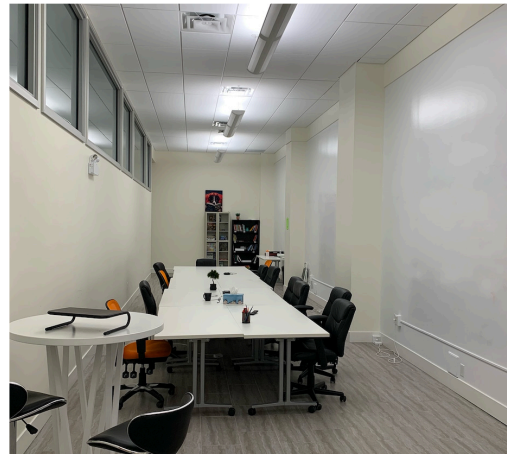


FOR SUBLEASE

# 527 QUEEN STREET DOWNTOWN FREDERICTON

8,400 sf sublease opportunity in  
charming downtown Fredericton



**Mark LeBlanc**

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

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



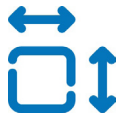
# 527 QUEEN STREET | DOWNTOWN FREDERICTON

## 8,400 sf sublease opportunity in charming downtown Fredericton

Welcome to 527 Queen Street, a recently renovated historic commercial property, rich with character and adorned with quality finishes. Nestled in downtown Fredericton, this building offers modern and functional workspace, while being steps away from a wide range of amenities, including cafes, restaurants, shops, public transportation routes, and the Riverfront Trail system.

This 8,366 sf accessible, ground floor space boasts 20' ceilings and full-height windows. The space provides a perfect blend of open office concept supplemented by interior offices and meeting spaces.

The head lease expires October 31, 2024. Included in the lease are ten (10) on-site parking spaces in a secured parking lot, available at market rates.



