

CBRE presents

555 Mapleton Road

MONCTON, NB

PRIME LOCATION - LAST REMAINING SPACE

±2,557 SF FOR LEASE

SANDRA PAQUET

Senior Sales Associate

506 386 3447

sandra.paquet@cbre.com

CBRE



PROPERTY OVERVIEW

Welcome to Moncton's premier Class A office destination

— a fully modernized building that has undergone a transformative redevelopment. The building has been entirely redeveloped from the ground up, delivering best-in-class standards in design, efficiency, and tenant comfort.

Trusted by Leading Tenants, including Wawanesa Insurance, Vitalaire, EXP, and Innomar Strategies, this location has been selected by top-tier organizations — a strong endorsement of the building's quality and strategic positioning.

Prime Location: Strategically positioned between Highway 2 and Highway 15, the property offers exceptional accessibility for both commuters and clients. Located directly across from the scenic Mapleton Park, tenants benefit from immediate access to walking trails, green space, and nearby amenities — seamlessly blending professional convenience with lifestyle appeal.

Final Unit Available: Featuring an impressive 40-foot-wide façade, this ±2,557 sq. ft. space offers exceptional flexibility for a wide range of users, including medical, professional office, and commercial service providers. The unit currently features an open-concept layout with exposed ceilings, concrete flooring, and a 12' x 12' overhead door.

The space can be customized to meet tenant requirements, including the addition of a new entrance consistent with the adjacent unit (refer to concept image; subject to landlord approval and terms).

The landlord will deliver the premises in base building condition, complete with an electrical panel and rough-in plumbing, providing a seamless starting point for tenant fit-ups.

Additional space is also available, including an outbuilding of approximately 1,400 sq. ft.

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)

