

*For Lease / À Louer*

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DIEPPE TECH PARK  
PARC TECHNOLOGIE DE DIEPPE

OFFICE / BUREAU  
±1,000 – ±2,000 SQ. FT. / PI. CA.

# 1080 Champlain

DIEPPE, NEW BRUNSWICK



**CBRE**

**MLS**  
MULTIPLE LISTING SERVICE®

# Property / Propriété



## Perfect for office use

### Parfait pour un usage de bureaux

Located at the Dieppe Business & Tech Park with more than 50 businesses in the area, the property is well suited for office uses.

*Situé dans le Parc d'affaires et technologique de Dieppe avec plus de 50 entreprises dans le secteur, la propriété convient bien aux usages de bureaux.*



## Surrounded by amenities

### Entouré de commodités

Numerous amenities and services, including cafes and restaurants, are available just minutes away.

*De nombreuses commodités et services, notamment des cafés et des restaurants, sont disponibles à quelques minutes seulement.*



## Over 120 parking spaces on-site

### Plus de 120 stationnements sur place

Property is professionally managed with ample parking on-site.

*Complexe géré par des professionnels avec amplement de stationnement sur place.*



|                          |                                                    |
|--------------------------|----------------------------------------------------|
| <b>Type:</b>             | Walk-up office                                     |
| <b>Available Spaces:</b> | Unit 11: ±1,000 sq. ft.<br>Unit 17: ±2,000 sq. ft. |
| <b>Floor:</b>            | Second floor                                       |
| <b>Net Rent:</b>         | Please contact                                     |
| <b>Est. Cam / Tax:</b>   | Please contact                                     |
| <b>Date Available:</b>   | Please contact                                     |

|                                |                                                      |
|--------------------------------|------------------------------------------------------|
| <b>Type:</b>                   | Bureau                                               |
| <b>Espaces Disponibles:</b>    | Unité 11: ±1 000 pi. ca.<br>Unité 17: ±2 000 pi. ca. |
| <b>Étage:</b>                  | Deuxième étage                                       |
| <b>Loyer Net:</b>              | Contactez-nous                                       |
| <b>(Estimé) Frais Communs:</b> | Contactez-nous                                       |
| <b>Date de Disponibilité:</b>  | Contactez-nous                                       |