8,377 sf,  
Ground Floor

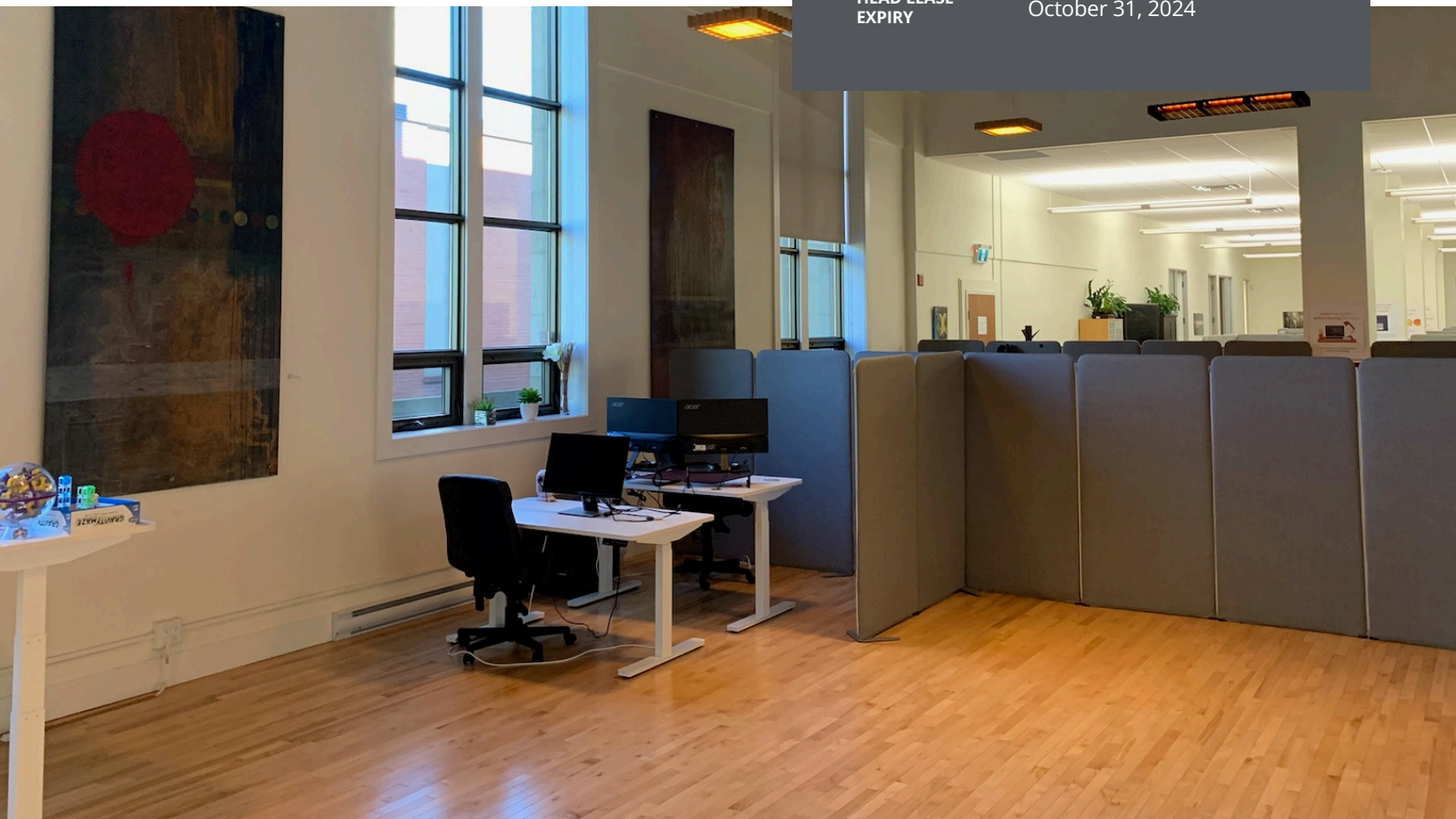


Central, Desired  
Location



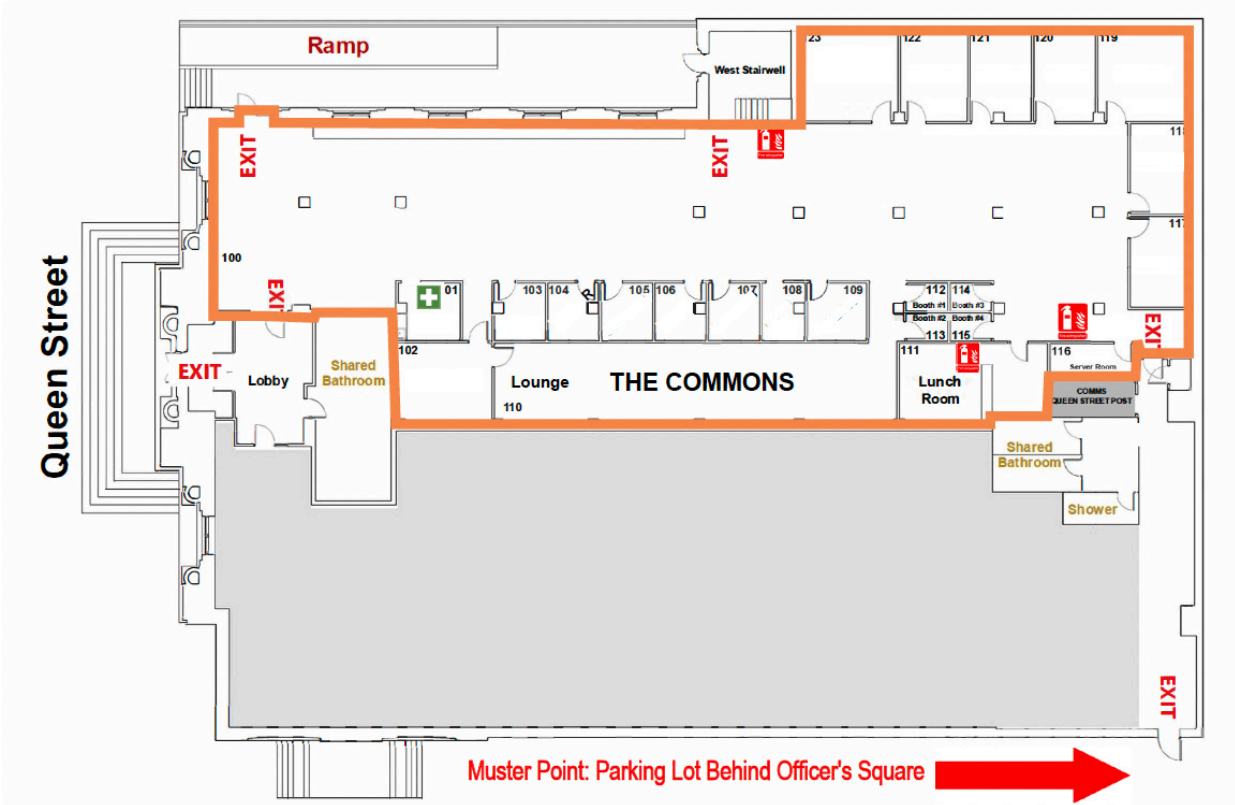
Paid Parking  
Available

LISTING ID	25218
ADDRESS	527 Queen Street
LOCATION	Downtown Fredericton
PROPERTY TYPE	Office
BUILDING SIZE	25,000 sf
SIZE AVAILABLE	8,366 sf
YEAR BUILT / RENOVATED	1916 / 2015
ZONING	City Centre Industrial (CCI)
AVAILABILITY	Immediately
PARKING	Ten (10) on-site parking stalls at market rates
GROSS RENT	\$24.26 psf
HEAD LEASE EXPIRY	October 31, 2024

