



Accelerating success.

## Premiere Class "A" Office Space for Lease



21 Ocean Limited Way  
Moncton, NB

**This property presents a rare opportunity to lease up to 42,000 SF of BOMA Silver Certified office space in a highly accessible Moncton location.** The landlord is flexible on both timing and condition, with the option to deliver the premises in vanilla box condition, allowing a new tenant to customize the layout to suit their operations. With ample on-site parking, competitive rental rates, and operating costs that include heat, lights, and taxes, the property delivers excellent value. Its central positioning, professional management, and adaptability make it well-suited for a wide range of office, institutional, or service-based users.



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# The Opportunity

21 Ocean Limited Way, Moncton, NB



BOMA  
BEST® Building  
Environmental  
Standards

CERTIFIED  
BOMA BEST®  
SILVER



## Building Features

<b>Total Area</b>	Up to ±42,000 SF
<b>Available Space</b>	±23,725 SF   First Floor   May be subdivided ±18,585 SF   Second Floor
<b>Layout</b>	Flexible layout potential, with option for delivery in vanilla box condition
<b>Power</b>	The building systems are protected with a backup generator and uninterrupted power supply (UPS)
<b>Parking</b>	Ample on-site included in NET rent, ratio of 5 spaces per 1,000 SF
<b>Location</b>	Prime position near downtown and the West End Industrial Park
<b>Zoning</b>	Business & Technology
<b>Allowances</b>	Tenant improvement allowance available, subject to lease term and landlord work
<b>Availability</b>	To be negotiated. Current tenant is expected to vacate by December 30, 2026. Earlier lease termination date, however, may be negotiated, based on possession date required by a new tenant.
<b>Net Rent</b>	To be negotiated
<b>Additional Rent</b>	Operating costs include common area maintenance, property taxes, and utilities

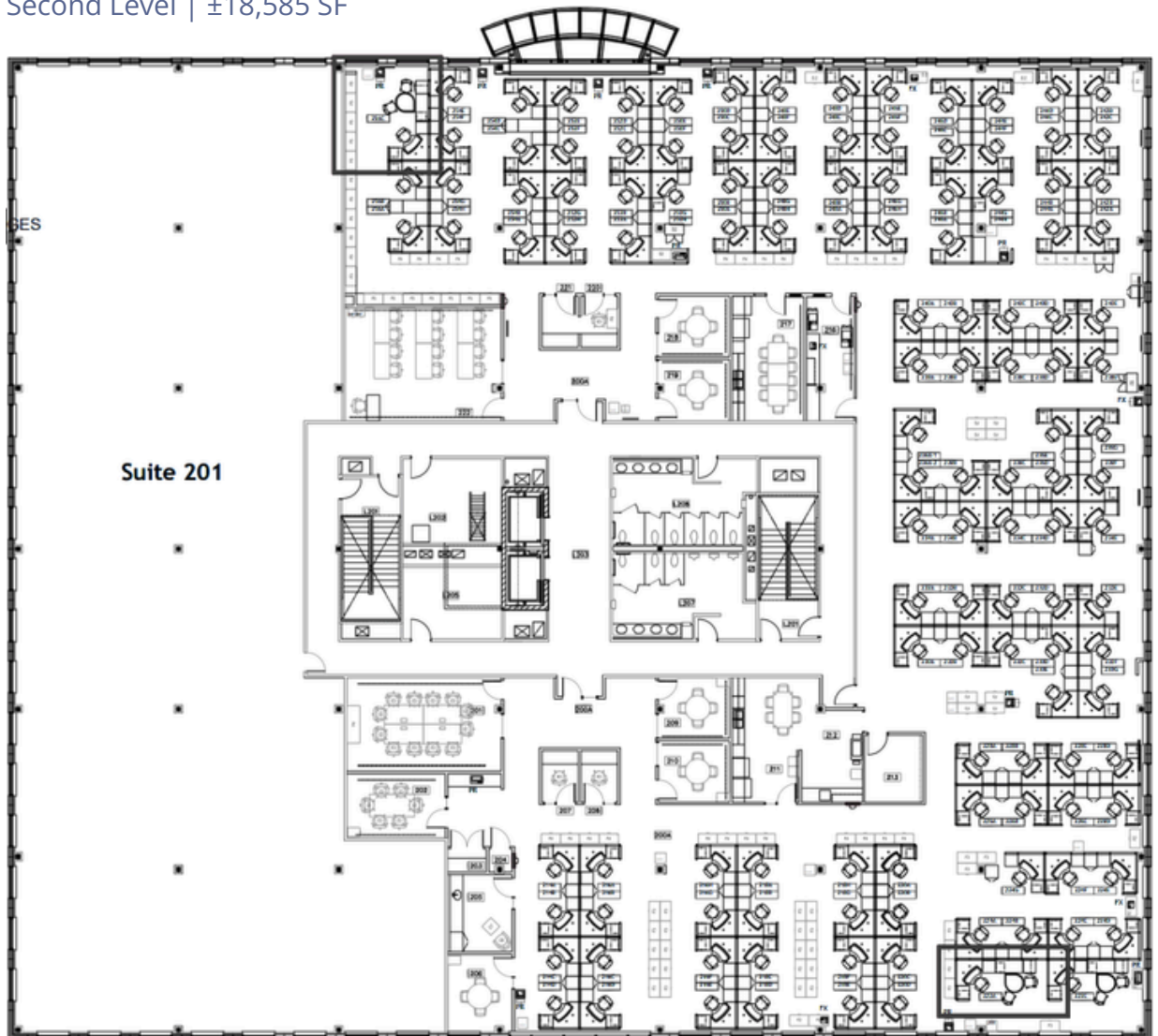
Projected Base Rent  
**\$15 - \$16 PSF Annually**

