

**GROUND  
FLOOR  
OPPORTUNITY**



+/- 2,838 SF  
AVAILABLE

**400  
CHAMPLAIN  
STREET**

DIEPPE, NB



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# UNLOCK THE POTENTIAL

Located in the heart of Downtown Dieppe, this two level commercial space is in a well-situated 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.

***+/-2,838 sf of office/flex space***



# BUILDING HIGHLIGHTS

**+/- 2,838 SF**     **\$4,500/MO**

UNIT SIZE

GROSS (HEAT/POWER INC.)

**CS**

ZONING

**PROFESSIONAL**

BUILDING

**SECURE**

BUILDING

**HIGH**

VISIBILITY

**PARKING**

AT THE REAR

**WHEELCHAIR**

MAIN FLOOR  
ACCESSIBLE



**Eye-catching reception** located at the entrance of the unit



**Parking at the rear** of the building



**Professional boardroom** located on lower level.







# 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.



+/- 1,638 SF  
LOWER LEVEL

Located on the lower level are 3 offices, an executive boardroom, utility and storage closets, and a washroom. The lower level also features a separate 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

**\$68,000**

MEDIAN INCOME

**97,606**

DAYTIME POPULATION

**39.1**

MEDIAN AGE

**10,288**

TOTAL HOUSEHOLDS

**+ 8.9%**

2011-2016 POPULATION CHANGE





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