



For Sublease

55 Driscoll Crescent, Moncton, NB

Professional Office Space in Moncton Industrial Park

±2,353 SF Office Unit | Second Floor Walk-up

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Property Overview

Position your business in this ±2,353 SF second-floor office suite available for sublease at 55 Driscoll Crescent. This move-in-ready space features an efficient layout ideal for a variety of professional office users, including:

- Multiple private offices
- Large boardroom
- Open collaborative workspace
- Staff kitchenette
- Two private washrooms
- Dedicated private entrance

Located within the Moncton Industrial Park, the property offers immediate access to Wheeler Boulevard and the Trans-Canada Highway, ample on-site parking, and convenient access to restaurants, hotels, retail services, and Moncton International Airport. This turnkey opportunity is well-suited to businesses seeking quality office space in one of Greater Moncton's most established commercial areas.

Key Features

- **Civic Address:** 55 Driscoll Crescent, Moncton, NB
- **Available Space:** ±2,353 SF
- **Opportunity Type:** Sublease
- **Premises:** Second Level
- **Access:** Dedicated Private Entrance
- **Parking:** Ample Paved On-Site Parking
- **Accessibility:** Second Floor Walk-Up
- **Lease Expiry:** August 31, 2030

Asking Rent: \$12 PSF NET

Additional Rent: \$11.65 PSF



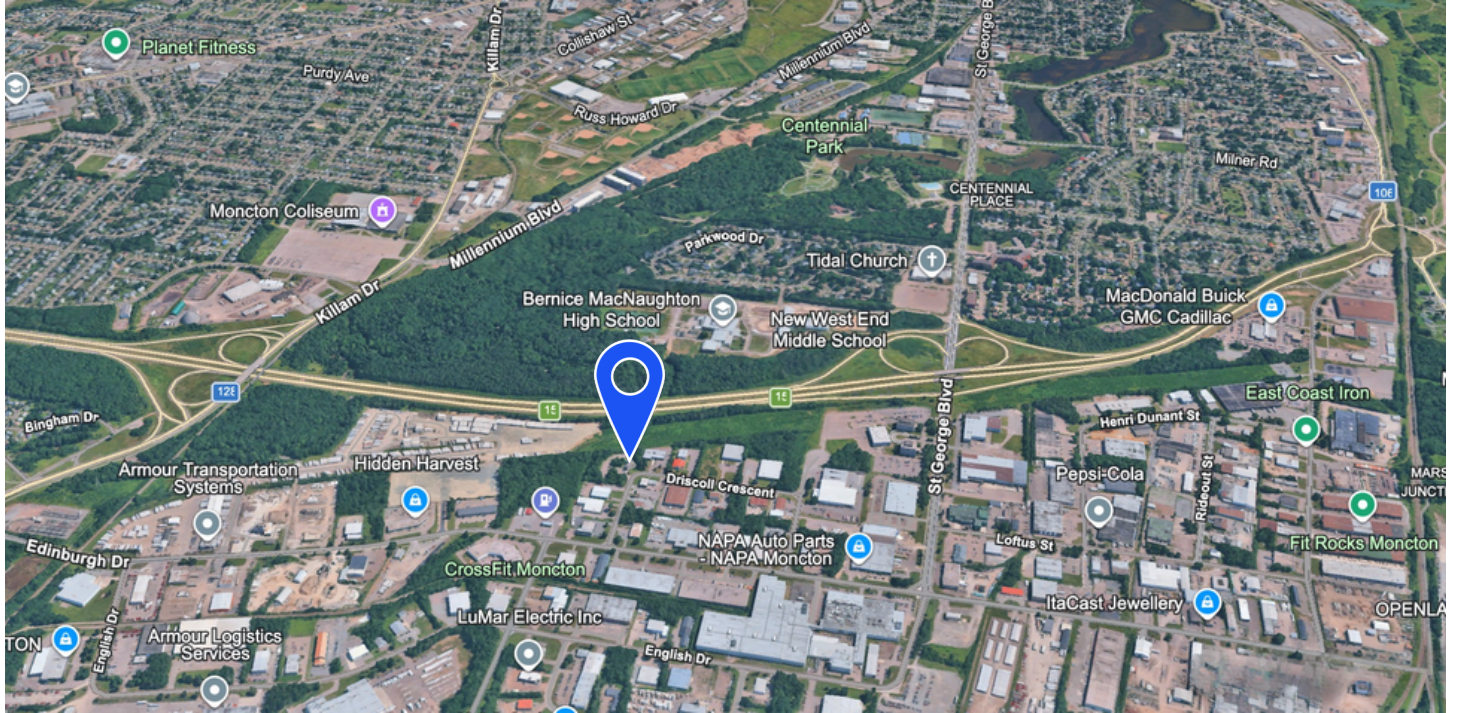


Interior | ±2,353 SF

Floor Plan



Area Overview



The Moncton Industrial Park is one of Atlantic Canada's largest and most established business parks, serving as a major centre for office, industrial, logistics, technology, manufacturing, and professional service industries. Home to hundreds of businesses and thousands of employees, the park has become a preferred destination for companies seeking excellent transportation infrastructure, modern commercial facilities, and a strategic location within Greater Moncton.

55 Driscoll Crescent benefits from immediate access to Wheeler Boulevard (Route 15) and the Trans-Canada Highway (Highway 2), providing efficient connections throughout Moncton, Dieppe, Riverview, and beyond. The property's central location also places employees and visitors within minutes of restaurants, hotels, retail services, financial institutions, and Greater Moncton Roméo LeBlanc International Airport, offering convenience for both daily operations and client visits.

As Greater Moncton continues to experience economic and population growth, Moncton Industrial Park remains one of the region's most established commercial locations, positioning 55 Driscoll Crescent well for businesses looking to establish or expand in the market.

Demographics | Within 5 KM

Total Population	Daytime Population	Labour Employment Rate	Total Households	Average Household Income
80,300	102,638	94.4%	34,224	\$98,657



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