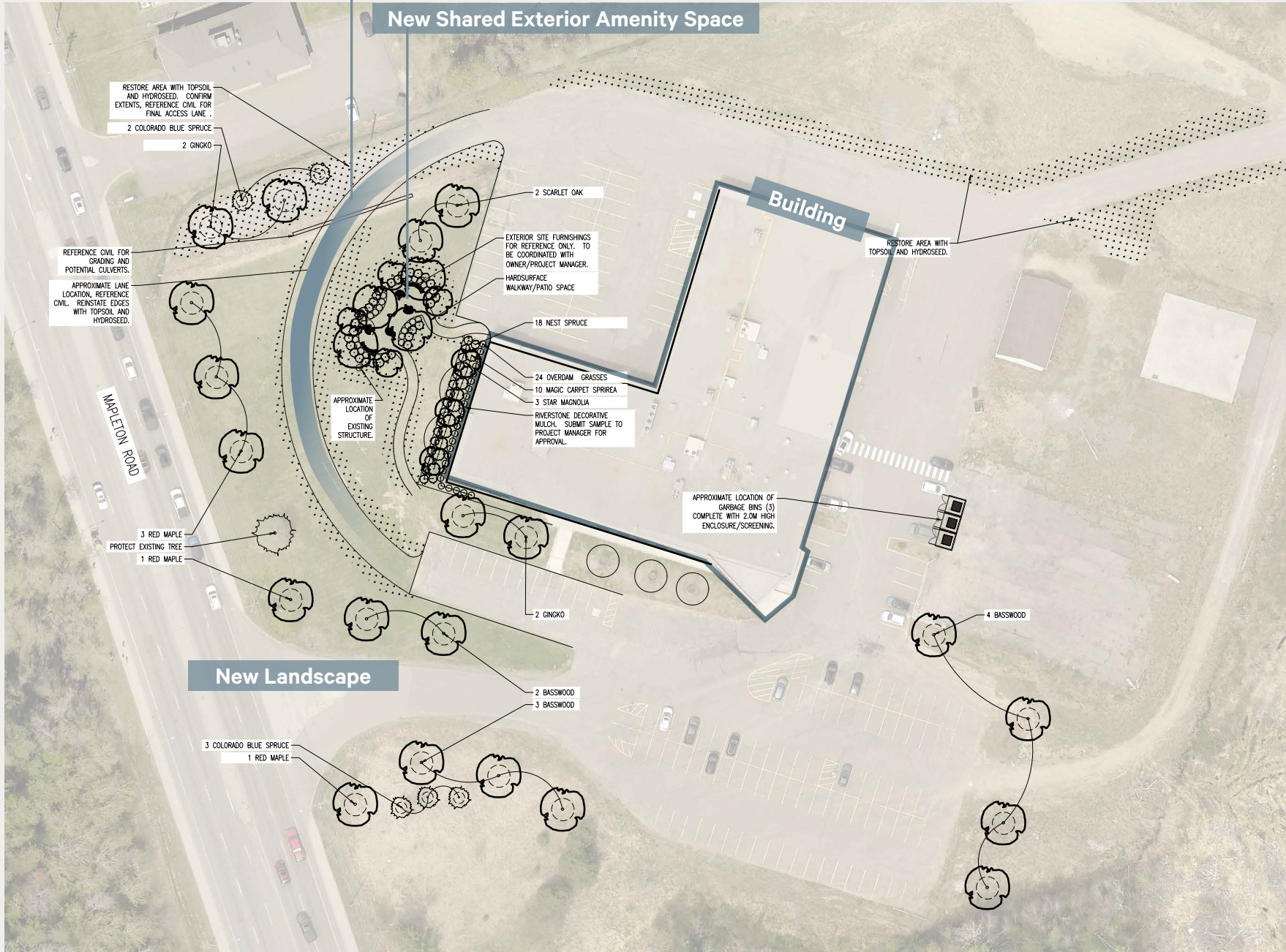
±16'
Ceiling Height

150+
Parking Spaces

±2,557
Total Available Sq. Ft.

