

CBRE presents

555 Mapleton Road

MONCTON, NB

PRIME LOCATION - LAST REMAINING SPACE

±2,557 SF FOR LEASE

SANDRA PAQUET

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CBRE



PROPERTY OVERVIEW

A New Standard for Office Excellence in Moncton

Welcome to Moncton's newest Class A office destination — a fully modernized building that has undergone a transformative redevelopment. This property has been completely gutted and rebuilt to meet the highest standards of design, efficiency, and tenant comfort.

KEY FEATURES INCLUDE

- Expansive floor-to-ceiling windows that flood the space with natural light
- A sleek new exterior finish that elevates curb appeal
- Energy-efficient natural gas rooftop units
- Comprehensive electrical upgrades

Trusted by Triple-A Tenants

Leading organizations such as Wawanesa Insurance, EXP, and Innomar Strategies have chosen this location for their Moncton offices — a testament to the building's quality and strategic appeal.

Versatile, Customizable Space

Whether you're in the medical field, professional office sector, or commercial services, the space is designed to be flexible and customizable to suit your unique operational needs.

Prime Location

Situated between Highway 2 and Highway 15, the building offers seamless access for commuters and clients alike. Directly across from the stunning Mapleton Park, tenants enjoy scenic trails, green space, and walkability to nearby amenities — blending business with lifestyle.

Lease Rate	Negotiable/Please Contact
Additional Rent	\$12.70 per SF (2026 estimated)
Heat/Lights	Separately metered to Tenant's account
Zoning	Integrated Development Zone (ID)

