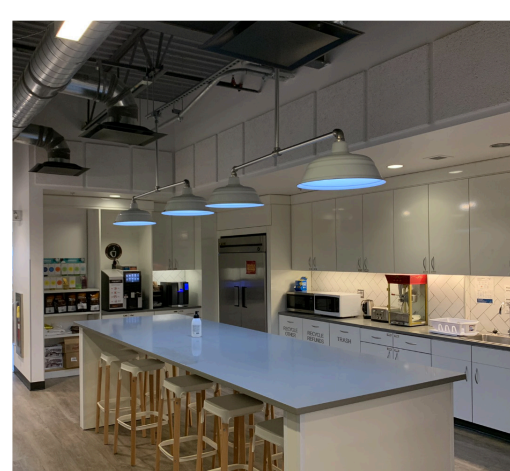
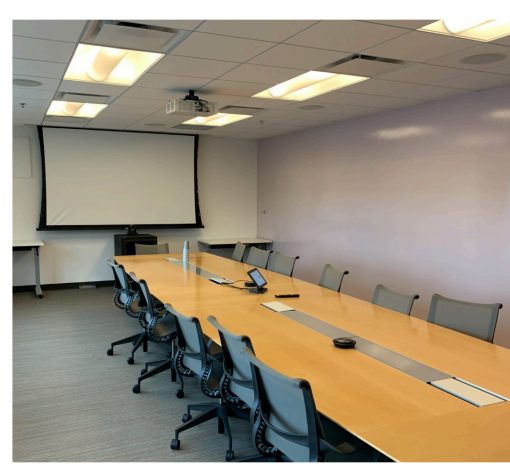


FOR SUBLEASE

# 50 CROWTHER LANE KNOWLEDGE PARK, FREDERICTON

Inspiring office space perfectly  
situated in Knowledge Park



**Mark LeBlanc**

- 📞 (506) 453-1119
- 📱 (506) 260-7203
- ✉️ mark@partnersglobal.com

[partnersglobal.com](http://partnersglobal.com)



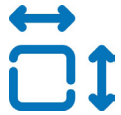
# 50 CROWTHER LANE | KNOWLEDGE PARK, FREDERICTON

## Inspiring office space perfectly situated in Knowledge Park

Welcome to 50 Crowther Lane! Class A space located in Knowledge Park, a strategically located Research and Technology Campus. The premises boasts up to 25,000 sf over two floors. The third floor spaces totals the entire level at 16,115 sf, while suite 200 below offers 8,885 sf.

Both floors feature a blend of private offices and generous open work space. The space is accented by a combination of open and dropped ceiling grid, polished concrete floors in high-traffic areas, a white noise system, floor to ceiling commercial grade glazing in offices and meeting rooms, and plenty of natural light.

Your staff and visitors will love ample free parking, the bus route proximity, and the quick access to numerous amenities, the biking/walking trail system, and Highway 7!



Up to  
25,000 SF



Turnkey Space



Access to  
Highway 7

LISTING ID	25214
ADDRESS	50 Crowther Lane
PROPERTY TYPE	Office
YEAR BUILT	2010
BUILDING SIZE	47,032 sf
SIZE AVAILABLE	8,885 sf - 25,000 sf
FLOOR LOCATION	2nd floor - 8,885 sf 3rd floor - 16,115 sf
AVAILABILITY	Immediately
PARKING	Ample, free parking
BASE RENT	\$17.00 psf
ADDITIONAL RENT	\$12.50 psf
TOTAL RENT	\$29.50 psf
HEAD LEASE EXPIRY	September 30, 2026
NOTES	Back-up generator and furniture are negotiable