New Parking Connectivity

New Shared Exterior Amenity Space



New Landscape

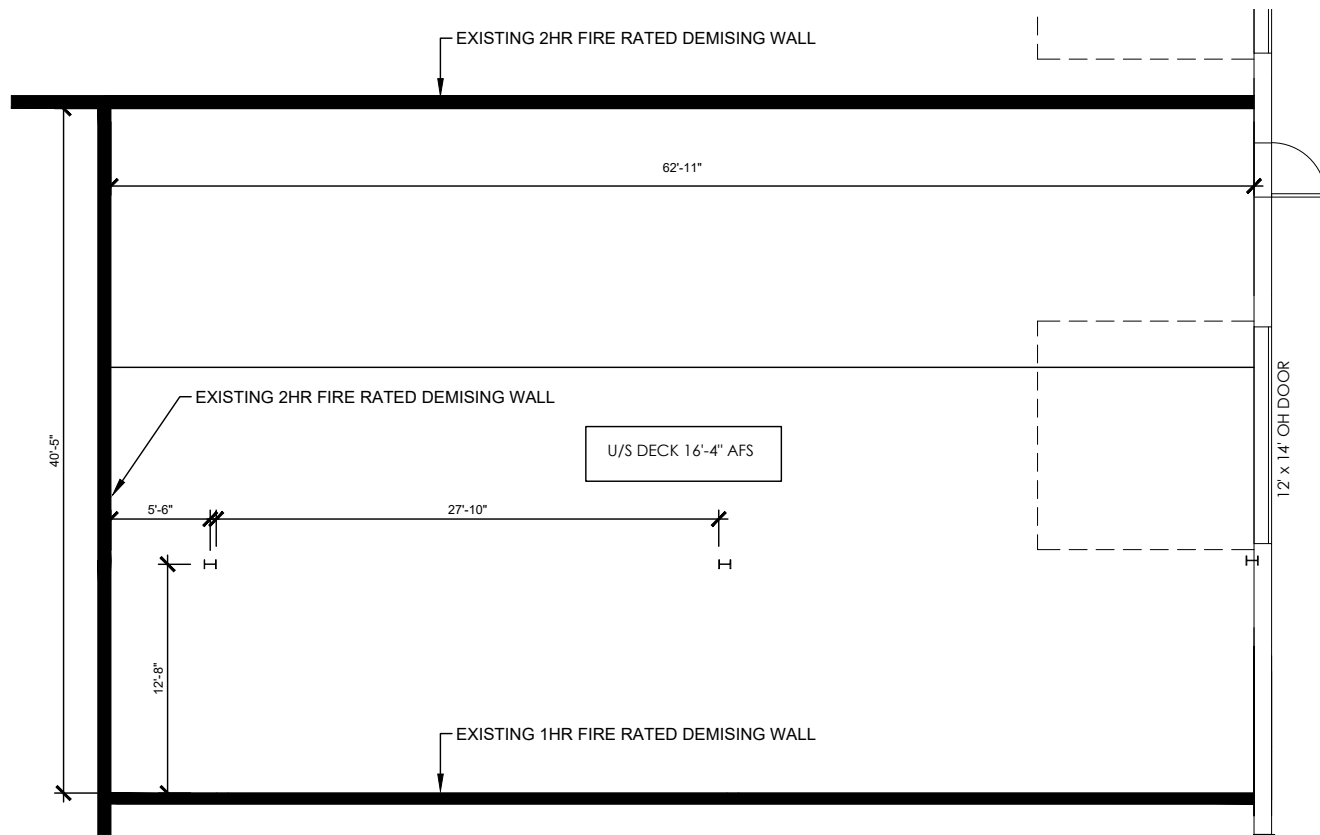


Available Outbuilding

AVAILABLE SPACE
±2,557 SQ. FT.



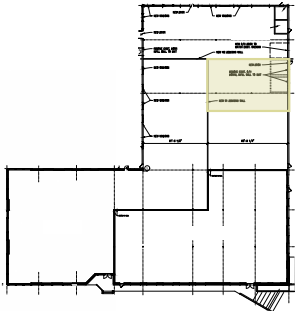
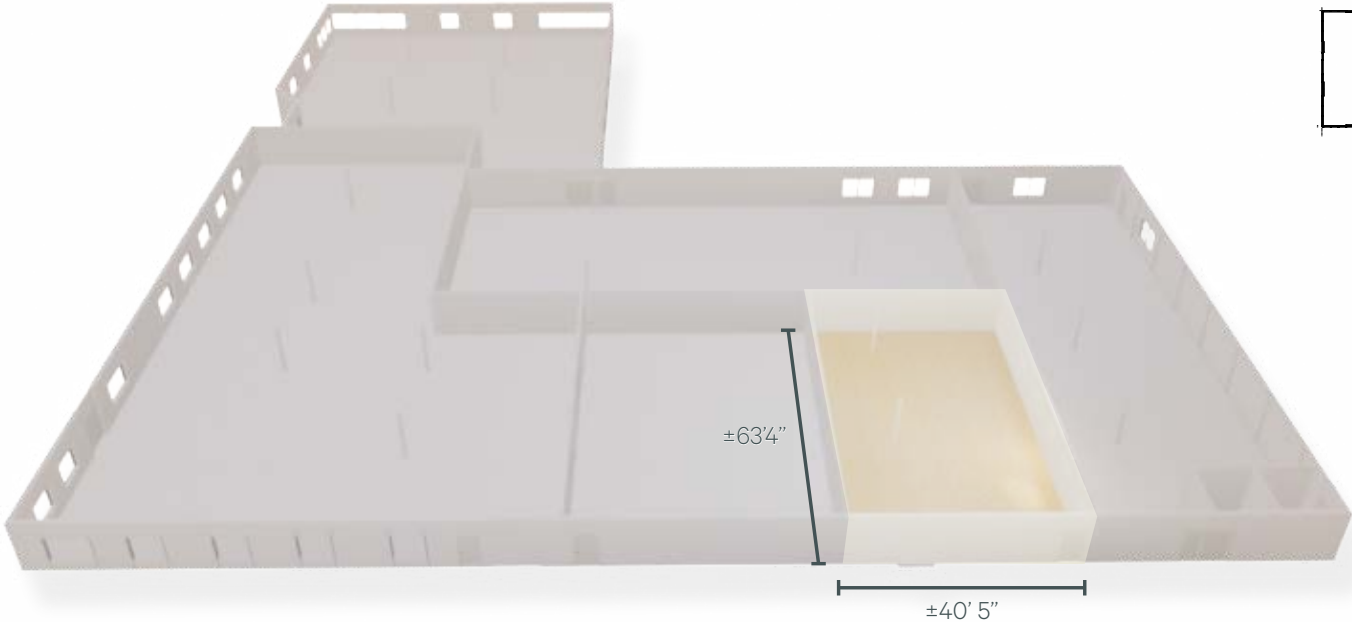
SITE PLAN



FLOOR PLAN

LAYOUT CONCEPTS

±2,557 sq. ft.