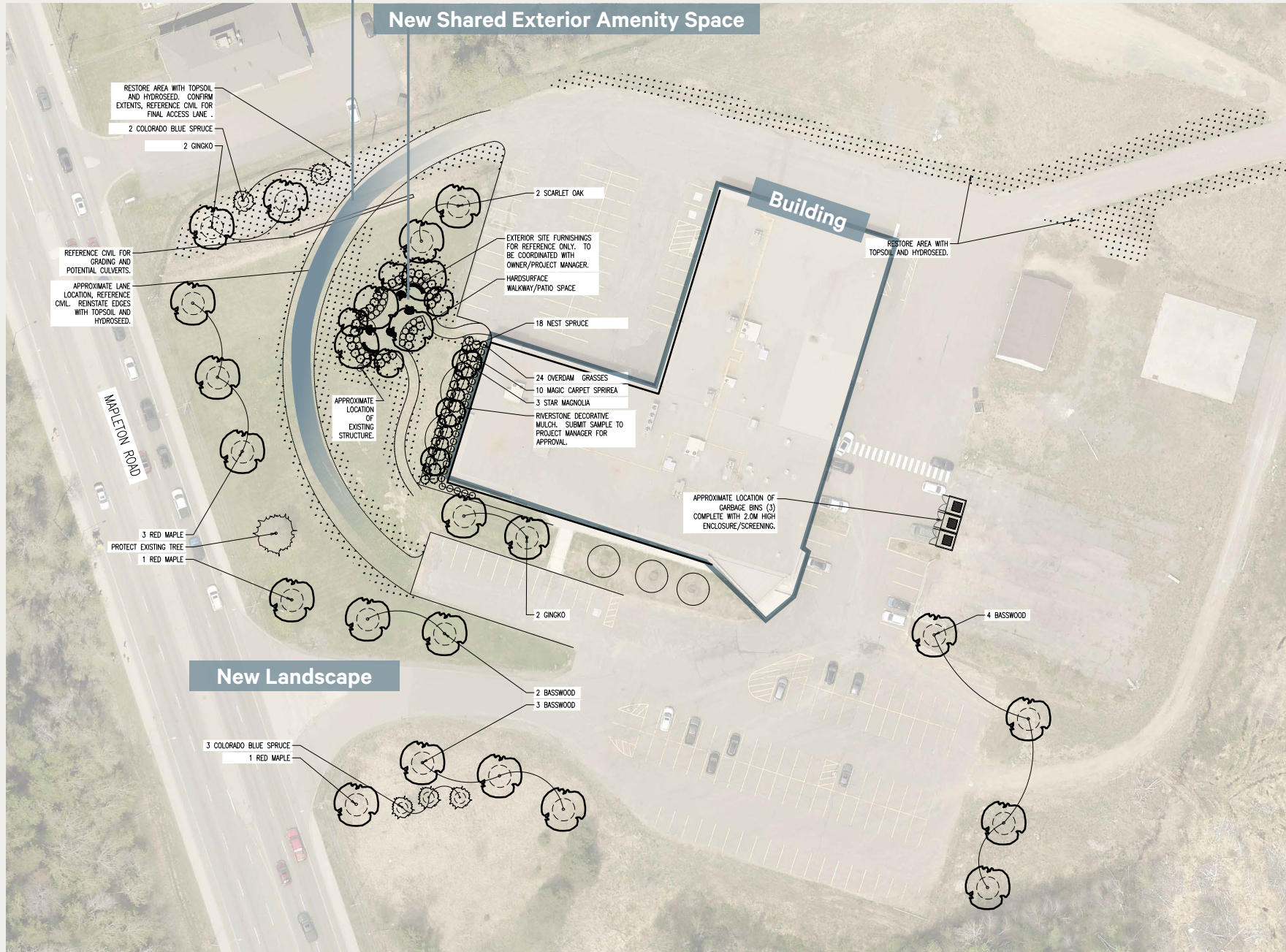
±16'
Ceiling Height

150+
Parking Spaces

±2,557
Total Available Sq. Ft.

