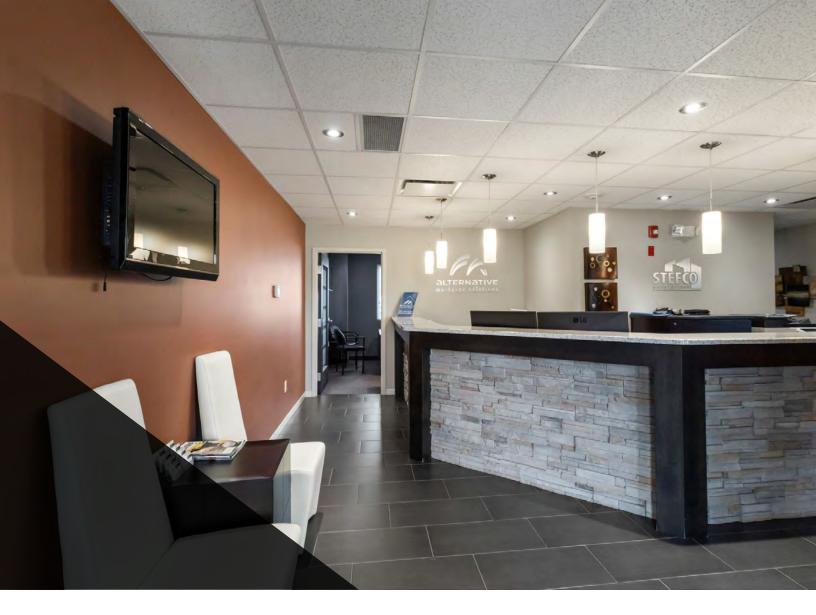
GROUND FLOOR OPPORTUNITY

400

+/- 2,838 SF AVAILABLE

400 CHAMPLAIN STREET DIEPPE, NB





THE POTENTIAL

Located in the heart of Downtown Dieppe, this two level commercial space is in a wellsituated area for traffic and excellent visibility. It boasts an attractive exterior and interior design with large windows providing impressive natural light.

Suitable for a variety of uses including professional offices, call centre, IT and tech companies, co-working space, spa, retail, service commercial, health and wellness, and more.

This office/flex space has endless possibilities. Revitalize your business by making the move to 400 Champlain Street.



BUILDING HIGHLIGHTS

+/- 2,838 SF \$4,500/MO UNIT SIZE

GROSS (HEAT/POWER INC.)

CS ZONING

PROFESSIONAL BUILDING

SECURE BUILDING

HIGH VISABII ITY



Eye-catching reception located at the entrance of the unit



Parking at the rear of the building



Professional boardroom located on lower level.



WHEELCHAIR

MAIN FLOOR ACCESSIBLE



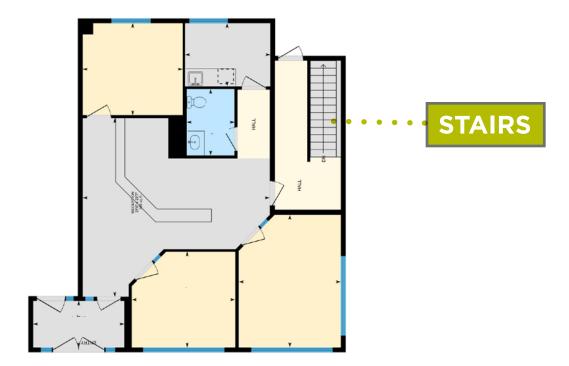




FLOOR PLAN +/- 2,838 SF



VIRTUAL TOUR



+/- 1,200 SF MAIN FLOOR

Upon entering the main floor space through a secured vestibule, you are greeted with a grand reception area leading to two private window offices, a washroom, kitchen and an executive corner office.



Located on the lower level are 3 offices, an executive boardroom, utility and storage closets, and a washroom. The lower level also features a seperate entrance leading to the rear parking lot.

LOCATION



400 Champlain Street provides an attractive opportunity for prospective tenants seeking to establish their business in a prime and strategic location at the edge of Downtown Dieppe.

DEMOGRAPHICS

25,384 POPULATION

> **39.1** MEDIAN AGE

\$68,000 MEDIAN INCOME

10,288 TOTAL HOUSEHOLDS 97,606 DAYTIME POPULATION

+ 8.9% 2011-2016 POPULATION CHANGE

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ALTERNATIN BATERRATIN