

FOR SUBLEASE

364 ARGYLE STREET FREDERICTON, NB

**6,500 sf of office space for sublease near
the edge of downtown Fredericton**



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6,500 sf office space for sublease near the edge of downtown Fredericton

Take advantage of beautifully finished modern office space in a recently renovated historic property!

Designed by ACRE Architects, no expense was spared in the transformation of this office space. Characterized by brick and wood, the space offers loads of natural light and a warm feeling throughout.

The space also offer top-quality kitchen appliances, modern new furniture including sit-stand desk stations, a wooden slat ceiling with LED lighting and glass wall panels. Your staff won't want to leave the space!

Situated near the core of Downtown Fredericton, this property ticks all the boxes. Enjoy abundant free parking in a setting that is sure to appeal to staff and clients alike.

This is a sublet opportunity with a lease expiring June 30, 2024 and is subject to landlord approval. The opportunity exists to secure a longer lease with the landlord subject to acceptable terms.



6,500 sf
Main Floor



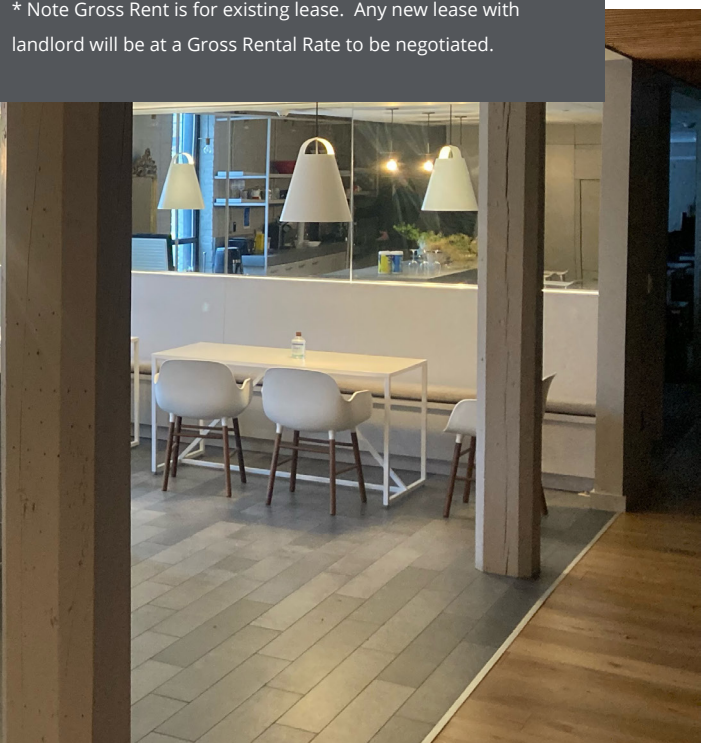
Recently
Renovated

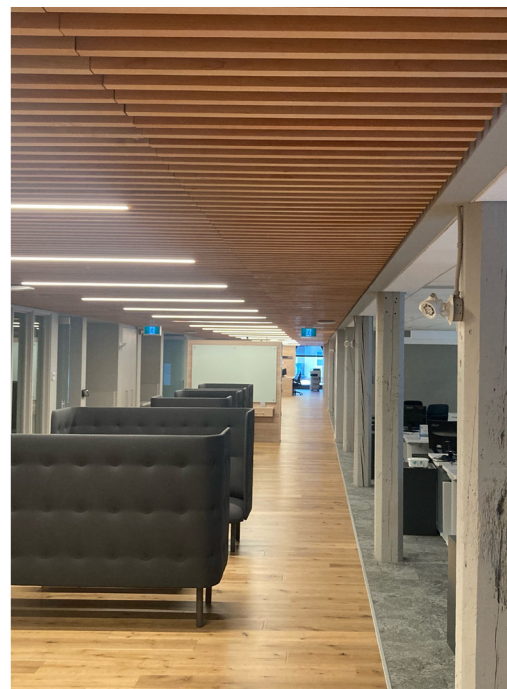


Ample Free
Parking

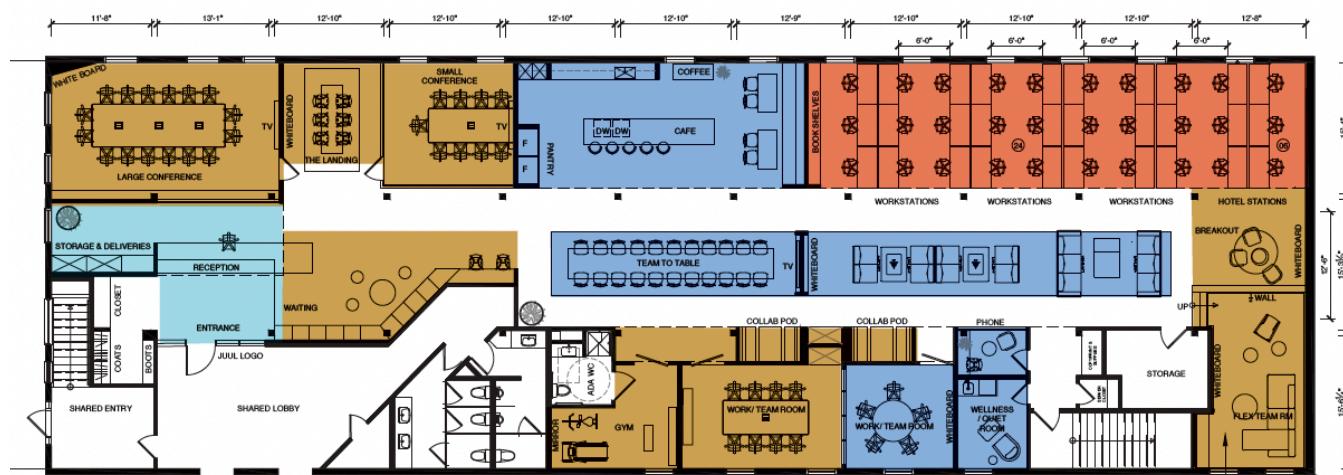
LISTING ID	25207
ADDRESS	364 Argyle Street
LOCATION	Fredericton, NB
PROPERTY TYPE	Office
BUILDING NAME	Argyle Place
YEAR BUILT/YEAR RENOVATED	1912/2018
BUILDING SIZE	34,700 sf
SIZE AVAILABLE	6,500 sf
FLOOR LOCATION	1 st
AVAILABILITY	Immediate
PARKING	Ample Free Parking
GROSS RENT*	\$29.00 psf