New Parking Connectivity

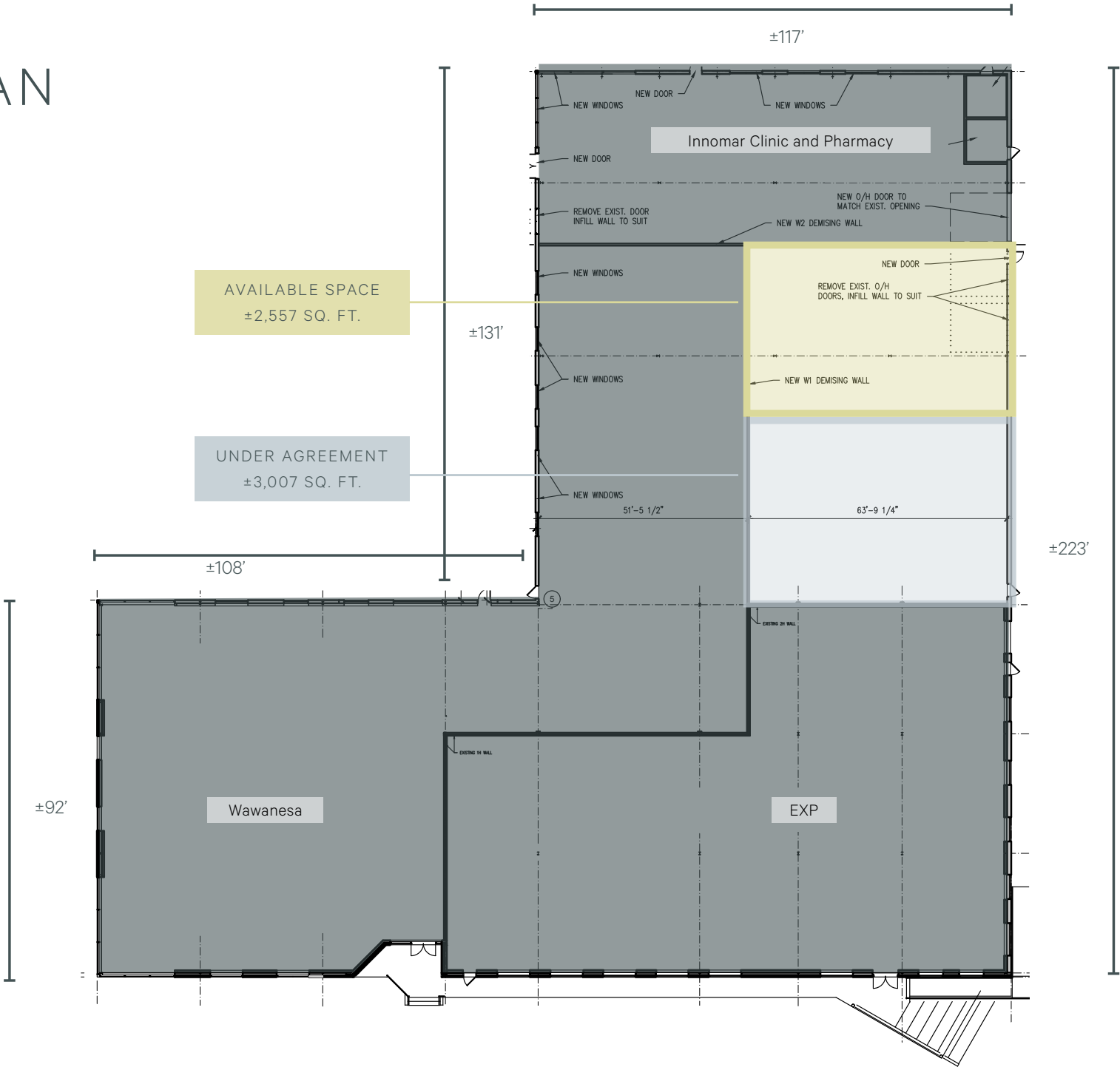
New Shared Exterior Amenity Space



