



# **CYBER** Secure Your Future with Us





## Opportunity Overview

**KEY HIGHLIGHTS** 

Level II security capabilities location for national defence

Resilient building design and infrastructure

Easily accessible and close to a vast array of amenities

Ample free onsite surface parking

In today's fast-changing times, physical infrastructure is important. More and more, businesses need a space that is secure and resilient, yet flexible... and that's exactly what Cyber Centre offers.

Cyber Centre is a dedicated, Class A office facility within a premier established office node and Atlantic Canada's only Research and Technology Campus, Knowledge Park, which has been designed with a collaborative strategy in mind – where all levels of government, academia, and private industry can be co-located in a high-security environment to address today's cyber challenges in critical infrastructure protection.

Flexible floor plans and room for growth

Build-to-suit space, immediately ready for tenant fit-up

/ Tenant inducements

# About the Area

### **FREDERICTON**



Nestled along the shores of the beautiful Saint John River, Fredericton, the capital city of New Brunswick, offers the perfect balance of urban energy and small-town charm.

Not only has this vibrant riverside city grown into a thriving cultural, educational, and economic center for the region, it's also become a global leader in cybersecurity innovation and application, with training and R&D assets, multiple cybersecurity firms, and critical infrastructure.

Fredericton invests in cyber-focused training from elementary school, all the way up to post-graduate studies, and therefore has a deep pool of cybersecurity expertise, which has attracted leaders from around the globe, including IBM, Siemens, Bulletproof, Mariner Innovations, Beauceron Security, Global Intelligence, Difenda, and more.

### **2021 POPULATION**

Fredericton 64,180 Metro Fredericton 111,024





#### **BUSINESS ADVANTAGES**

	university-educ
	• 4 universities a
	(UNB's Comput
	/ Technologists
	A diverse workf
	official languag
	A loyal workford
	in Canada at 9.
	• 80% of all resea
	• Business ROI –
	location in Nort
LOCATION ADVANTAGES:	• 100 km from the
	North Americar
	International Ai
	1 hour from Nev
	Europe and the
	Located in time
	for global busin
LIFESTYLE ADVANTAGES	Second Best Pl
	<ul> <li>Fredericton is #</li> </ul>
	University Mag

- •

- Fredericton boasts a highly educated workforce, having the 4<sup>th</sup> highest
  - ucated population in Canada
  - and 6 training colleges that produce 2,800 graduates annually
  - Iter Science / Engineering programs, and NBCC's ICT / Engineering
  - ts programs produce top-caliber, industry-ready graduates)
  - force, with close to a quarter of the population fluent in both
  - ges English and French
  - rce Fredericton has the longest average job tenure .4 years
  - earch in the province of New Brunswick takes place in Fredericton
  - According to KPMG, Fredericton is the most competitive
  - rth America
  - ne US border, providing quick and easy access to the entire an market
  - irport, with daily flights to Toronto, Montreal, Ottawa, and Halifax
  - w Brunswick's deep sea port, providing direct sea access to
  - he Eastern Seaboard of the US
  - ne zone GMT -4.0, North America's best time zone
  - ness
  - Place to Live in Canada 2021, Macleans
  - #3 on the list of Most Affordable Cities in Canada 2021,
  - University Magazine
- Atlantic Canada's Craft Brewing Capital, and among the most taprooms per capita in all of Canada
- Average commute time of 15 minutes or less
  - Also known as 'Forest City', Fredericton has more trees than any other city in
  - Canada and enjoys over 120 kms of multi-use trails, plus 138 park spaces, 5 golf courses, and a ski resort
- World-class arts & culture scene, including the Beaverbrook Art Gallery,
  - Fredericton Playhouse, Harvest Music Festival, etc.

## Surrounding Amenities



DRIVE TIME: 20 MINUTES

**DRIVE TIME: 15 MINUTES** 

# Knowledge Park

Being a tenant within Knowledge Park means more than just office space.



### **NETWORK ACCESS:**

Knowledge Park is a proud member of the Association of University Research Parks (AURP)

### **VALUE-ADD AMENITIES INCLUDING:**

- . On-site daycare facility
- . 24-hour tenant services
- .
- Close proximity to shopping & services

Additionally, Knowledge Park is prepared to grow with its tenants. Its campus master plan allows for future infrastructure growth, to support company and employment expansion

Knowledge Park is Atlantic Canada's only Research and Technology Park, and since its inception in 1998, it has grown into the dominant center for IT activity in the region. The campus comprises 35+ acres, with over 300,000 square feet of Class A, executive office space, which has been strategically designed to house globally-focused companies in a unique and collaborative environment. Perfectly positioned within close proximity to over 60 university and private-sector research partners, the Park acts as a launching pad for companies to convert big ideas, into game-changing technologies.

- Access to Planet Hatch collaboration facility, a technology company incubator
- that has worked with more than 250 entrepreneurs since 2013

# Why Cyber Centre





Cyber Centre is a dedicated facility within Knowledge Park focused on cybersecurity and critical infrastructure protection. The Centre fosters an environment where like-minded individuals and organizations can collaborate and grow, in an innovative and functional, yet high security environment.

### **BUILDING FEATURES**

- Level II Security Provisions (SCIF)
- 96-hour post-disaster resilience
- Canada's most advanced networking and internet fiber infrastructure
- Physical and electronic security layers enabled 24-7-365
- Redundant and diversified commercial power
   and data connectivity
- Onsite backup generation for full building capacity
- Alternate heating and cooling
- Option to utilize shared data center
- Designed to be a Level III data facility









A place for secure innovation CYBER CENTRE | SECURE YOUR FUTURE WITH US

# Building Overview

With a modern building design and flexible floor plans, Cyber Centre has the space your business needs.

ADDRESS		PARKING	
150 Knowledge Park Drive		Abundant, free and secure access parking lot	
YEAR BUILT		PARKING RATIO	
Opened Fall 2021		6 spaces per 1,000 sf	
TOTAL BUILDING SIZE		SECURITY CLEARANCE	
135,000 sf		Built to Level II security standards	
TYPICAL FLOOR PLAT	E	LOADING	
31,570 sf		Two (2) x dock level doors (14' high)	
NUMBER OF STORIES		ELEVATORS	
Four (4)		Two (2) x passenger and One (1) x freight	
SPACE AVAILABLE	LEVEL 1 Fully occupied / common areas	LEVEL 3 Up to 21,090 sf	
	<b>LEVEL 2</b> Up to 16,800 sf	LEVEL 4 Up to 31,570 sf	
AVAILABILITY		TENANT INDUCEMENTS	
Available immediate	ly for tenant fit-up	Negotiable	
NET RENT		ADDITIONAL NOTES	
	agents for rental rates	Exterior signage opportunities available	

LEVEL 2 | FLOOR PLAN Up to 16,800 sq. ft.

LEVEL 3 | FLOOR PLAN Up to 21,090 sq. ft.



**level 4 | floor plan** Up to 31,570 sq. ft.



Vacant







### Join the fastest growing high-tech cluster in Eastern Canada

All inquiries regarding this opportunity should be directed to:

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