Conceptual design- for illustrative purposes only

LOCATION OVERVIEW



TRAFFIC COUNTS

1

27,331

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

2

38,147

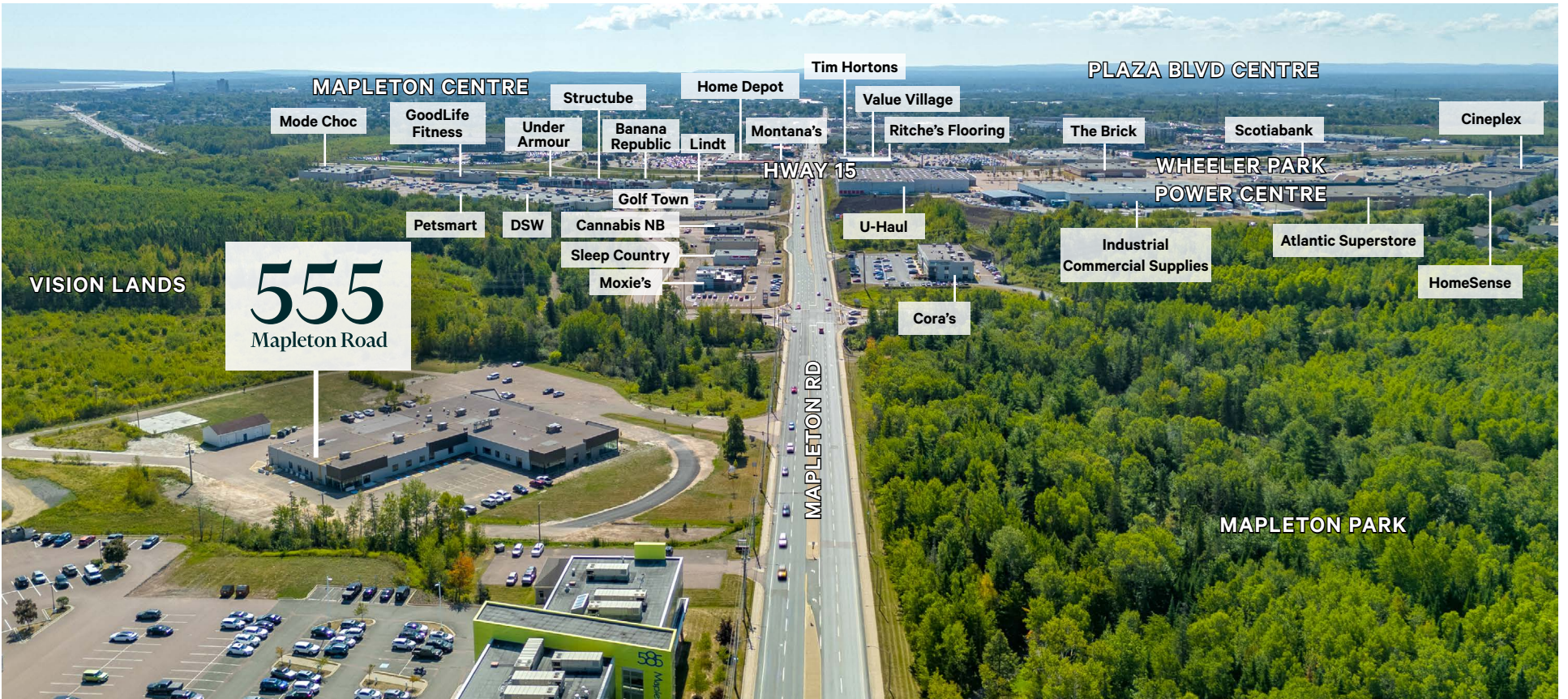
Corner of Mapleton Road, Trinity Drive, and Wheeler ramps (2023)

