

FOR LEASE

364 YORK STREET FREDERICTON, NEW BRUNSWICK

5 office spaces for lease in
professional business centre steps
from downtown Fredericton



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364 York Street is a recently renovated, two storey, multi-tenant office building enjoying free on-site parking and unparalleled convenience. Two street facing offices on the first floor, and three North-East facing units on the second floor are available for lease, ranging from 450 to 1,374 square feet.

Suite 101B is 967 sf and consists of three offices, a washroom, kitchenette, and front reception.

Suite 102 is 1,128 sf with multiple private offices, meeting room, open work space, washroom, storage room, and reception.

At 1,374 sf, Suite 201 is the largest space current available. Facing the corner of York and Aberdeen, it boasts three private offices, a reception area, open common room, and gorgeous boardroom.

Suites 203A (450 sf) and 203B (576 sf) are easily combined to create one available space of 1,026 sf. They each contain their own private offices, shared common space, and reception areas.



450 - 1,374 sf Available



Building Renovated in 2018



Free On-site Parking

LISTING ID	25222
ADDRESS	364 York Street
LOCATION	Fredericton, NB
PROPERTY TYPE	Office
ZONING	Mixed Use Zone Three (MX-3)
MAX CONTIGUOUS SPACE	1,374 sf
MIN CONTIGUOUS SPACE	450 sf
FLOOR LOCATION	1st & 2nd
AVAILABLE SUITES	101B - 967 sf 102 - 1,128 sf 201 - 1,374 sf 203A - 450 sf 203B - 576 sf
	Can be combined for 1,026 sf
AVAILABILITY	Immediately
PARKING	Free on-site parking
GROSS RENT	By negotiation (call a listing agent for details)