Additional Rent  
**\$15.50 (2025)**



# Floor Plan

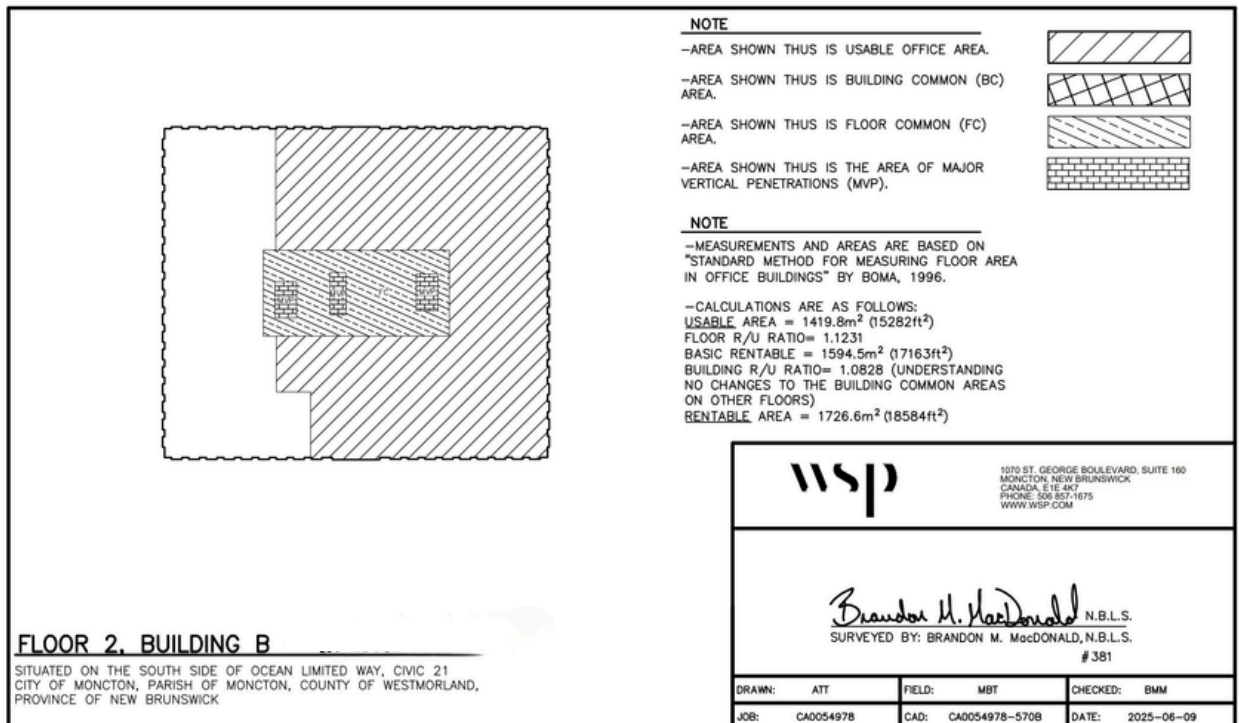