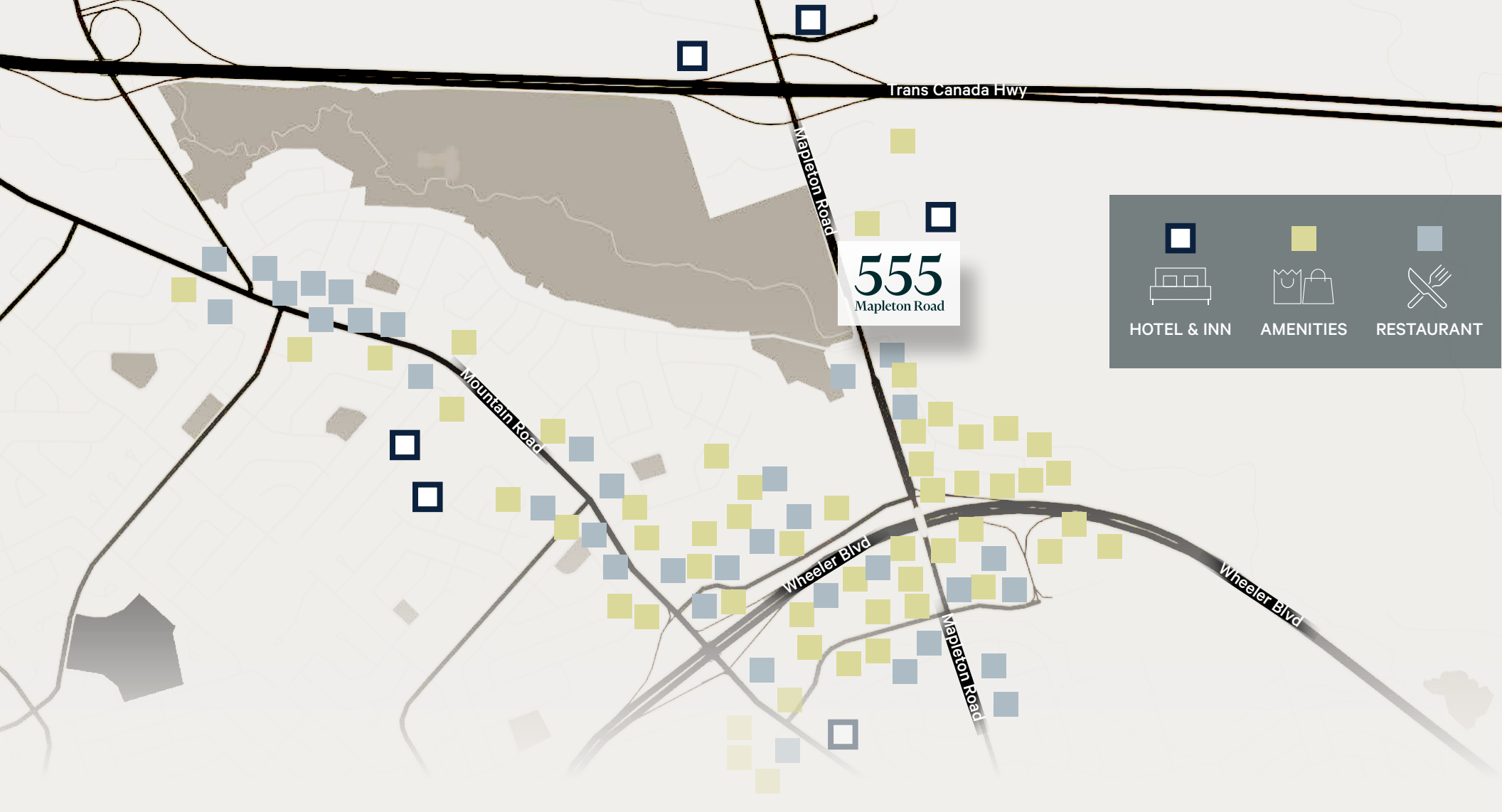


THE VISION LANDS

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





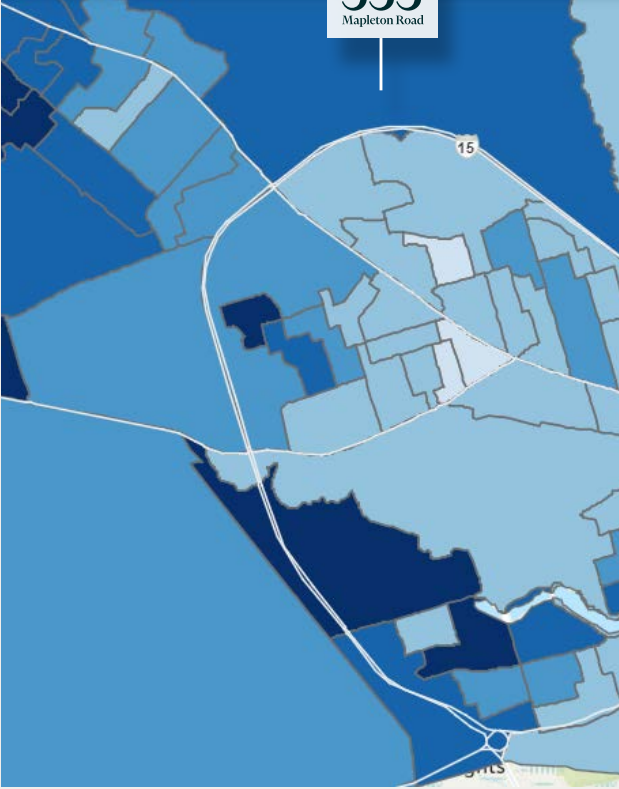
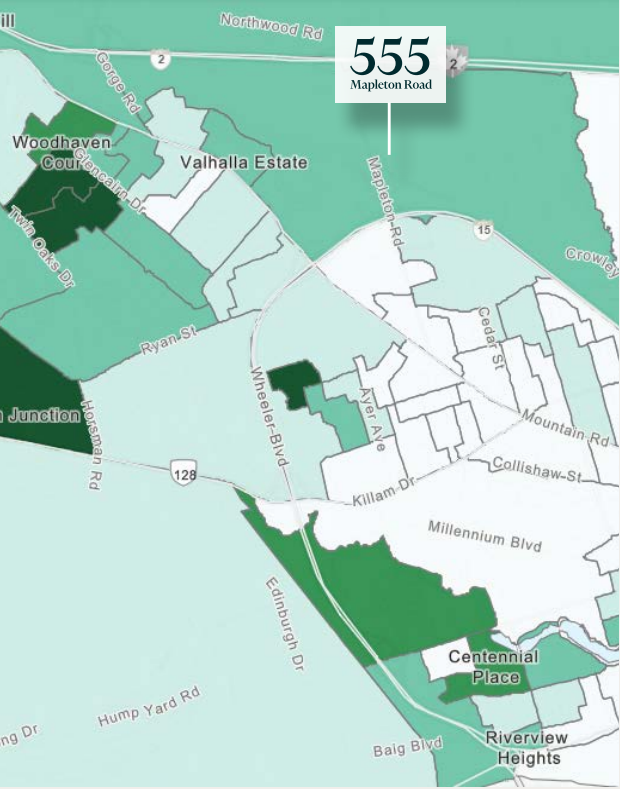
555
Mapleton Road

- 
 HOTEL & INN
- 
 AMENITIES
- 
 RESTAURANT

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

- \$150,000 or more
- \$125,000 - \$150,000
- \$100,000 - \$125,000
- \$75,000 - \$100,000
- Less than \$75,000