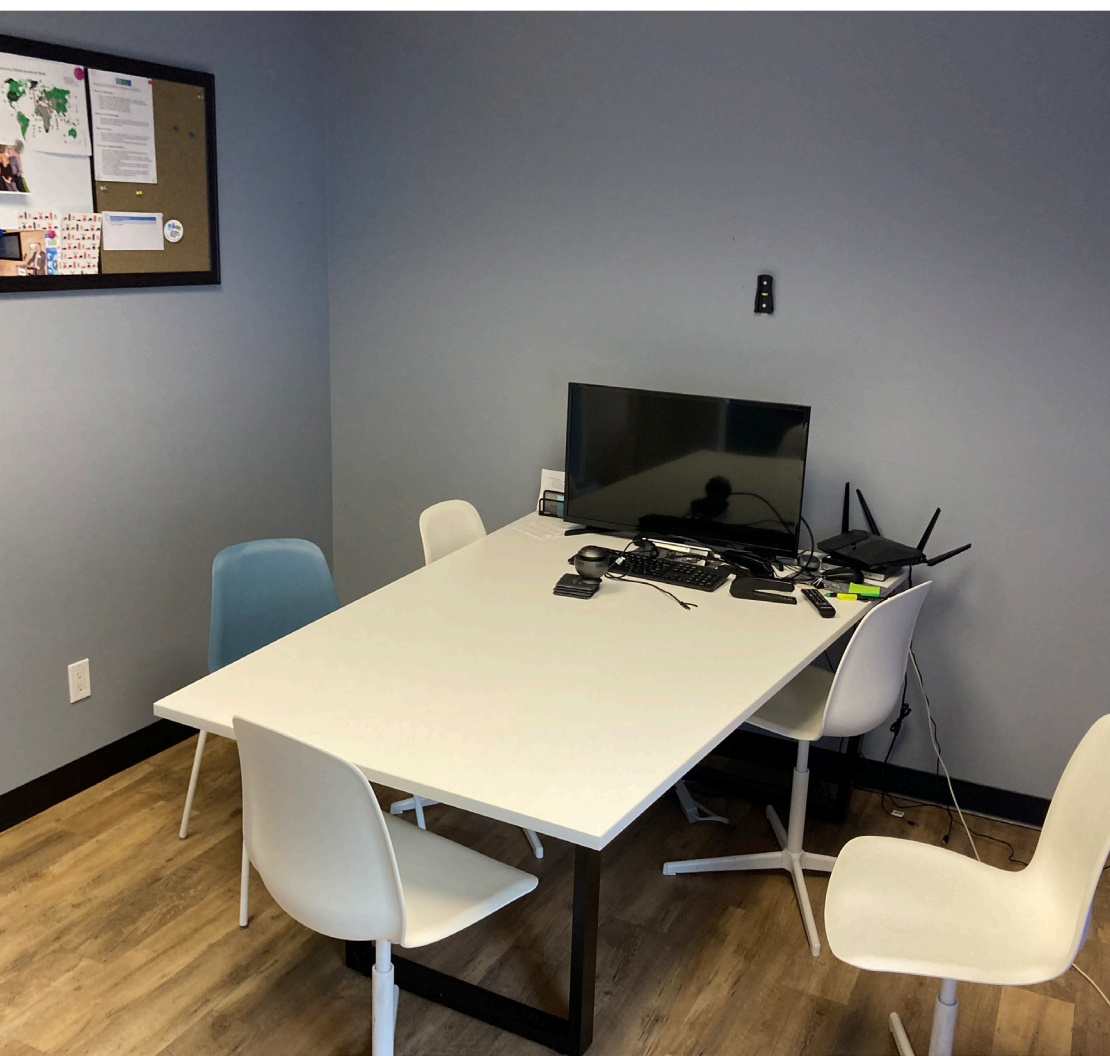


Suite 101B - 967 SF





Suite 102 - 1,128 SF





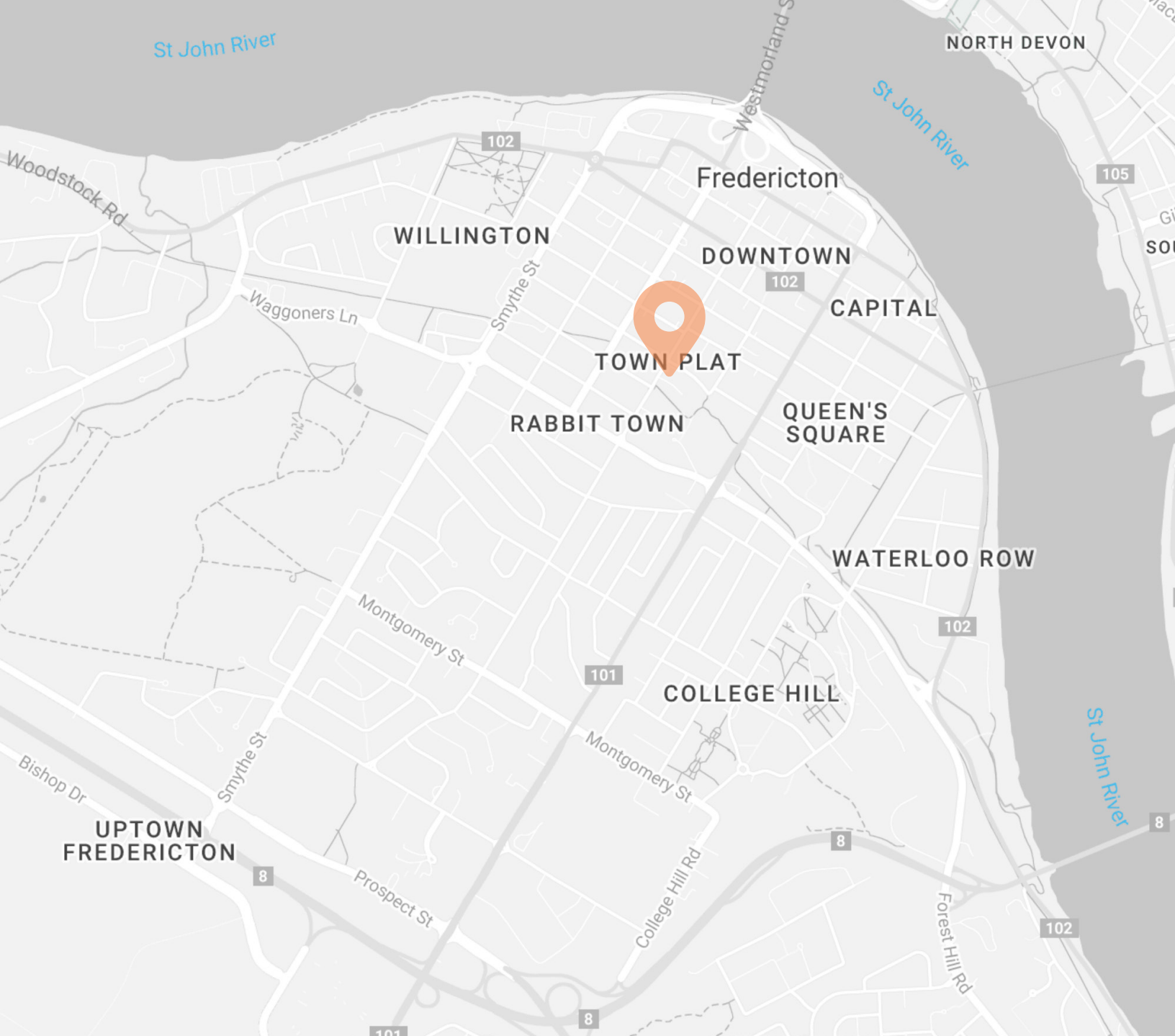


Suite 203A - 450 SF



Suite 203B - 576 SF





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