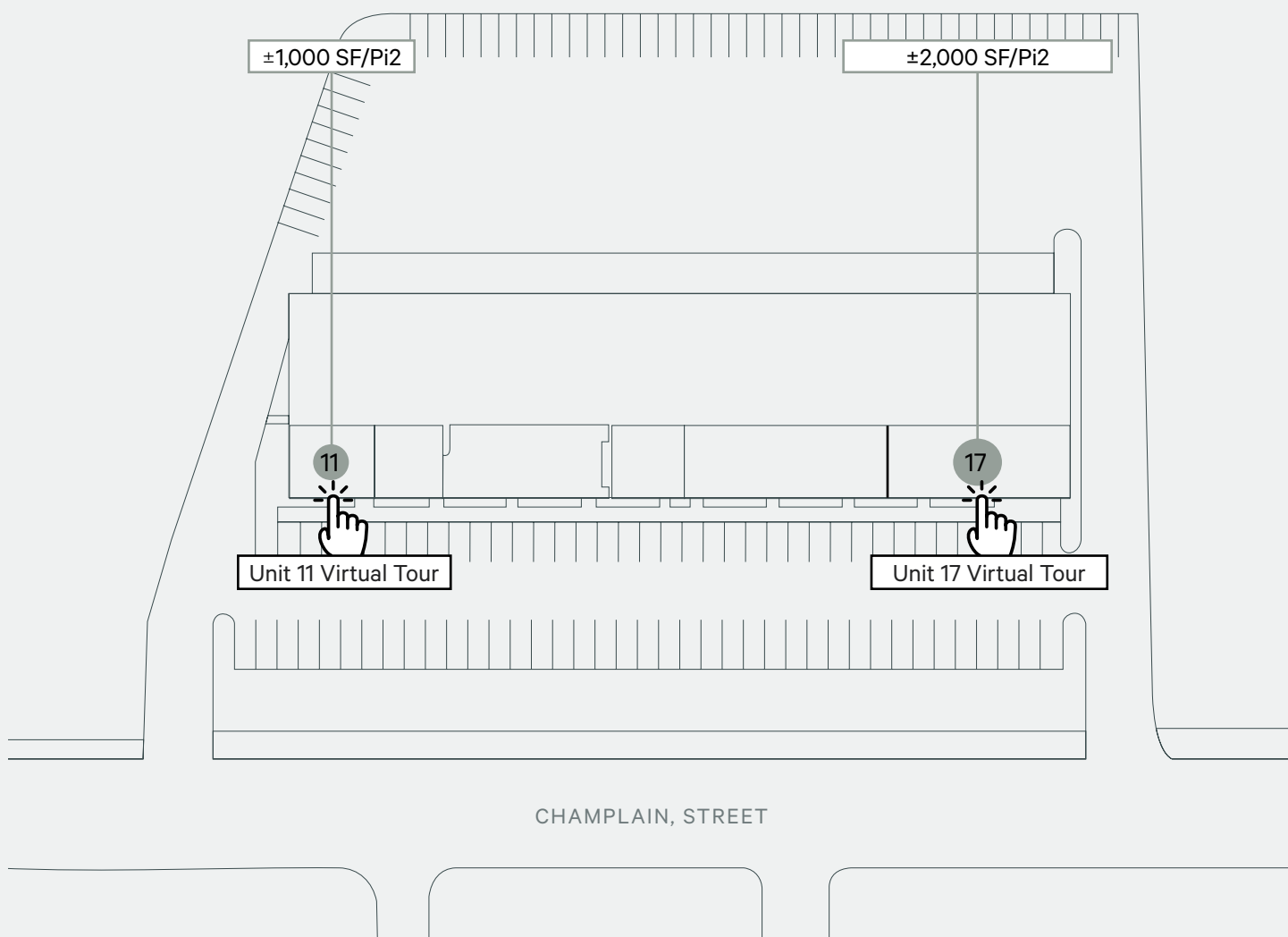
# Floor Plan / Plan d'Étage

Office / Bureau

Second Floor / Deuxième étage

Unit / Unité: 11, 17

Size / Superficie:  $\pm 1,000$  sq. ft. / pi. ca. –  $\pm 2,000$  sq. ft. / pi. ca.