Close to public transit routes

Easily accessible off Highway 7

Key-card access

Fully sprinklered, white noise system

Close to a vast array of amenities

Custom window treatments included

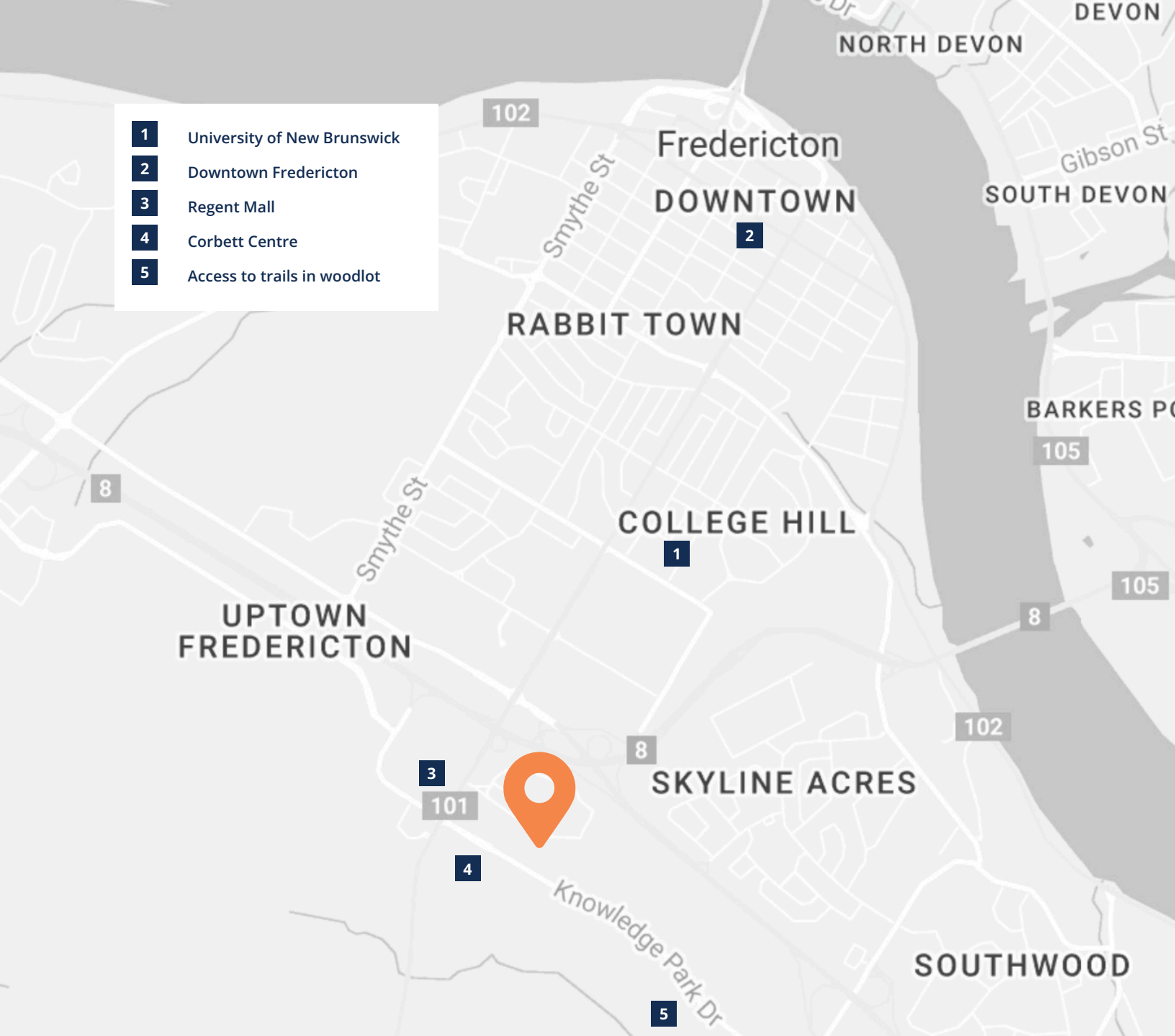
Excellent signage opportunities

Contemporary kitchen and lunch area


Quality construction throughout



- 1** University of New Brunswick
- 2** Downtown Fredericton
- 3** Regent Mall
- 4** Corbett Centre
- 5** Access to trails in woodlot



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-  [mark@partnersglobal.com](mailto:mark@partnersglobal.com)

[partnersglobal.com](http://partnersglobal.com)

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