



UNIT 202, 214-218 BRUNSWICK STREET FREDERICTON, NB

Highly Functional Sublease Space Near Downtown Fredericton

- 1,794 sf of modern office space, with the option to expand
- Some on-site parking and great natural light
- Head lease expires September 30, 2022

Due to the growth of its previous occupant, we welcome this modern office sublet opportunity to the market! This 1,794 sf space is on the second floor of a mixed-use commercial / multi-residential property, is accessible by elevator, and offers one enclosed office, a board room, well-designed open workstation space, and a kitchen / staff room. If that's not enough space for your business, you have the option to make the space your own by combining with an unfinished adjacent vacancy, for a total of 3,444 sf.

Unit 202 would make the ideal home for a variety of office users, including tech companies or professional services, and comes with some on-site surface parking and ample natural light!

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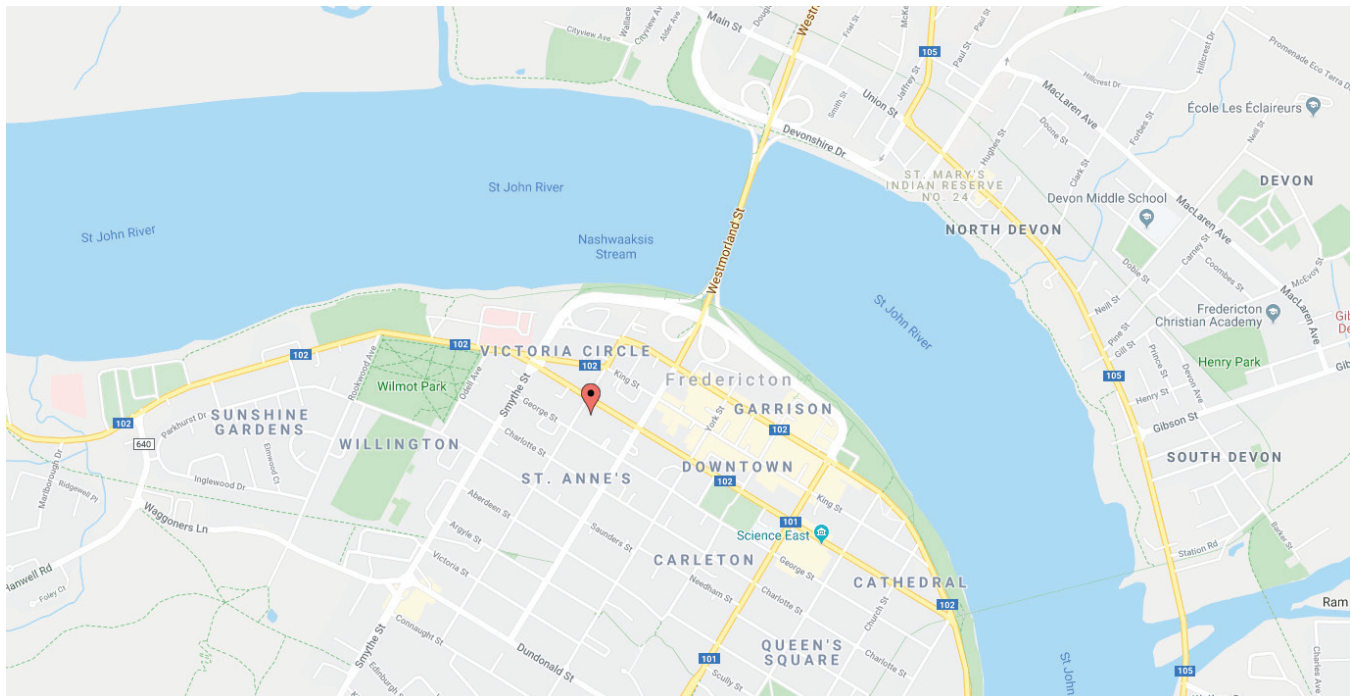
FOR LEASE

Call for details

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Unit 202, 214-218 Brunswick Street | Fredericton, NB



LISTING ID	25154
ADDRESS	214-218 Brunswick Street, Fredericton, New Brunswick
PROPERTY TYPE	Mixed-use (office / residential)
ZONING	Mixed Use Zone One (MX-1)
YEAR BUILT	2016
SIZE AVAILABLE	Unit 202: 1,794 sf Note: Option to include adjacent vacant office, to create 3,444 sf. Call the listing agent for more details
FLOOR LOCATION	2 of 3 (elevator access)
PARKING	Three (3) on-site surface stalls included
AVAILABILITY	Immediately
GROSS RENT	Call the listing agent for details
HEAD LEASE EXPIRY	September 30, 2022

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