New Landscape

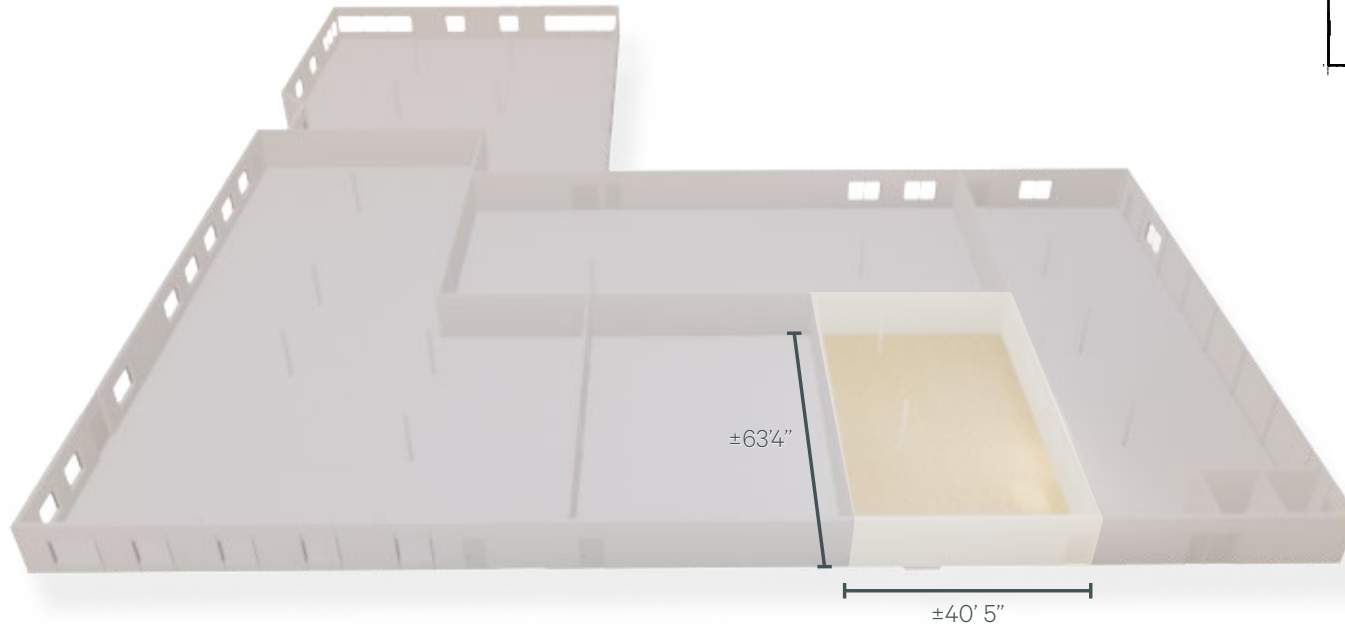
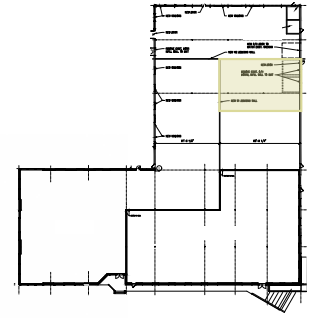
SITE PLAN

