

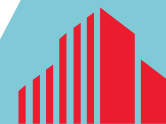
FOR LEASE | 1,152 SF

538 GAUVIN ROAD

DIEPPE, NEW BRUNSWICK



**TURN-KEY PROFESSIONAL
OFFICE SPACE**



**CUSHMAN &
WAKEFIELD**
Atlantic

SUITE PHOTOS



Private Offices



Kitchenette & Break Room



Reception Area

Expansive Office / Meeting Area



SUITE HIGHLIGHTS



1,152 SF | TURN-KEY PROFESSIONAL OFFICE SUITE | FOR LEASE

Prime ground-floor space located in a multi-tenant commercial and residential 3-storey building, with access to the shared, welcoming vestibule off the parking lot.

This bright 1,152 sf versatile suite is currently professionally finished office space featuring a large reception area, four (4) private offices, and a kitchen/staff area. Flex design is also ideal for other uses such as service, commercial, medical, health and wellness, educational, and has retail potential. High traffic area with high visibility signage options. 400 sf storage unit in the lower level is also available and included with the rental of this suite.



1,152 SF
SUITE SIZE



\$7.00 PSF
ADDITIONAL RENT
(Utilities separately metered)



ON-SITE PAVED PARKING
W/ WHEELCHAIR ACCESS



HIGH VISIBILITY
& TRAFFIC

AERIAL MAP



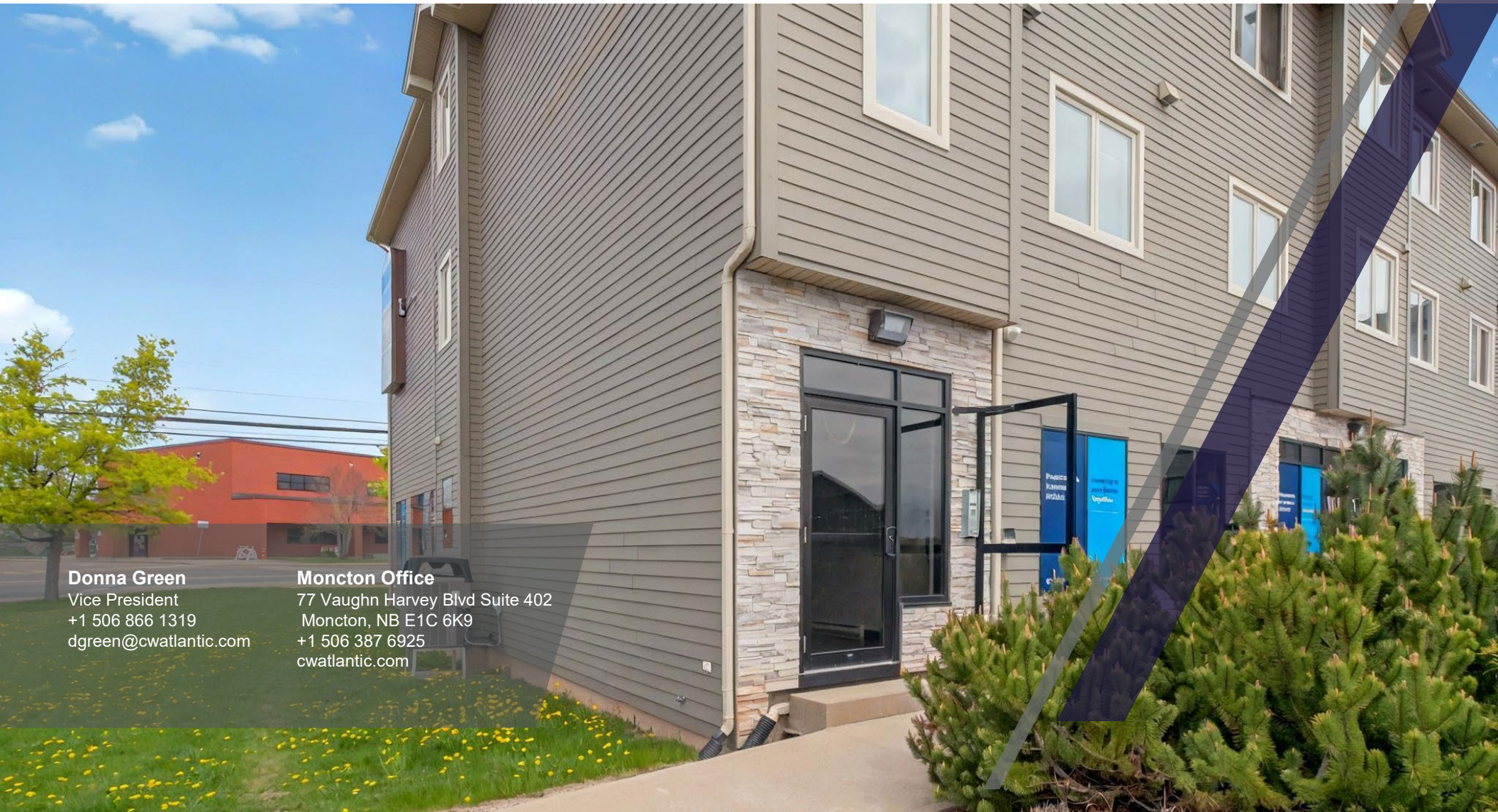
LOCATION OVERVIEW

Located along one of Dieppe's busiest corridors, 538 Gauvin Road offers unmatched exposure with high daily traffic counts. This thriving area is a hub of commercial activity and residential growth, with numerous new developments, national retailers, and service providers just moments away. Dieppe is one of Atlantic Canada's fastest-growing communities, known for its strong local economy, family-friendly environment, and strategic infrastructure. The property benefits from excellent connectivity via the Veteran's Memorial Highway, Highway 15, and the Trans-Canada Highway, and is only minutes from the Greater Moncton International Airport.

SUITE FLOOR PLAN



Better never settles



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