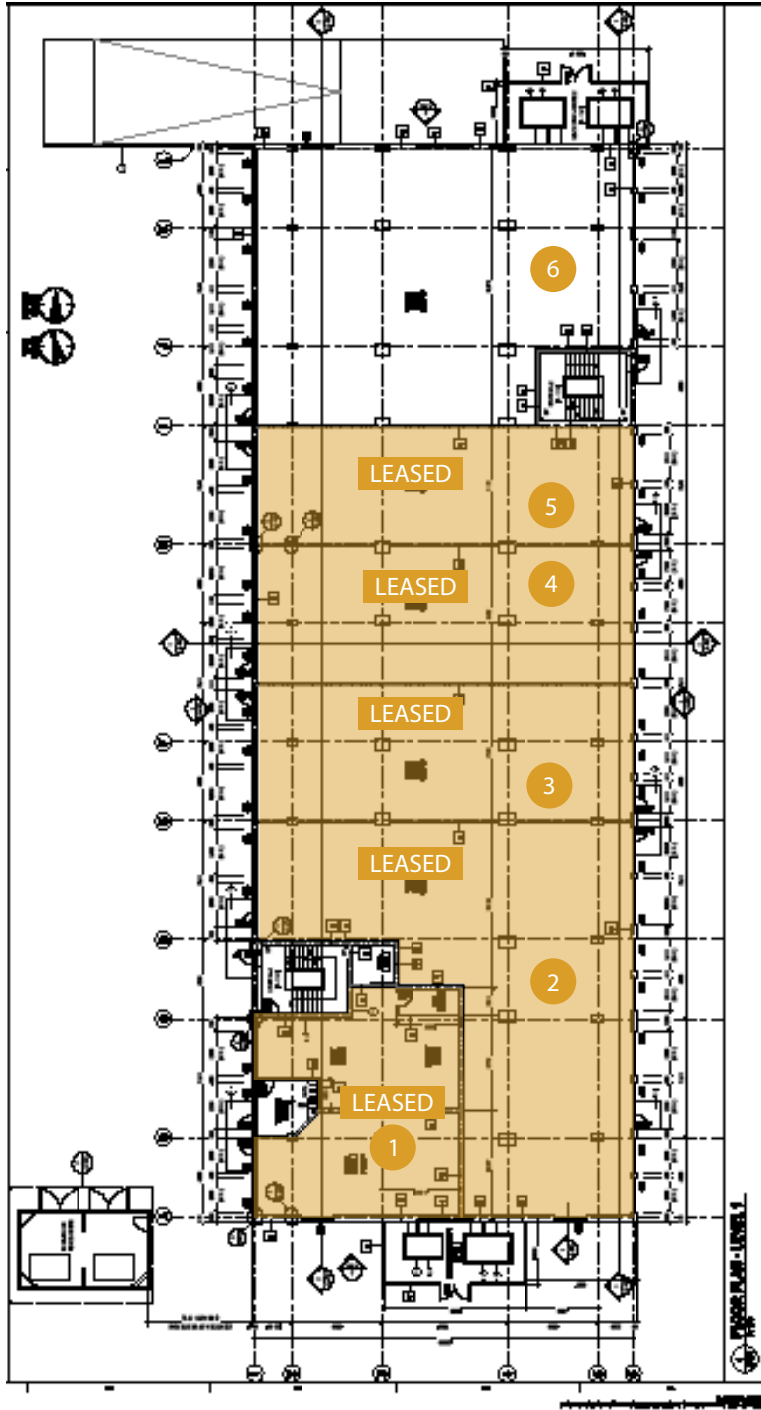


TANNERY PLACE SOUTH TOWER (Phase 1)

Currently under construction, including over 46 two-bedroom and three-bedroom luxury apartment units, as well as over 13,000 sq. ft. of prime retail and commercial space, **TANNERY PLACE SOUTH TOWER** is now open.

<ul style="list-style-type: none"> Now open 	<ul style="list-style-type: none"> Floor to ceiling windows, providing ample natural light and excellent retail frontage
<ul style="list-style-type: none"> First of two Tannery Place mix-use towers 	<ul style="list-style-type: none"> Red exterior brick and dark grey windows suggest an industrial look and feel
<ul style="list-style-type: none"> 46 luxury apartment units with residential underground parking 	<ul style="list-style-type: none"> Great exterior signage and lighting opportunities
<ul style="list-style-type: none"> One corner unit still available on ground retail floor 	<ul style="list-style-type: none"> Dedicated, direct walk-up exterior entrances on both sides of the unit
<ul style="list-style-type: none"> Ample free on-site parking spaces 	<ul style="list-style-type: none"> Central heating and cooling systems
<ul style="list-style-type: none"> Concrete ceilings and columns (14-foot clearance) 	<ul style="list-style-type: none"> Space offered in "white box" condition
<ul style="list-style-type: none"> Patio space on Vaughan Harvey Boulevard side 	<ul style="list-style-type: none"> Lease rates and tenant inducements to be negotiated





