





## 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.

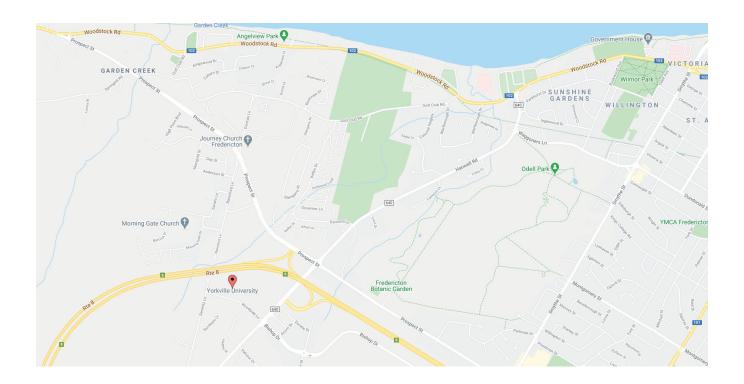
## **FOR LEASE**

\$18.00 psf (gross) + utilities

John Bigger M (506) 453-7880 D (506) 470-5057 john@partnersglobal.com



## 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      | В   |
| 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   |
|                     |   |

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

