

SUBLEASE



102 MAIN STREET FREDERICTON, NEW BRUNSWICK

Commercial Sublet Opportunity in Busy Nashwaaksis Plaza

- 2,200 sf available now
- High-traffic location on Fredericton's North Side
- Head lease expires October 31, 2023

This opportunity represents 2,200 sf of commercial sublet space within Fredericton North's largest strip plaza, a 55,000 sf complex shadow-anchored by Atlantic Superstore.

Suitable to a variety of uses, Unit 12B comprises a bright and open reception area, open workstation space, well-appointed private offices, a large boardroom, kitchenette, and accessible washrooms.

Strategically situated at the intersection of Main Street and Brookside Drive, this high-traffic location offers ample on-site parking for employees and clients, and exterior signage opportunities.

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FOR LEASE

\$21.00 psf (gross)

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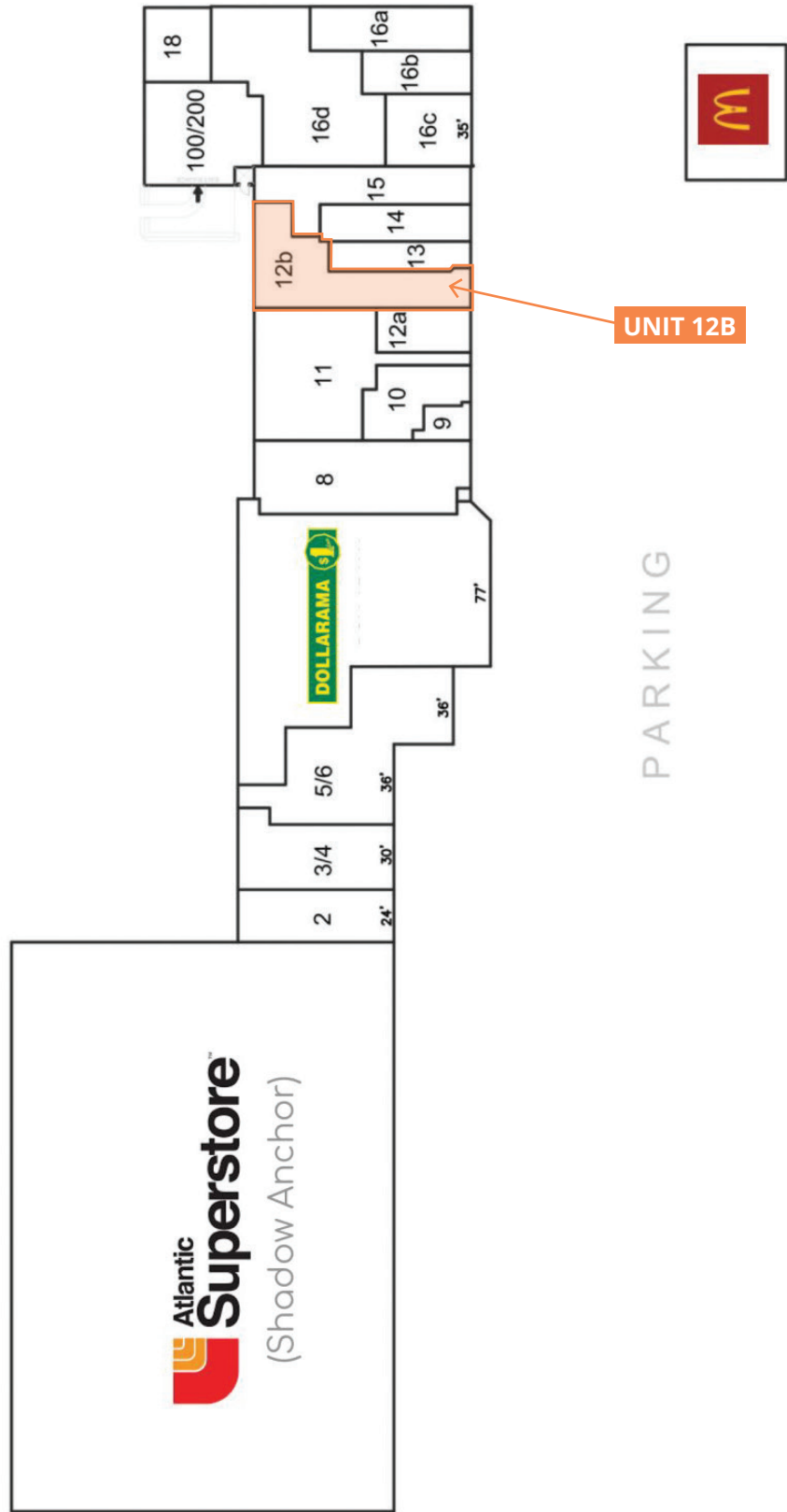
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102 Main Street | Fredericton, New Brunswick



LISTING ID	25163
ADDRESS	102 Main Street, Fredericton, New Brunswick
LOCATION	Northside
PROPERTY TYPE	Commercial strip plaza
BUILDING NAME	Nashwaaksis Plaza
BUILDING SIZE	+/- 55,000 sf
SIZE AVAILABLE	Unit 12B: 2,200 sf
PARKING	Ample free on-site surface parking
AVAILABILITY	Immediately
GROSS RENT	\$21.00 psf
HEAD LEASE EXPIRY	October 31, 2023
NEIGHBOURING TENANTS	Dollarama, Atlantic Superstore, McDonald's, CIBC, Greco Pizza, H&R Block, Plaza REIT Head Office, Easy Home, Bell, First Choice, and more



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