FLOOR PLAN



LAYOUT CONCEPTS

$\pm 2,557$ sq. ft.



LOCATION OVERVIEW



TRAFFIC COUNTS

1

27,331

Corner of Mapleton Road, Frampton Lane,
and Wyse Street (2024)

2

38,147

Corner of Mapleton Road, Trinity Drive,
and Wheeler ramps (2023)

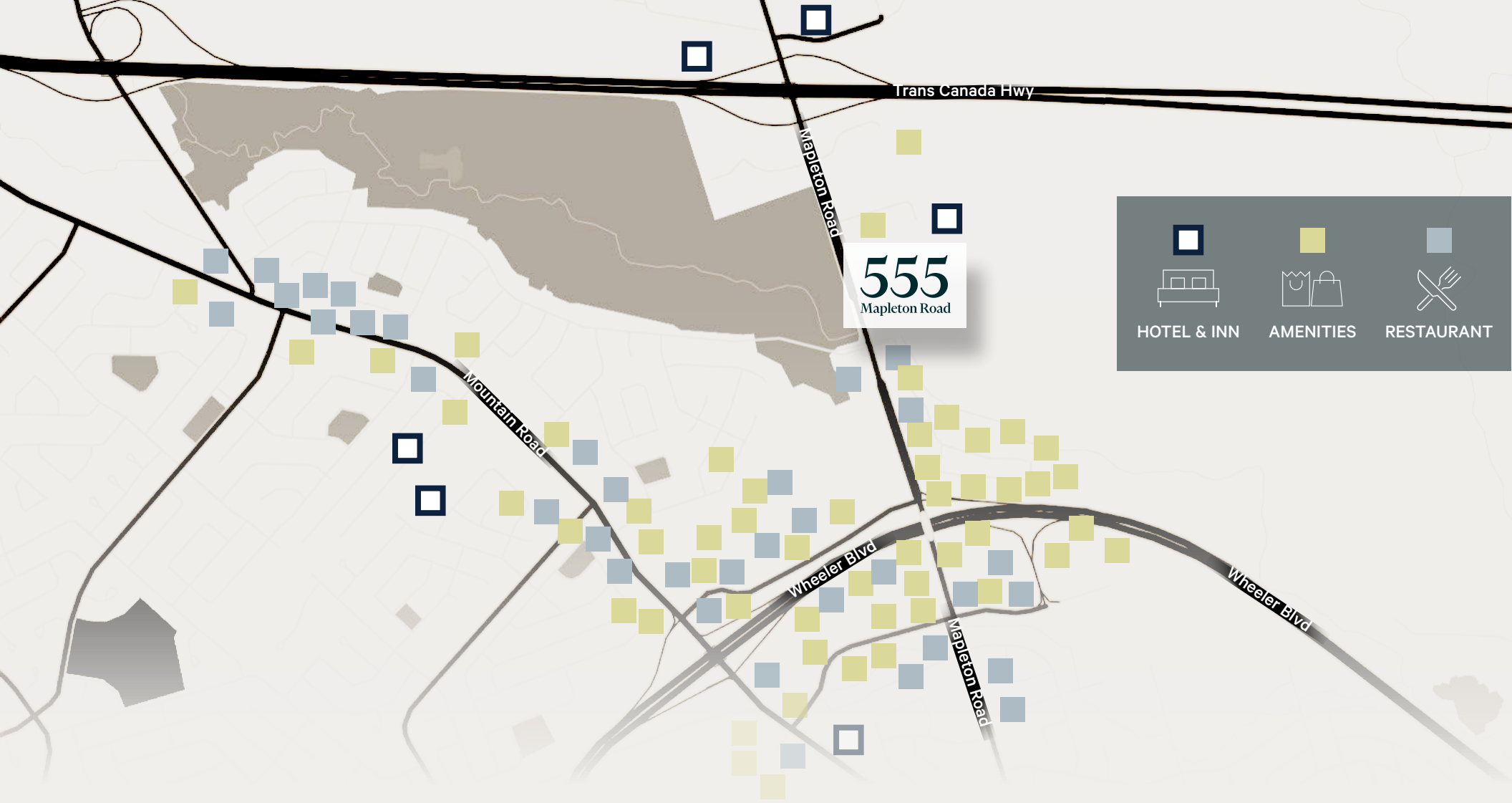


THE VISION LANDS

The Vision Lands in Moncton, a 1,400-acre area, is undergoing a planning process to create a sustainable