TANNERY PLACE SOUTH TOWER

CLICK FOR TEST FIT AND CONCEPTUAL 3D TOURS

RETAIL SUITES	
SUITE 1	800 sq. ft.
SUITE 2	3,681 sq. ft.
SUITE 3	2,002 sq. ft.
SUITE 4	2,002 sq. ft.
SUITE 5	1,700 sq. ft.
SUITE 6	3,735 sq. ft.

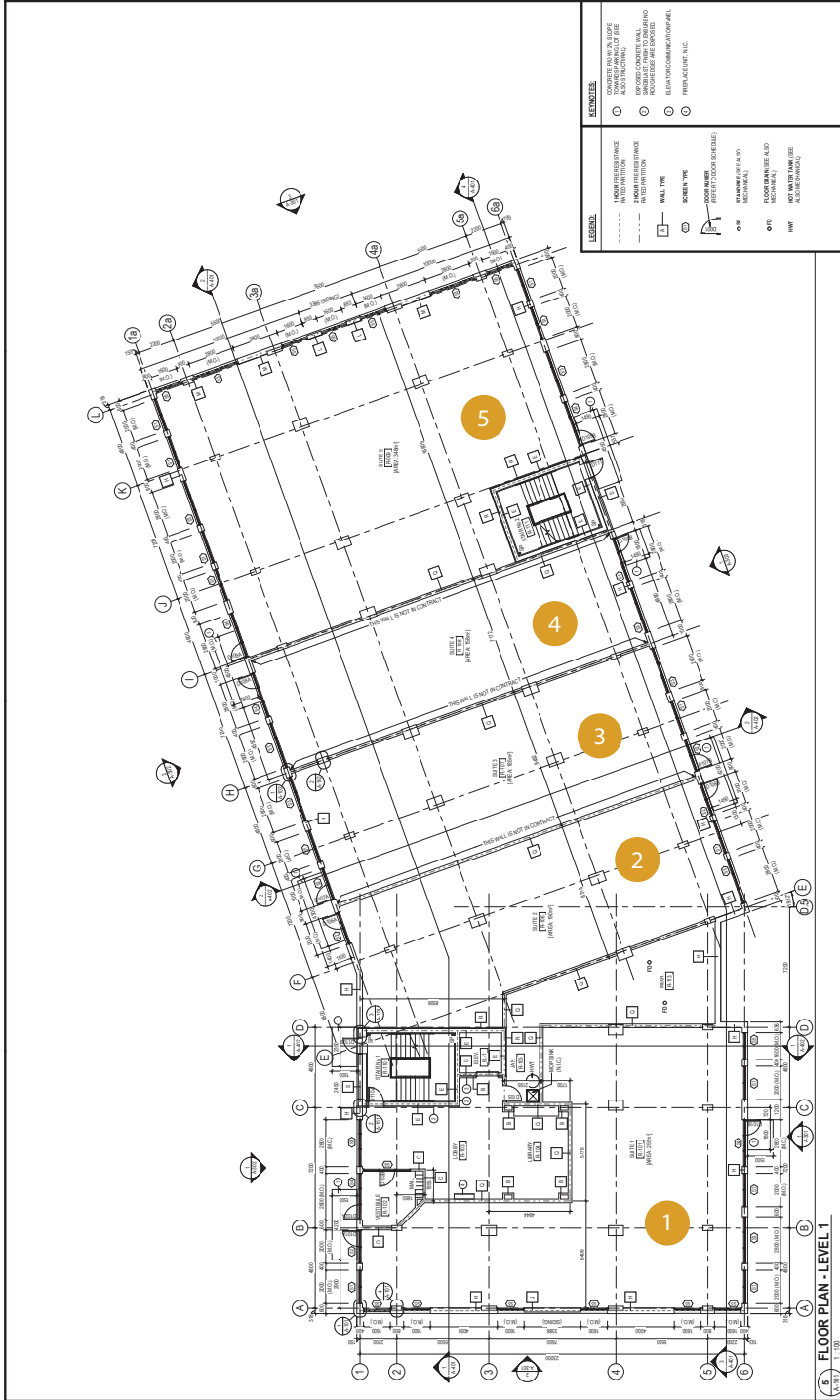
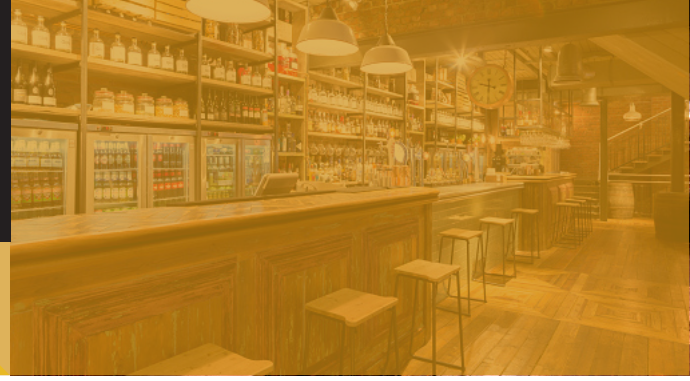


