

NEW BRUNSWICK LISTING REPORT

August 2023

Partners Global Corporate Real Estate

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FEATURED LISTINGS



527 QUEEN STREET, FREDERICTON

Size	8,366 sf
Price	\$24.26 psf (gross)
Features	<ul style="list-style-type: none"> • Charming historic property located in downtown Fredericton • Modern and functional workspace, mix of open workspace and offices • Paid parking available • Available immediately • Head lease expires October 31, 2024

Contact Mark LeBlanc



12 MILLENNIUM BOULEVARD, MONCTON

Size	10,129 sf
Price	\$31.48 psf (gross)
Features	<ul style="list-style-type: none"> • Turnkey office space for sublease in Class A building • Close to Moncton's downtown core • Ample, on-site parking • Exterior signage opportunities • Head lease expires September 30, 2027 with opportunity to extend lease directly with landlord

Contact Mark LeBlanc



364 VICTORIA STREET, FREDERICTON

Size	Building: 500 sf; Lot: 958 sf
Price	\$189,500
Features	<ul style="list-style-type: none"> • Approx. \$20,000 in recent improvements invested in the property • Central location • New flooring installed in downstairs • Mini-split A/C unit • Free, on-street parking

Contacts Mark LeBlanc

FOR LEASE | ALL CLASSES



NEW LISTING

527 Queen Street, Fredericton

8,366 sf

\$24.26 psf (gross)

Office Property

Located in downtown Fredericton; modern and functional space; paid parking available; available immediately

Contact Mark LeBlanc



NEW LISTING

12 Millennium Boulevard, Moncton

10,129 sf

\$31.48 psf (gross)

Office Property

Turnkey, modern office space in Class A building; ample, on-site parking; open workspace and private offices

Contact Mark LeBlanc



SUBLEASE

354 King Street, Suite 250, Fredericton

3,397 sf

Price by negotiation (contact listing agent)

Office Property

Located in downtown Fredericton; office space situated on top floor; paid parking on-site; available immediately

Contact Mark LeBlanc



SUBLEASE

50 Crowther Lane, Fredericton

8,885 sf - 25,000 sf

\$29.50 psf

Office Property

Located in Knowledge Park; turnkey space; perfect blend of private offices and open work space; on-site parking

Contact Mark LeBlanc



214 Brunswick Street, Fredericton

Up to +/- 3,500 sf

Price by negotiation (contact listing agent)

Office Property

Two office suites available; each approx. 1,700 sf; can be combined for 3,500 sf; space ready for tenant improvement

Contact John Bigger



SUBLEASE

364 Argyle Street, Fredericton

6,500 sf

\$29.00 psf (gross)

Office Property

Architecturally renovated office space for sublet; fully furnished; large open work spaces and collaborative areas

Contact Mark LeBlanc



245 Hilton Road, Fredericton

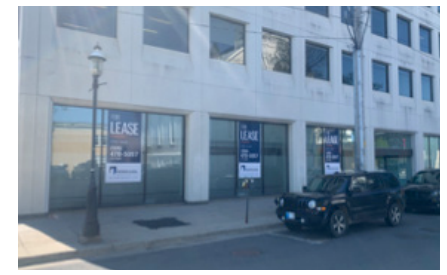
3,892 sf

\$12.92 psf (gross)

Industrial Property

Recently renovated commercial space; one grade level loading door; ample parking and loading area

Contact John Bigger



515 King Street, Fredericton

6,856 sf

\$18.00 psf (net)

Office Property

Downtown, wheelchair accessible; great visibility and high ceilings; City Centre Zoning

Contact John Bigger

Click the property photos for more information

FOR LEASE | ALL CLASSES



Cyber Centre, Fredericton

5,000 sf - 31,570 sf

Price by negotiation (contact listing agent)

Office Property

Class A office facility; resilient building design and infrastructure; build-to-suit space; tenant inducements available

Contact Mark LeBlanc & John Bigger

FOR SALE | ALL CLASSES



110 Timothy Avenue South, Hanwell

Building: 4,318 sf; Lot: 1.00 acre

\$1,195,000

Industrial Property

Turnkey building for share sale in Hanwell Industrial Park; three grade-level overhead doors; 16' ceilings

Contact Mark LeBlanc



364 Victoria Street, Fredericton

Building: 500 sf; Lot: 958 sf

\$189,500

Commercial Property

Excellent central location; free on-street parking; mini-split A/C unit; approx. \$20,000 in recent improvements

Contact Mark LeBlanc



Gallop Court, Woodstock

Lot: 4.94 acres

\$499,500

Land

Exposure from Trans-Canada Hwy; 250' of frontage on Gallop Court; supported by Corridor Commercial Zoning

Contact Mark LeBlanc



652 Union Street, Fredericton

Two lots totalling 16.297 sf

\$199,500

Land

Two lots on opposite corners; development agreement for mixed use building on lot and parking on other

Contact Mark LeBlanc



160 Alison Boulevard, Fredericton

Lot: 3.83 acres

\$975,000

Land

Prime development land with easy access downtown Fredericton and the highway; flexible zoning

Contact Mark LeBlanc



Lot 18-7 Divot Drive, Hanwell

Lot: 4.00 acres

\$895,000

Land

Fully cleared, pad ready lot in Greenview Business Park; plans available for 20,000 sf industrial building

Contact Mark LeBlanc



95 Galloway Street, Moncton

Building: 5,334 sf; Lot: 7.00 acres

\$1,495,000

Industrial Property

Industrial building with additional land for future development; nearly two acres of paved parking

Contact Mark LeBlanc



140 Blizzard Street, Fredericton

Lot: 2.83 acres

\$211,500

Land

Partially cleared lot in Vanier Industrial Park; flexible General Industrial zoning; 280 ft of road frontage

Contact John Bigger

FOR SALE | ALL CLASSES



Lot 14-2 Timothy Ave South, Hanwell

Lot: 3.00 acres

\$225,000

Land

Cleared land located in Greenview Industrial Park; quick access to Trans-Canada Hwy; Industrial Zoning

Contact Mark LeBlanc



Greer Street, Hanwell

Lot: 27.80 acres

\$700,000

Land

Development land located in one of the New Brunswick's fastest growing areas; supported by Residential Zone Five

Contact Mark LeBlanc

CONTACT US

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