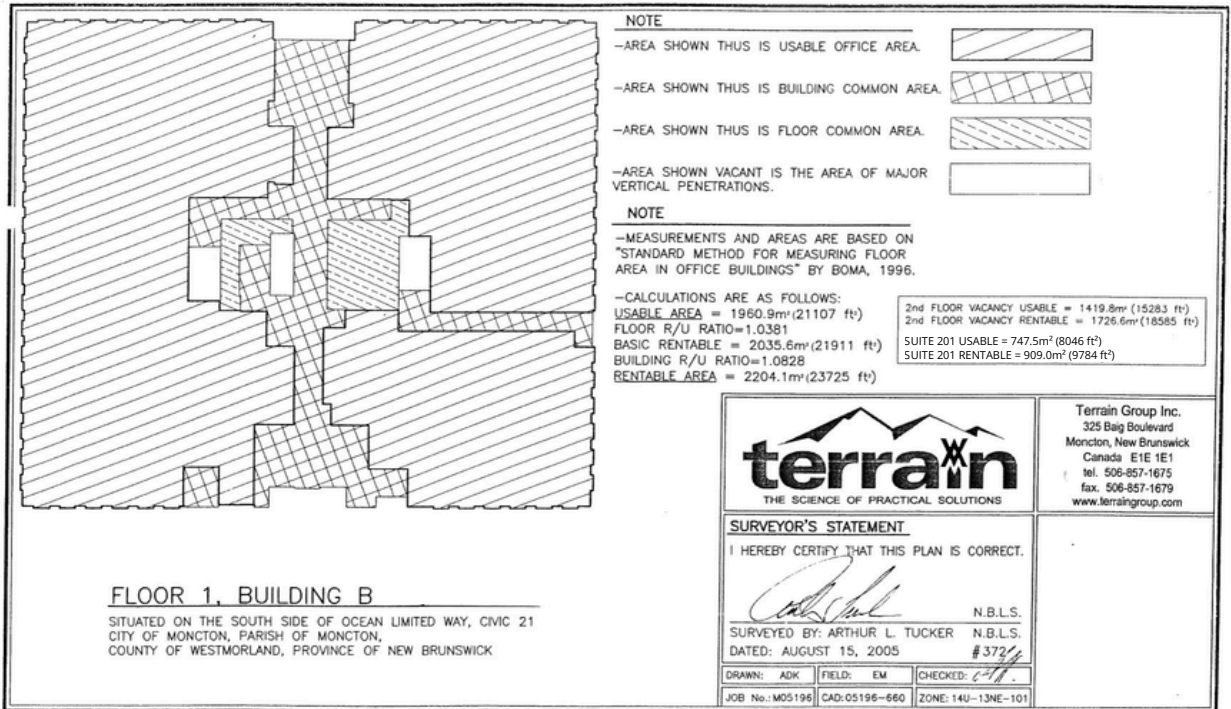
Second Level | ±18,585 SF



