

FOR LEASE

140 ALISON BOULEVARD FREDERICTON, NEW BRUNSWICK

Modern office leasing opportunity
in high demand area



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140 ALISON BLVD, UNIT 4 | FREDERICTON, NB

Modern office leasing opportunity in high demand area

Situated along Alison Boulevard, this opportunity includes 7,200 sf of fully built-out office space. The premises is a fantastic combination of private offices, meeting rooms, dedicated server room and open work space.

The open work area is equipped with 18' ceiling heights and is highlighted by exposed, painted ceilings with accented painted ductwork. The private offices offer a unique and modern feel, equipped with large windows, modern roller shades, and contemporary carpet tile.

Additional features include a modern, versatile kitchen area, three upgraded washrooms, exterior signage opportunities, and convenient access to the tranquil walking trails, various shops, and restaurants.



7,200 SF Available

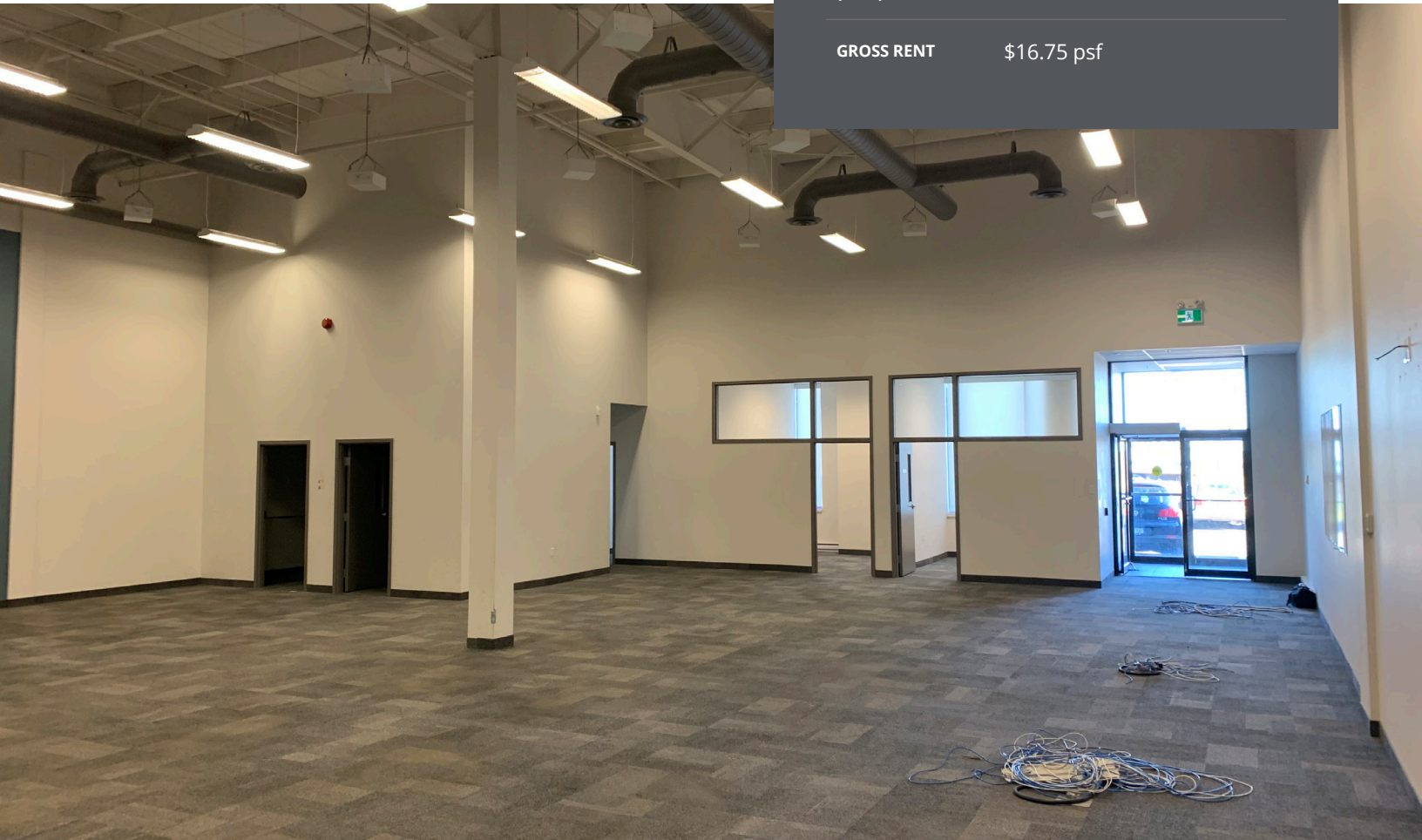


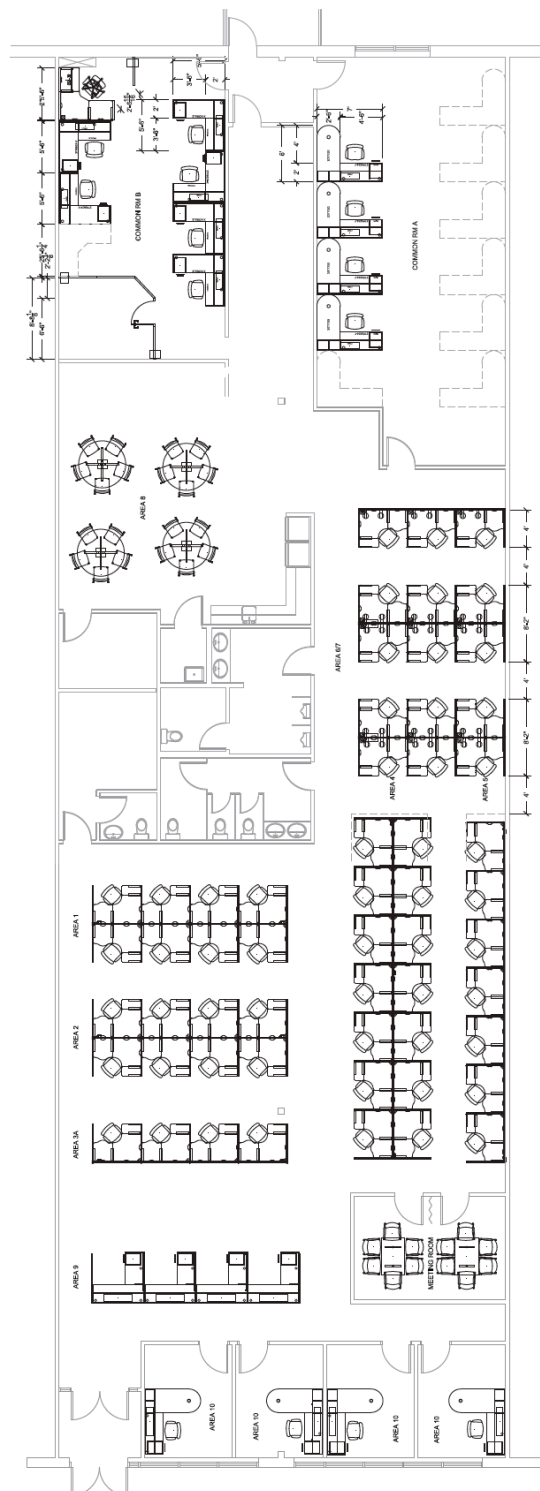
Fully Built-Out Office Space



Ample On-Site Parking

LISTING ID	25180
ADDRESS	140 Alison Blvd, Unit 4
LOCATION	Fredericton
PROPERTY TYPE	Office
ZONING	General Industrial
BUILDING SIZE	47,130 sf
SIZE AVAILABLE	7,200 sf
FLOOR LOCATION	Ground
AVAILABILITY	Immediately
PARKING	Ample, on-site
BASE RENT	\$12.00 psf
ADDITIONAL RENT (2021)	\$4.75 psf
GROSS RENT	\$16.75 psf







Central cooling and heating system

18' clear height

General Industrial Zoning

Premises is fully sprinklered

Property built in 2006/2007

Modern roller shades

Convenient access to Vanier Highway

Commercial grade windows

Updated washrooms and large open kitchen





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