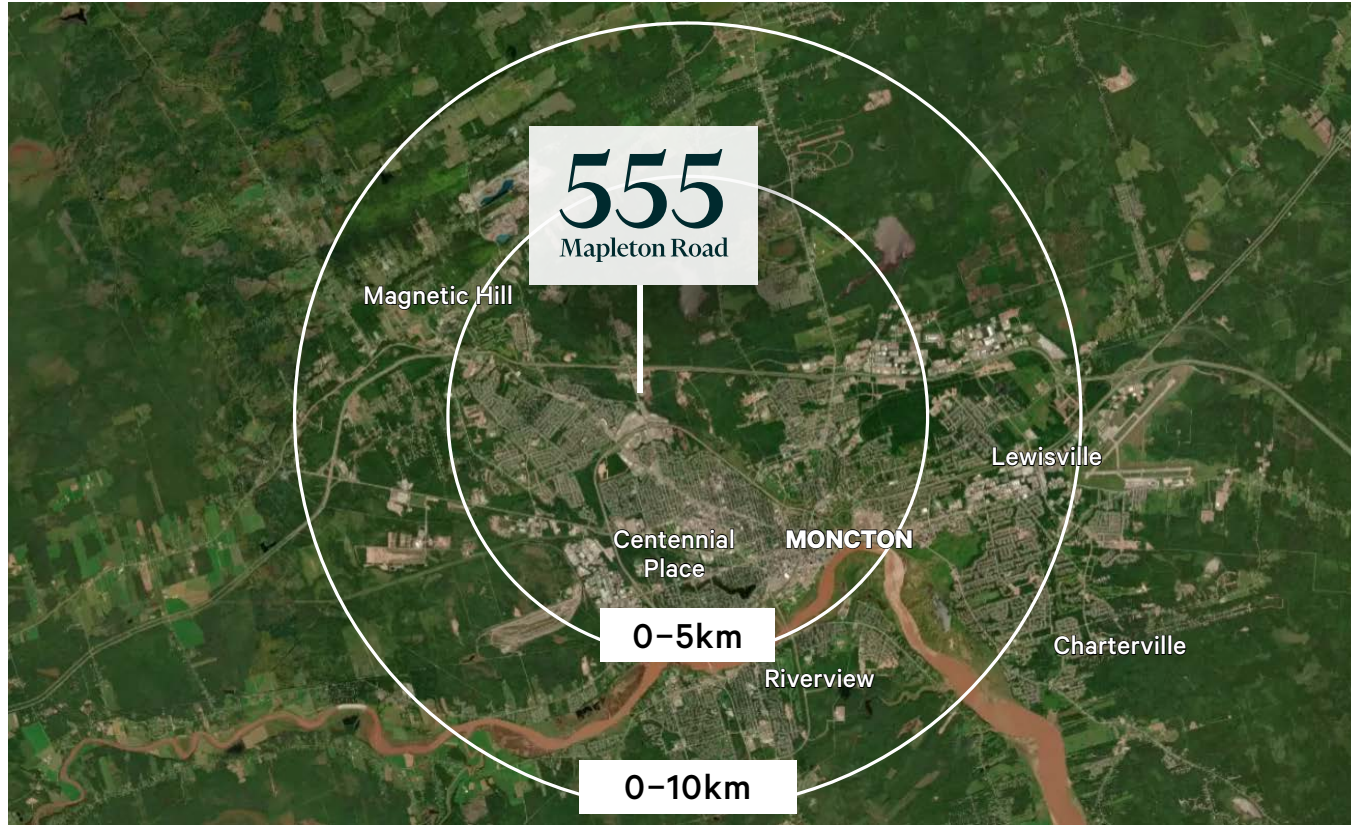
RESTAURANT MEALS PURCHASED

- \$5,000 or more
- \$4,000 to \$5,000
- \$3,000 to \$4,000
- \$2,000 to \$3,000
- \$1,000 to \$2,000
- \$1,000 or less

POPULATION CHANGE 2022-2027

- Over 5%
- 4% to 5%
- 3% to 4%
- 2% to 3%
- 1% to 2%
- 0% to 1%
- Population loss

MARKET SNAPSHOT



(*) Source: Sitewise (2025)

DEMOGRAPHIC SNAPSHOT*



CBRE presents

555 Mapleton Road

MONCTON, NB

PRIME LOCATION - LAST REMAINING SPACE

±2,557 SF FOR LEASE

SANDRA PAQUET

Senior Sales Associate

506 386 3447

sandra.paquet@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.