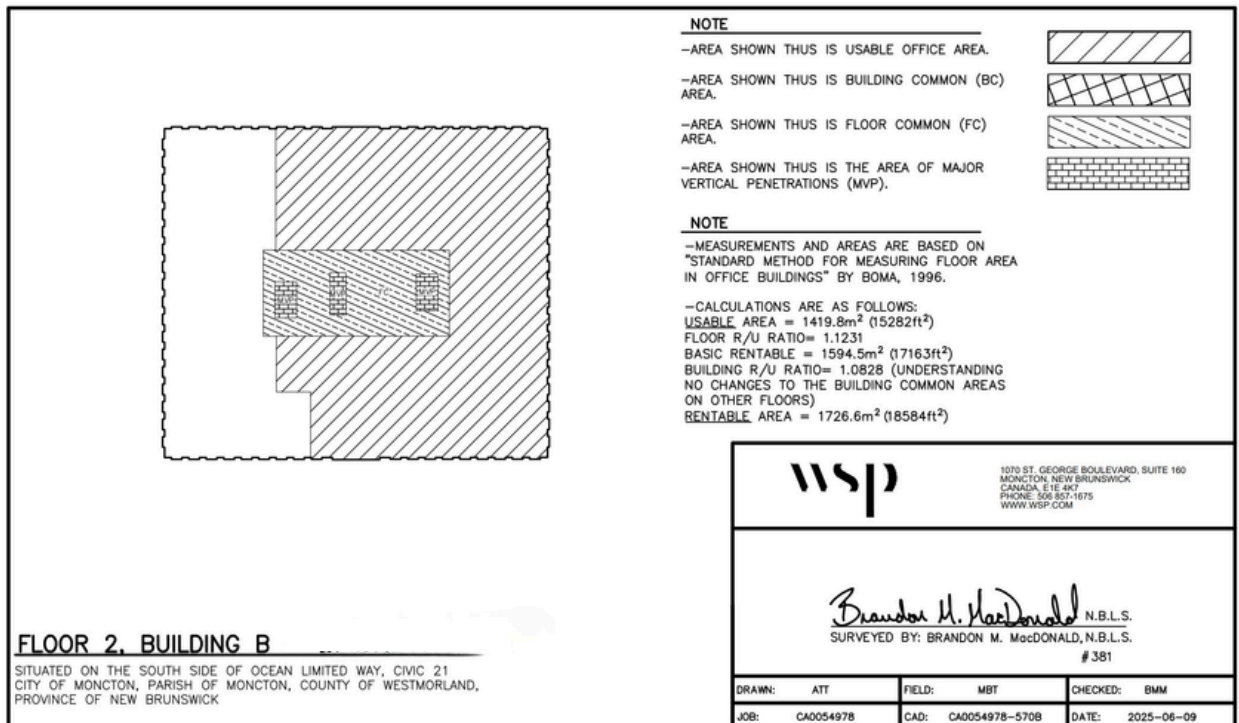
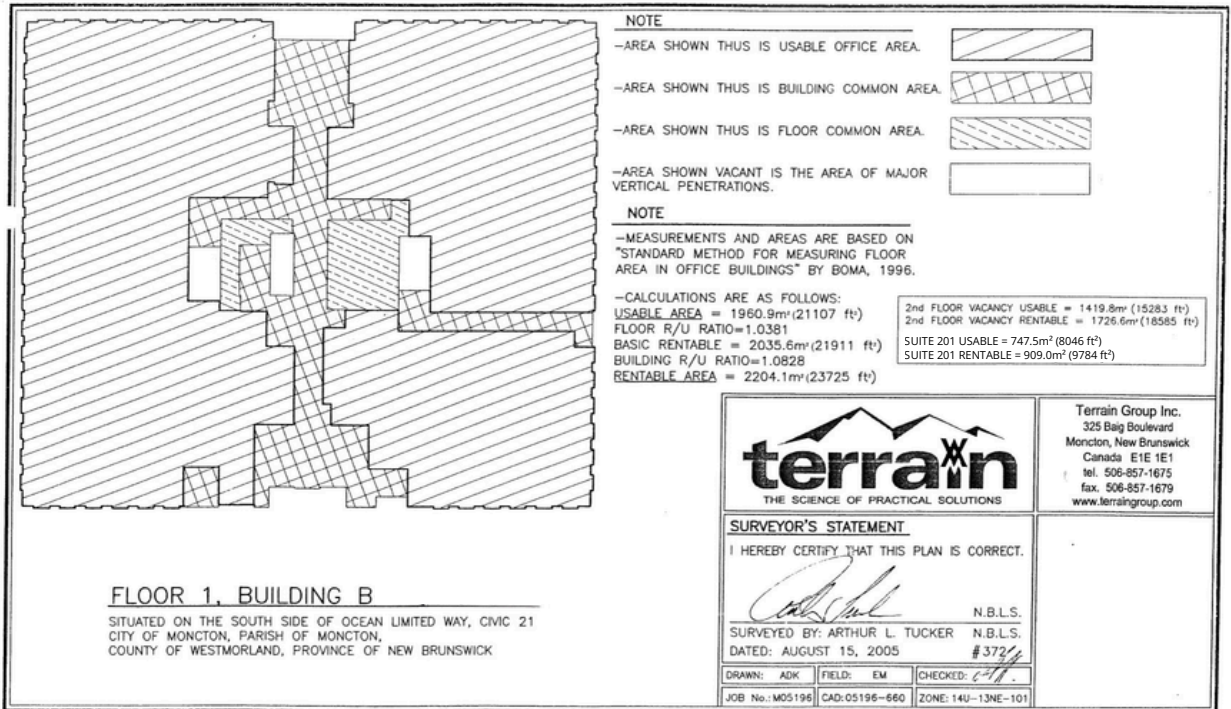
## Unit Features