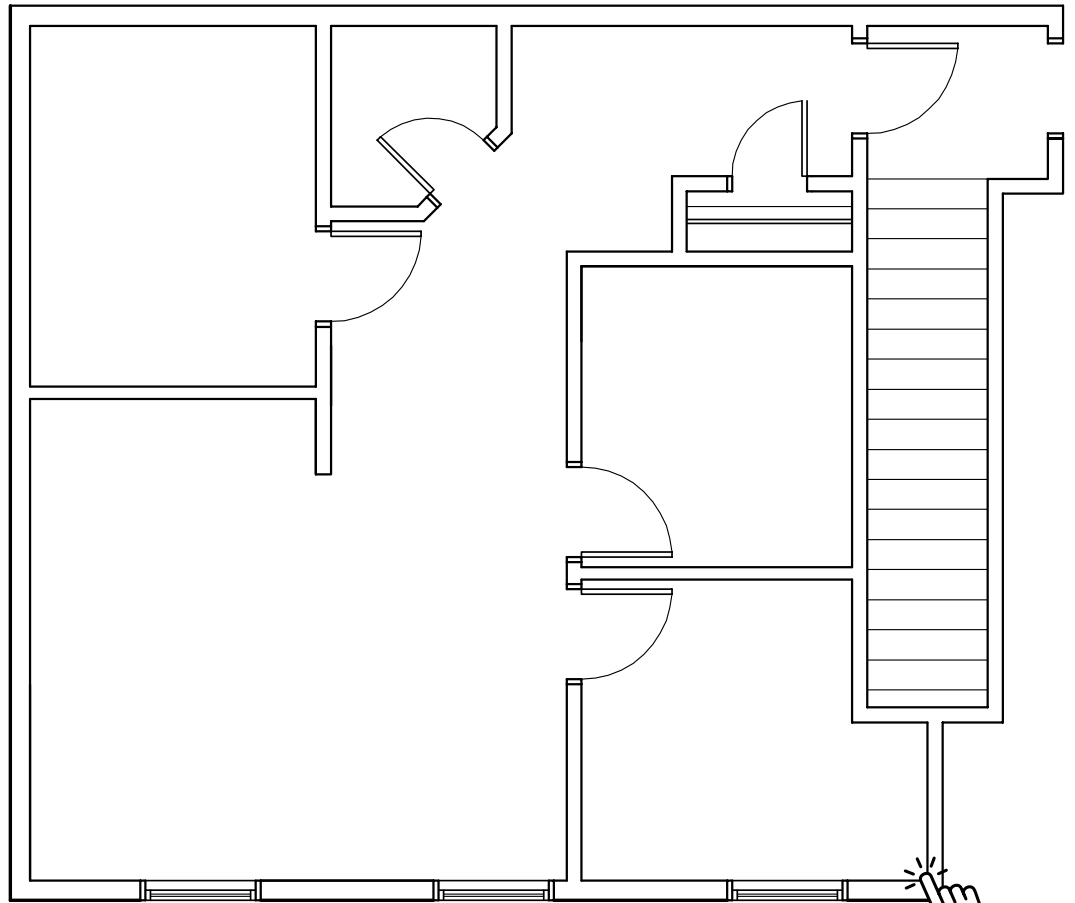


# Suite 11

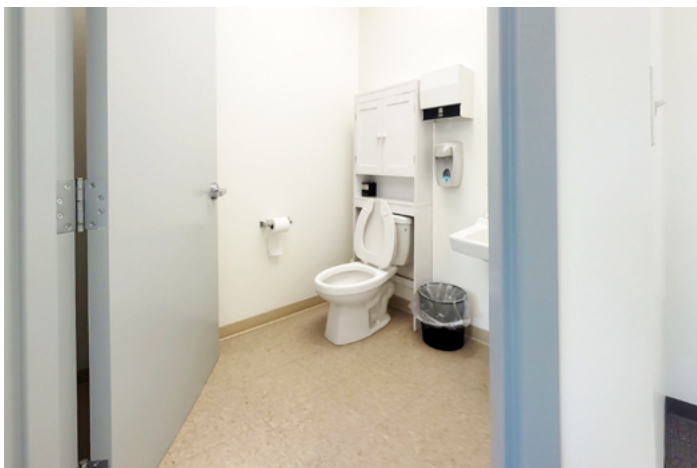
±1,000 sq. ft. / pi. ca.

Space was fully renovated in 2025 with new LED lighting, new carpet and fresh paint.

Click on the floor plan for a  
Cliquez sur le plan d'étage pour un  
[Virtual Tour](#)



[View Virtual Tour](#)



# Suite 17

±2,000 sq. ft. / pi. ca.