master plan for its western portion. This area is bordered by Mapleton Road, the Trans-Canada Highway, Wheeler Boulevard, Morton Avenue, and McLaughlin Drive. The City is also exploring the establishment of a new Regional Park and updating the existing Secondary Municipal Plan for the Vision Lands.

Source: moncton.ca

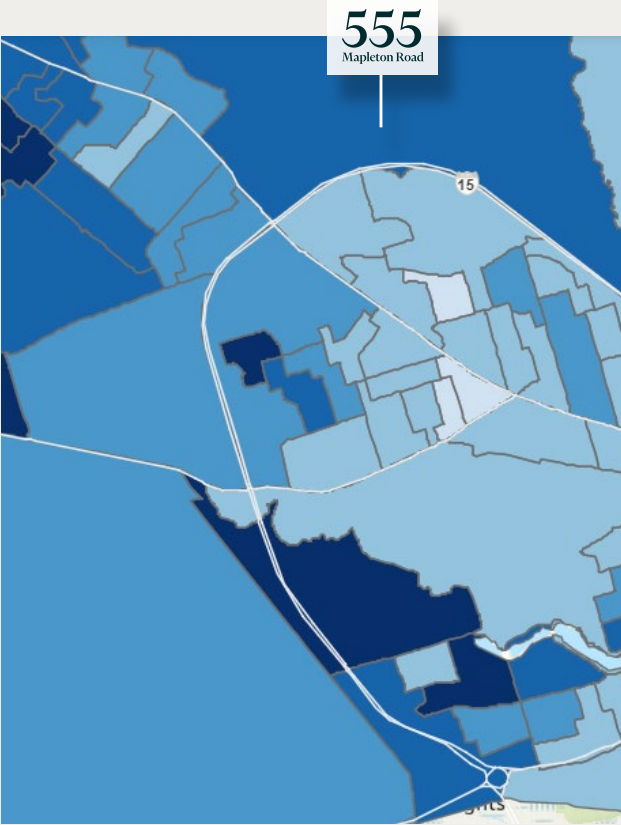
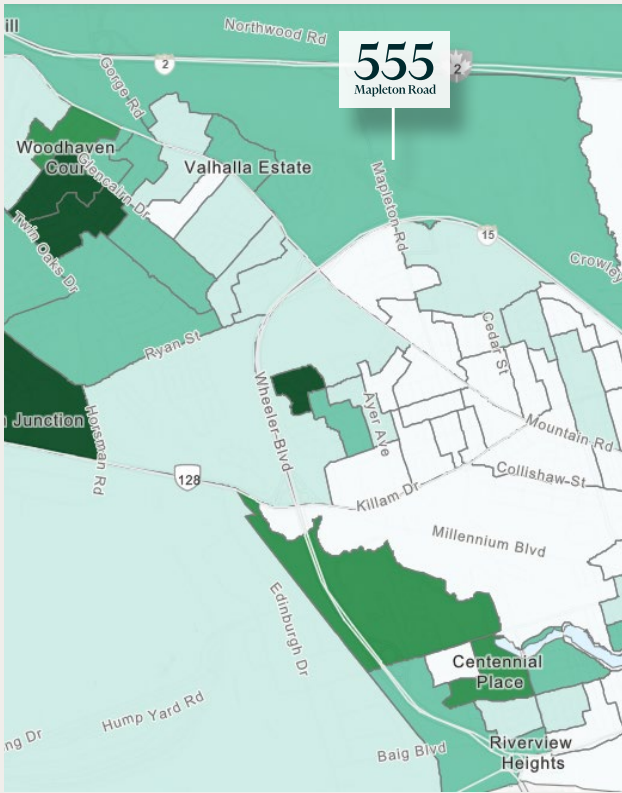