* Note Gross Rent is for existing lease. Any new lease with landlord will be at a Gross Rental Rate to be negotiated.



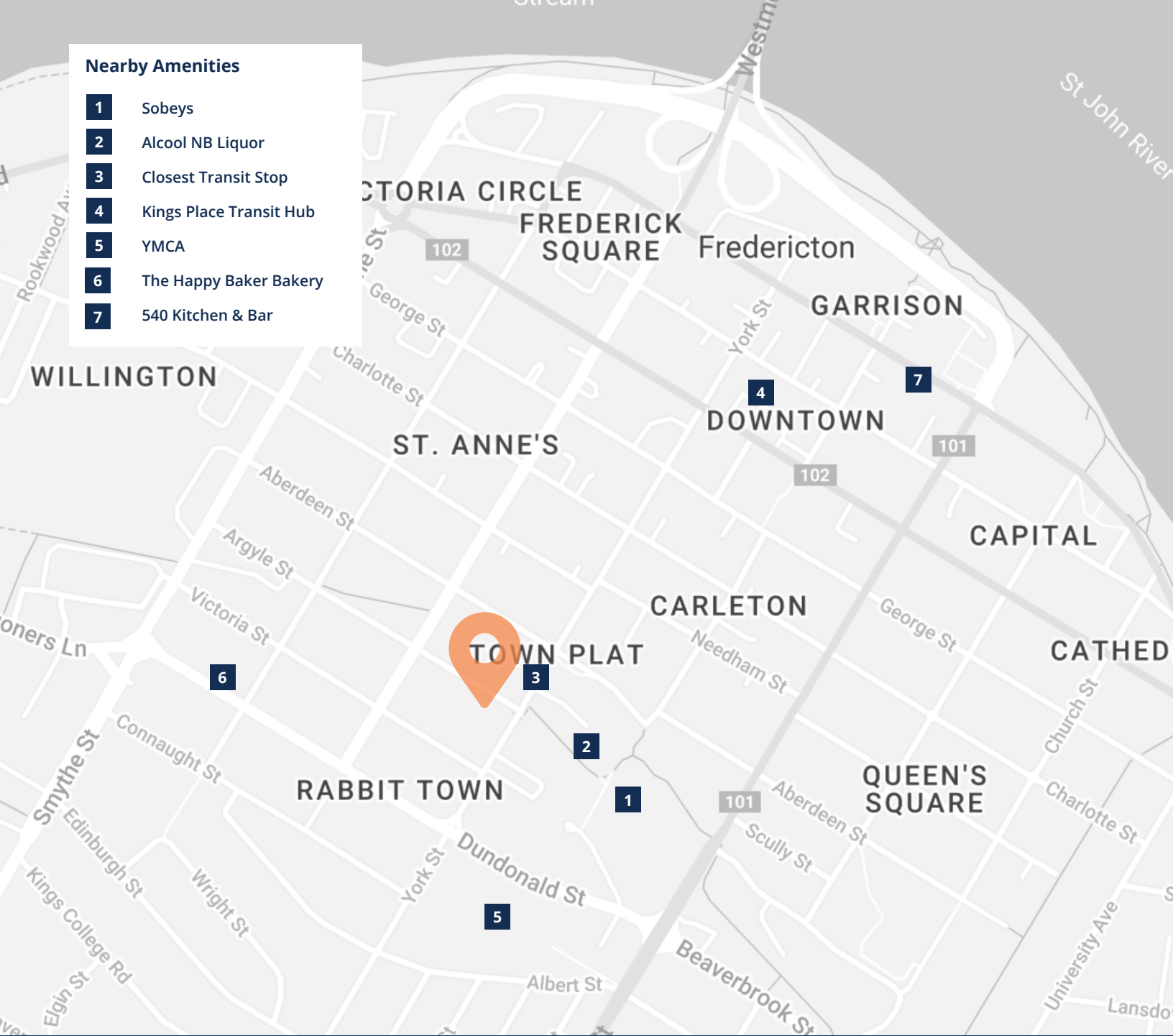


Floor Plan



Nearby Amenities

- 1 Sobeys
- 2 Alcool NB Liquor
- 3 Closest Transit Stop
- 4 Kings Place Transit Hub
- 5 YMCA
- 6 The Happy Baker Bakery
- 7 540 Kitchen & Bar



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