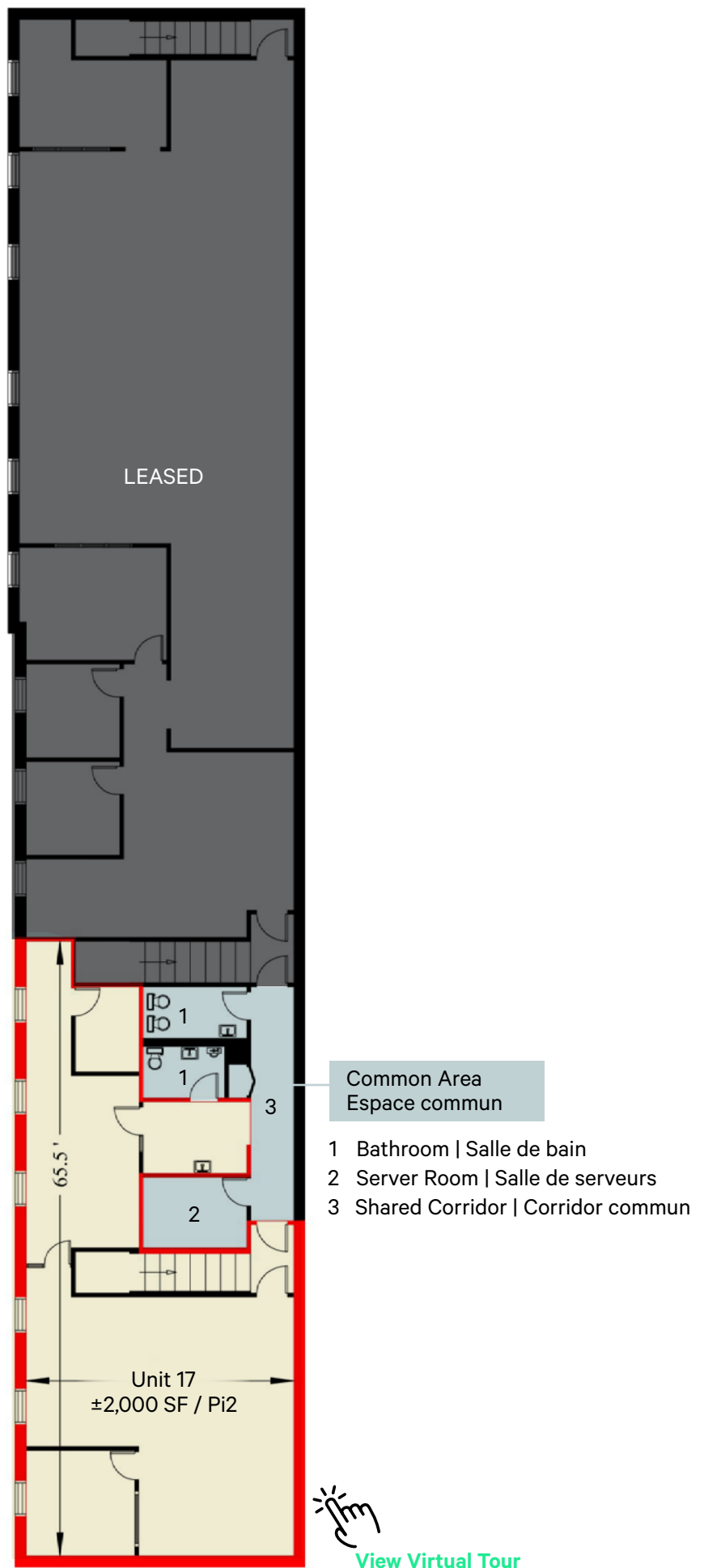


# Suite 17

±2,000 sq. ft. / pi. ca.

Space was freshly painted with new LED. New flooring was installed in recent years with specialized membrane for soundproofing.

Click on the floor plan for a  
Cliquez sur le plan d'étage pour un  
[Virtual Tour](#)



# Business & Technology Park - IT Zone

## *Zone Industrielle du Parc Affaires et Technologies - IT*

### PERMITTED USES

- office personal
- service shop
- pet services
- veterinary clinic
- catering service
- sales centre – model home
- fitness facility
- artist or craft person studio
- communications use
- restaurant
- retail establishment
- service shop
- motor vehicle sales establishment
- microbrew pub
- motor vehicle repair shop
- entertainment use
- cultural use
- health services use
- educational use
- recreational facility – indoor
- safety and emergency services use
- research and development facility
- light industrial use
- warehouse
- contractor's shop
- contractor's yard

One of the following secondary uses:

- outdoor storage area
- outdoor display area

### USAGES PERMIS

- bureau
- boutique de services personnels
- services pour animaux familiers
- clinique vétérinaire
- service traiteur
- centre de vente par maisons-témoins
- centre de conditionnement physique
- studio d'artiste ou d'artisan
- usage relatif aux communications
- restaurant
- établissement de vente au détail
- atelier de service
- établissement de vente de véhicules à moteur
- bistrot-microbrasserie
- atelier de réparation de véhicules à moteur
- usage de divertissement
- usage culturel
- usage de soins de santé
- usage éducationnel
- installation récréative intérieure
- usage de services de sécurité et d'urgence
- établissement de recherche et développement
- usage d'industrie légère
- entrepôt
- atelier de chantier
- cour d'entreposage d'entrepreneur

un des usages secondaires suivants:

- aire d'entreposage extérieure
- aire d'exposition extérieure



# Area / Secteur

Located east of popular Dieppe Boulevard & along the south side of Champlain Street, the property offers easy accessibility and good ingress/egress. This area is known as Dieppe's Business and Technology Park, which represents a ±150-acre business zone. It is home to over 50 businesses in the retail, hospitality, technology, financial and construction industries.

