



YORKVILLE LANDING

100 WOODSIDE LANE, FREDERICTON

Bright Office and Retail Space for Lease in Uptown Fredericton

- +/- 3,000 sf available now
- On-site surface parking (free)
- Zoned Commercial Corridor Zone Two (COR-2)

This leasing opportunity represents approximately 3,000 sf of retail or office space, situated in Uptown Fredericton, with quick access to Highway 2.

Rich with natural light, the space's current configuration comprises of open work space, two offices and a small kitchenette. Additional features include large front windows and free on-site parking, with designated surface stalls directly outside the premises.

The property is zoned Commercial Corridor Zone Two (COR-2), permitting a wide variety of uses including, but not limited to: office, counselling services, health services laboratory, instructional facility, medical practices and more.

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FOR LEASE

\$18.00 psf (gross) + utilities

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Yorkville Landing | 100 Woodside Lane, Fredericton



BUILDING NAME	Yorkville Landing
LISTING ID	25165
ADDRESS	100 Woodside Lane, Fredericton
PID	75500942
ZONING	Commercial Corridor Zone Two (COR-2) Click link for full zoning details
BUILDING CLASS	B
YEAR BUILT	2008
BUILDING SIZE	+/- 33,000 sf
SIZE AVAILABLE	+/- 3,000 sf
FLOOR LOCATION	Ground
SPACE CONFIGURATION	Two offices, open work space and kitchenette
CLEAR HEIGHT (FT)	9'
HVAC	Central cooling and heating system
PARKING	Free on-site parking (immediately outside premises)
AVAILABILITY	Immediately
GROSS RENT	\$18.00 psf + utilities

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