

Office Campus Sale Opportunity

**Greater Fredericton Knowledge Park
Incorporated**



10, 20 & 30 Knowledge Park Drive and 40 & 50
Crowther Lane, Fredericton, New Brunswick



KNOWLEDGE PARK



The Opportunity

Five Premium Office Buildings for Sale within Atlantic Canada's Renowned Research and Technology Campus

Partners Global Corporate Real Estate is pleased to present for sale an office campus portfolio consisting of 10, 20, and 30 Knowledge Park Drive, and 40 and 50 Crowther Lane. The portfolio is strategically located within Knowledge Park, Canada's prestigious research and technology campus. Situated over 21.79 acres, this portfolio encompasses five buildings, each standing three storeys tall and offering a combined 182,978 sq. ft. of office space.

The offering memorandum, including financial information, is available to qualified buyers who complete the non-disclosure agreement.





Portfolio Highlights

- Total of 182,978 sq. ft. of leaseable space over five buildings, situated over a 21.79 acre site
- The portfolio is regionally known as the Greater Fredericton Knowledge Park and has been a regional economic commercial real estate development in partnership with various levels of government and the University of New Brunswick
- Diverse tenant mix; strong covenants with existing tenants
- Sophisticated real estate that has been meticulously maintained and professionally managed
- Buildings were constructed between 1998 and 2010 and offer a stable income source for prospective buyers
- Ample on-site parking with a total of 776 parking spots
- Operational efficiencies due to cluster effect
- Recent Building Condition Assessment offers an added layer of confidence for prospective buyers
- Clean TBC Phase I and II reports
- Fredericton is one of Canada's greatest cities for business and is referred to as the Start-Up Capital of Canada
- Potential for residential developments on site and in the surrounding areas
- Strategically located along an expanding corridor between Regent Street and Alison Boulevard, offering convenient access to shops, restaurants, public transit, Highway 7, and a variety of single-family and multi-family residential developments



Exclusive Advisor

PARTNERS GLOBAL CORPORATE REAL ESTATE**

Mark LeBlanc

Partners Global, Fredericton
Principal & Broker
(506) 260-7203
mark@partnersglobal.com

Brian Toole

Partners Global, Halifax
President
(902) 476-6898
brian@partnersglobal.com

Ian Stanley

Partners Global, Halifax
Broker & Principal
(902) 229-7100
ian@partnersglobal.com