Située à l'est du populaire boulevard Dieppe et du côté sud de la rue Champlain, la propriété offre un accès facile et d'une bonne entrée/ sortie. Cette zone est connue sous le nom de Parc affaires et technologies de Dieppe, qui représente une zone d'affaires de ± 150 acres. Il abrite plus de 50 entreprises dans les secteurs de la vente au détail, de l'hôtellerie, de la technologie, de la finance et de la construction.



## DIEPPE INDUSTRIAL PARK

> 5,000 Employees

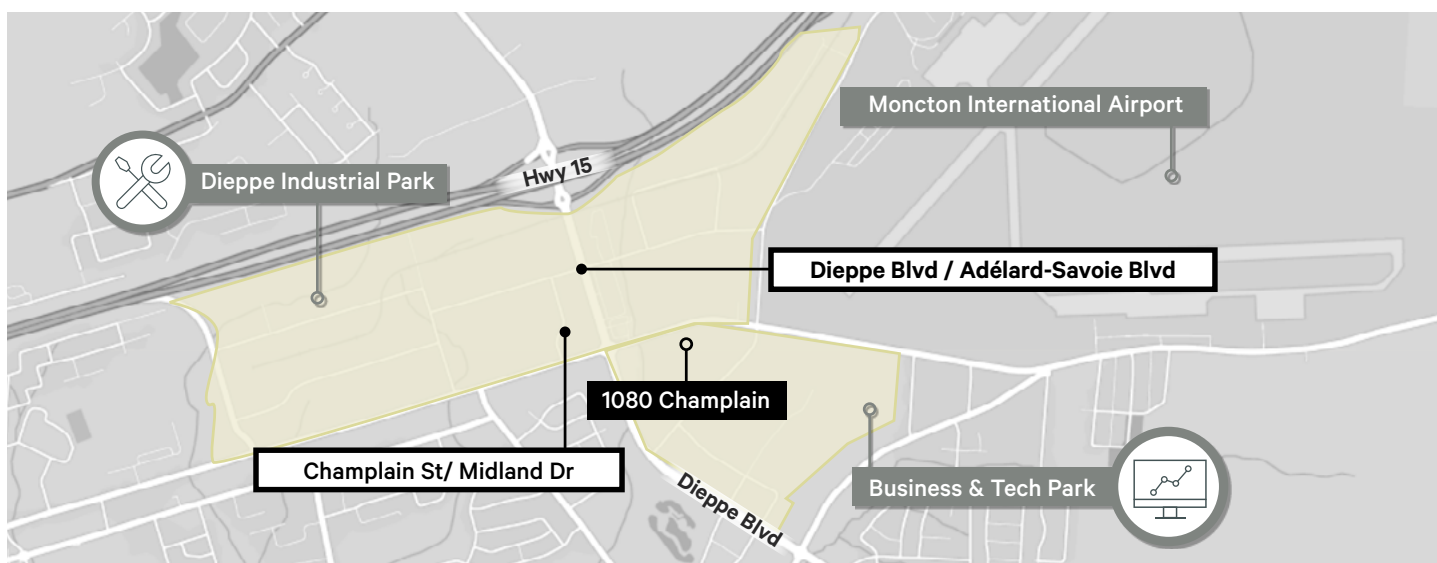
> 5000 Employés



## BUSINESS & TECH PARK

> 50 Businesses

> 50 Entreprises



## Traffic Counts *Taux de Circulation*

*Dieppe Blvd / Adélar-Savoie Blvd*

North/ Nord: 26,627

East/ Est: 8,350

South/ Sud: 21,732

West/ Ouest: 5,686

*Champlain St / Midland Dr*

North/ Nord: 1,083

East/ Est: 19,525

South/ Sud: 0

West/ Ouest: 20,092



# 1080 Champlain

DIEPPE, NEW BRUNSWICK



FOR MORE INFORMATION, PLEASE CONTACT:  
POUR PLUS D'INFORMATION S.V.P CONTACTEZ:

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# CBRE

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