TANNERY PLACE NORTH TOWER (Phase 2)

A new 42-unit luxury apartments tower with 12,000 sq. ft. of commercial space, TANNERY PLACE NORTH TOWER is planned to open in the fall of 2022

<ul style="list-style-type: none"> Now pre-leasing for opening in fall 2022 	<ul style="list-style-type: none"> Floor to ceiling windows, providing ample natural light and excellent retail frontage
<ul style="list-style-type: none"> Second of Tannery Place mix-use towers 	<ul style="list-style-type: none"> Red exterior brick and dark grey windows suggest an industrial look and feel
<ul style="list-style-type: none"> 42 luxury apartment units with residential underground parking 	<ul style="list-style-type: none"> Great exterior signage and lighting opportunities
<ul style="list-style-type: none"> Up to 5 retail units ranging from 2,000 sq. ft. to 10,000 sq. ft. on ground retail floor 	<ul style="list-style-type: none"> Dedicated, direct walk-up exterior entrances on both sides of the unit
<ul style="list-style-type: none"> Ample free on-site parking spaces 	<ul style="list-style-type: none"> Central heating and cooling systems
<ul style="list-style-type: none"> Concrete ceilings and columns (14-foot clearance) 	<ul style="list-style-type: none"> Space offered in "white box" condition
<ul style="list-style-type: none"> Patio space on Vaughan Harvey Boulevard side 	<ul style="list-style-type: none"> Lease rates and tenant inducements to be negotiated





TANNERY PLACE NORTH TOWER

CLICK FOR TEST FIT AND
CONCEPTUAL 3D TOURS

		RETAIL SUITES
<i>Handwritten icon</i>	SUITE 1	2,745 sq. ft.
<i>Handwritten icon</i>	SUITE 2	2,045 sq. ft.
<i>Handwritten icon</i>	SUITE 3	1,990 sq. ft.
<i>Handwritten icon</i>	SUITE 4	1,700 sq. ft.
<i>Handwritten icon</i>	SUITE 5	3,745 sq. ft.

LOCATE YOUR BUSINESS AT THE CENTER OF EVERYTHING.



RESTAURANT
OR COFFEE SHOP



ESTHETICS AND
SPA



CLOTHING



BANK



PROFESSIONAL
OFFICE



BAKERY



MEDICAL
CLINIC



MONCTON OVERVIEW

Moncton is located in the heart of the Maritimes. The City has earned the appellation “Hub City” due to its central position and its history as a railway and transportation hub for the Atlantic. Recognized to be among one of the best places to do businesses, Moncton was nominated as the second most cost-competitive city for business in Canada.

WITHIN A 10KM RADIUS

TOTAL POPULATION	2019 - 127,556 2024 - 134,758* 2029 - 141,005* <small>*projected</small>
POP CHANGE (%)	2014-2019 - 4.9% 2019-2024 - 5.6%* 2024-2029 - 4.6%* <small>*Projected</small>
MEDIAN AGE	40.6
AVERAGE HOUSEHOLD INCOME	\$85,422
HOUSEHOLD GREATER THAN 100K (%)	29.4%
OFFICIAL LANGUAGE	English & French



DOWNTOWN POPULATION

±4,000

Living

±20,000

Working

TOP-RATED TOURIST ATTRACTIONS IN MONCTON



AVENIR
CENTRE



BAY OF FUNDY
TIDAL BORE



MAGNETIC
HILL & ZOO




ACADIAN
MUSEUM





GREATER MONCTON IS THE LARGEST URBAN CENTRE IN NEW BRUNSWICK AND, OVER THE PAST FIVE YEARS, HAS BEEN THE FASTEST-GROWING METROPOLITAN AREA EAST OF ONTARIO.



More than 1000 businesses are located downtown.



Approx. 250,000 people have attended events at the AVENIR Centre in 2019.



Greater Moncton "catchment" area within 3 hour drive: 1.4 million people.



CONTACT INFORMATION

To request more information on retail and office leasing opportunities, please contact:

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