ID ZONE PERMITTED USED

- Art gallery, library or museum
- Bank or financial institution
- Call centre
- Church
- Communication use
- Daycare centre
- Distribution use
- Educational use
- Entertainment use
- Funeral home
- Government use
- Hospital, treatment centre or medical clinic
- Motel, hotel, or rooming use
- Nursery
- Office use
- Personal service shop
- Pet services
- Philanthropic use
- Public park or playground
- Recreational use
- Restaurant
- Restaurant including a drive-thru
- Retail store
- Service shop
- Veterinary clinic
- Wholesale store
- Mini storage warehouse (subject to terms and conditions)
- Multiple unit dwelling (subject to terms and conditions)
- Outdoor storage (secondary use)
- Secondary manufacturing (secondary use)

DEMOGRAPHIC DATA



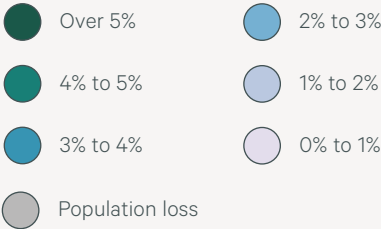
AVERAGE HOUSEHOLD INCOME 2022



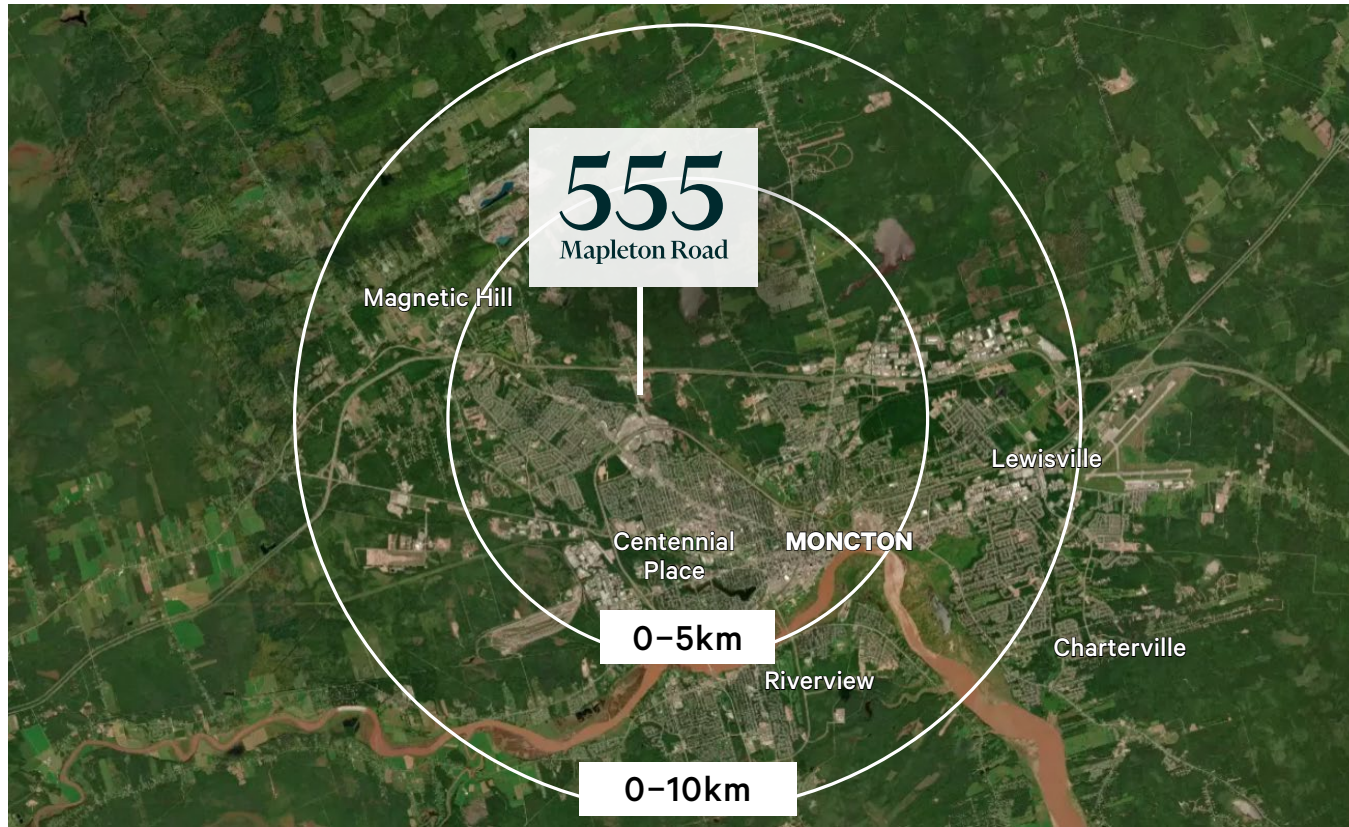
RESTAURANT MEALS PURCHASED



POPULATION CHANGE 2022-2027

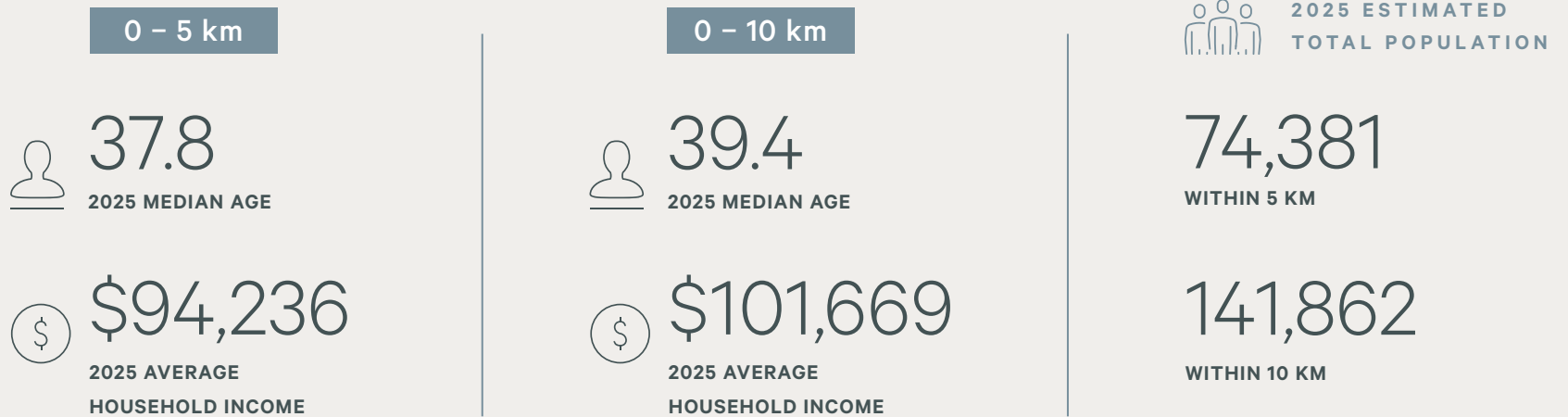


MARKET SNAPSHOT



(*) Source: Sitewise (2025)

DEMOGRAPHIC SNAPSHOT*





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