- **Large Floor Plate:** Expansive office floor with flexible workspace layout
- **Workspace Mix:** Combination of open office areas, workstations, and private offices
- **Central Core:** Efficient central core with elevators, stairwells, and washrooms
- **Collaboration Areas:** Multiple meeting rooms and breakout spaces throughout
- **Amenities:** Kitchen and staff lounge areas integrated into the floor plan
- **Accessibility:** Elevator-served floor with multiple stair access points
- **Flexible Planning:** Layout supports departmental zoning or team-based configurations

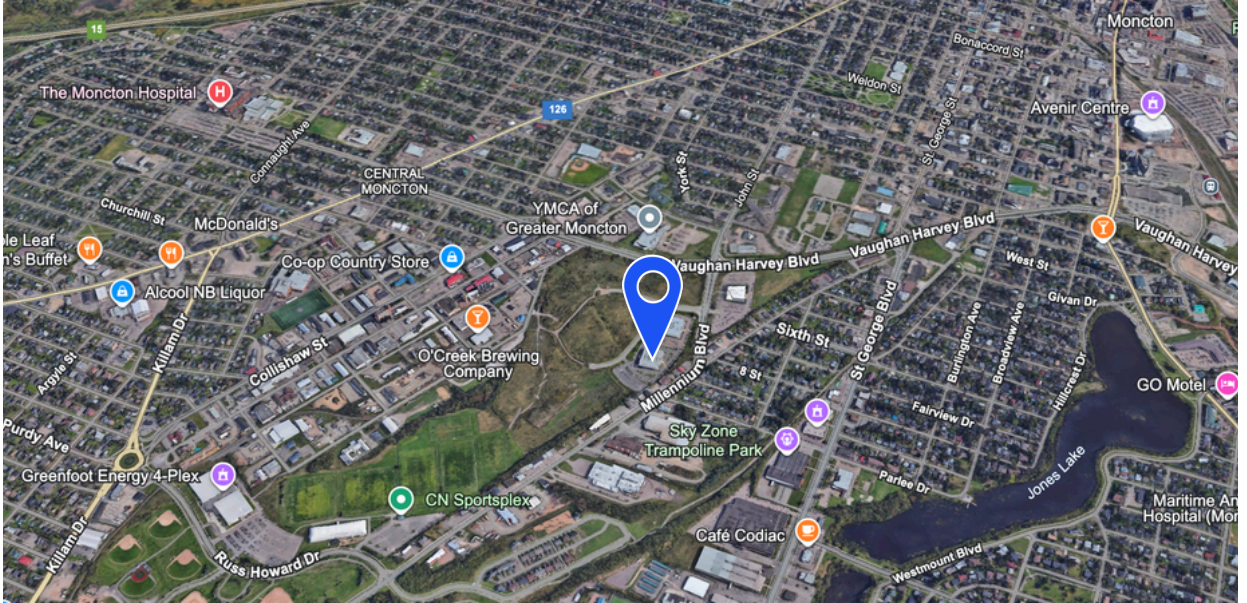
# Certified Measurements



# Certified Measurements



# Area Overview



The property is located within Emerson Business Park, a well-established commercial hub encompassing more than 150,000 square feet of Class A office space. Positioned near the intersection of Vaughan Harvey and Millennium Boulevard, the property benefits from strong visibility and convenient access to major routes throughout the city. The surrounding area continues to experience significant residential growth, including a major multi-residential development at the intersection of Millennium Boulevard and Grand Trunk Street that will introduce more than 900 apartment units to the neighbourhood.

The area is also supported by a range of nearby recreational and community amenities. The Moncton Sportplex, featuring multiple ice surfaces and ball fields, is located nearby, along with the YMCA, which offers fitness, recreation, and community programming. The Avenir Centre, Moncton's premier sports and entertainment venue, is also within close proximity, contributing to the vibrancy and activity of the surrounding area.

Future development will further enhance the amenity base within Emerson Business Park. A planned commercial retail project will introduce more than 80,000 square feet of retail space anchored by a grocery store, along with several additional retail and service units and substantial on-site parking. Together with close proximity to the West End Industrial Park and convenient connections to Wheeler Boulevard and Highway 15, the property is well positioned to serve businesses seeking accessibility, visibility, and nearby amenities.

## Demographics | Within 5 KM



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