



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# 194 KILLAM DRIVE

MONCTON, NB

FOR LEASE | \$10.25 PSF NET





# VERSATILITY MEETS CONVENIENCE

Located on the bustling Killam Drive, this property offers an easily accessible location with high visibility. The suite features modern office space at the entrance, followed by flexible commercial spaces at the rear. This versatile property could be just what your business needs to elevate to the next level.



## KEY STATS

- Suite Size: 4,640 sf
- Lease Rate: \$10.25 psf Net
- Operating Costs: \$4.25 psf + Heat & Lights
- Parking: Ample onsite
- Loading: 1 dock-level loading door located at the rear of the suite
- Zoning: IP: Industrial Park



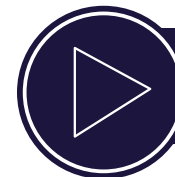


# THE HIGHLIGHTS

- **Prime Location:** Located on Killam Drive, one of Moncton's key thoroughfares, this property offers excellent visibility and easy access, just minutes from the city center.
- **Versatile Space:** Ideal for a range of commercial uses, including retail and industrial, with flexible layouts to suit your business needs.
- **Customizable Design:** The building's layout offers significant customization potential, allowing you to tailor the space to fit modern operational requirements.
- **Ample Parking:** A large, on-site parking lot provides convenient access for both staff and clients.
- **Efficient Loading:** Equipped with a rear dock door, the property makes loading and unloading fast and convenient.
- **Modern Office:** The recently finished office space features stylish, modern finishes, offering a professional and polished environment.



# FLOOR PLAN



VIRTUAL TOUR







# LOCATION MAP



**DOWNTOWN MONCTON**

COLLISHAW ST

RUSS HOWARD DR

KILLAM DR

**194 KILLAM DRIVE**







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