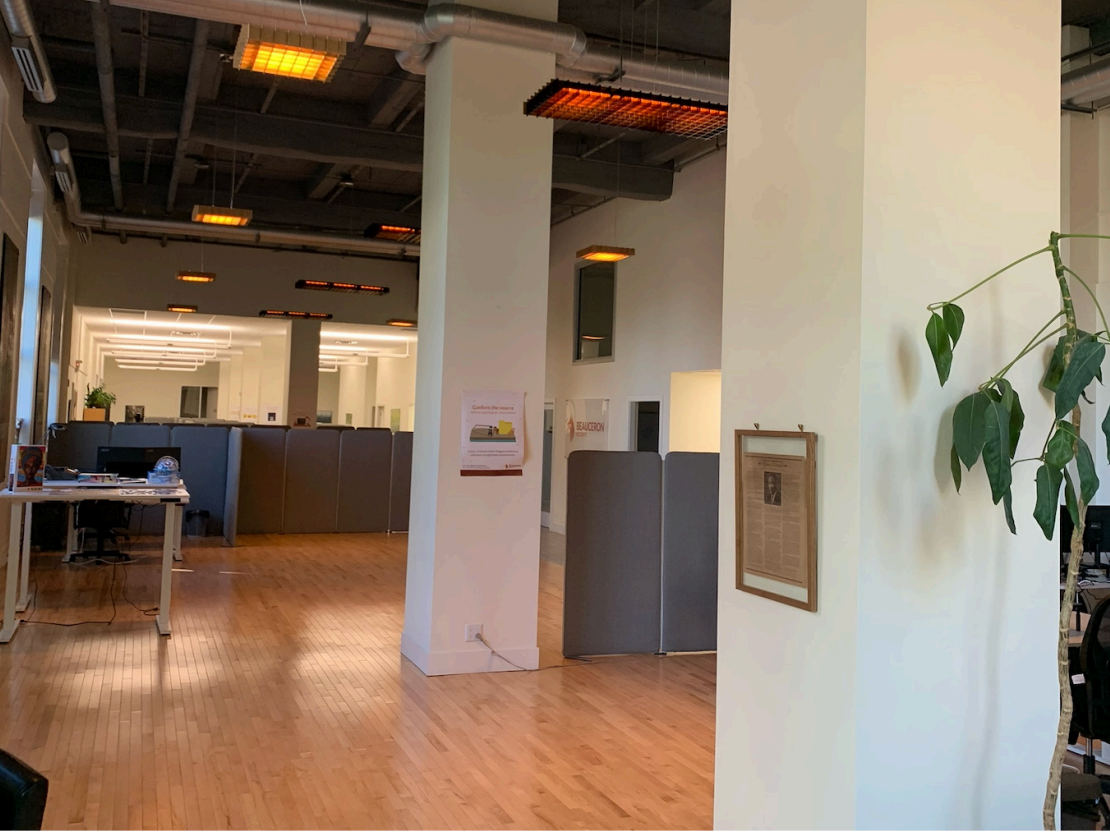


# 527 QUEEN STREET | DOWNTOWN FREDERICTON

## Floor Plan







City Centre Industrial Zoning

Custom window treatments

Ample natural light

Available space with private entrance

Minutes from downtown amenities

Quick access to Riverfront Trail system

Modern kitchen with high-end appliances

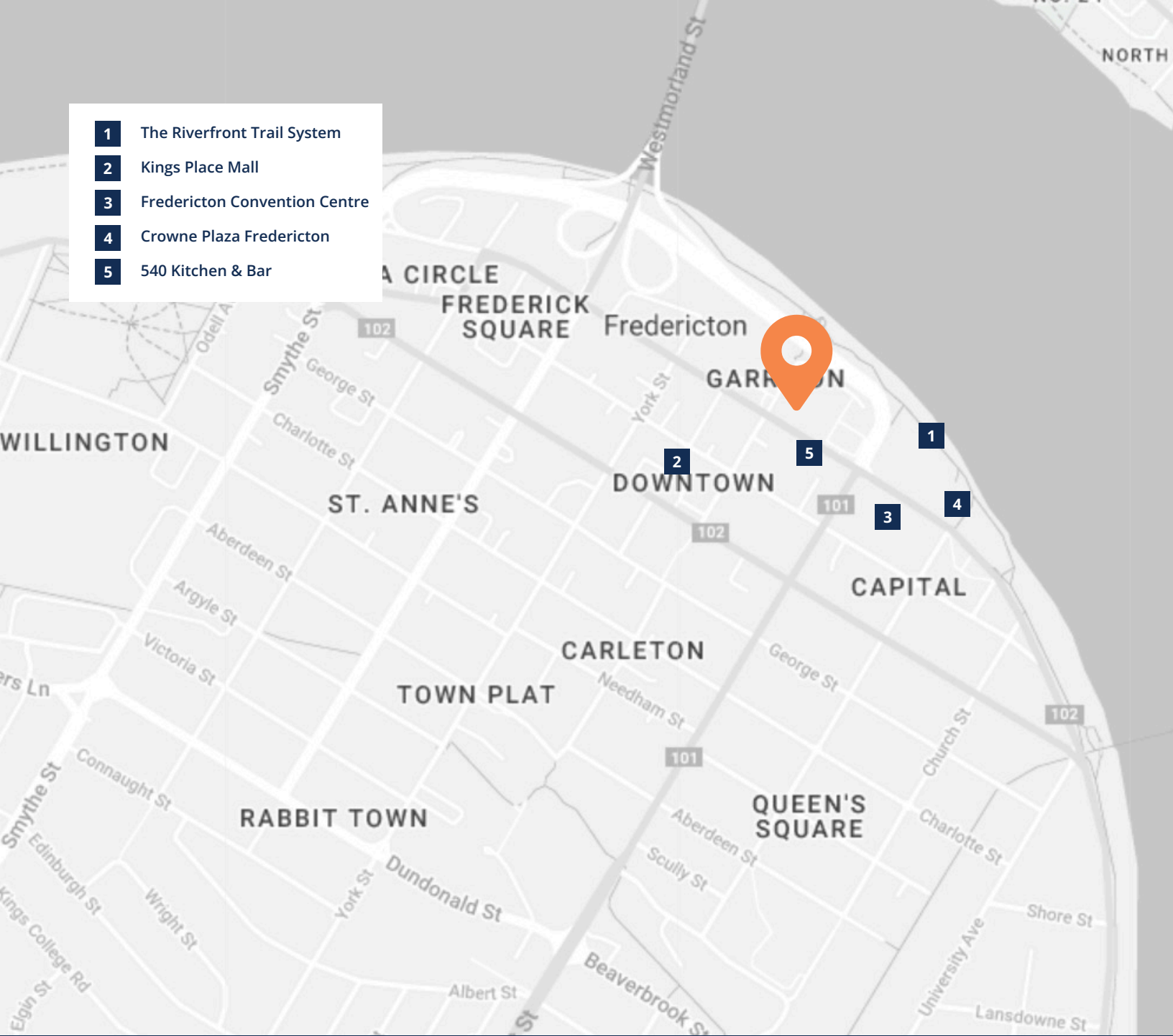
20' ceiling heights with contemporary finishes

On-site parking available






- 1** The Riverfront Trail System
- 2** Kings Place Mall
- 3** Fredericton Convention Centre
- 4** Crowne Plaza Fredericton
- 5** 540 Kitchen & Bar



**Mark LeBlanc**

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

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

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.

