

NEW BRUNSWICK LISTING REPORT

October 2023

Partners Global Corporate Real Estate

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FEATURED LISTINGS



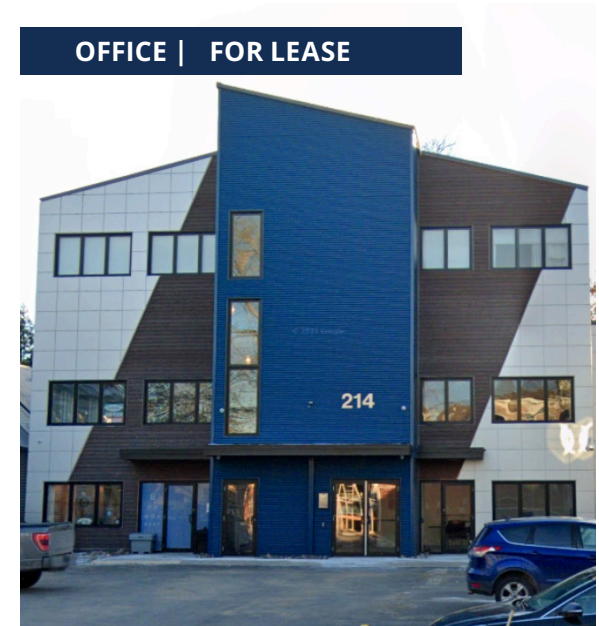
OFFICE CAMPUS SALE, KNOWLEDGE PARK

Size	Five buildings: 182,978 sq. ft.
Price	Contact the listing agent
Features	<ul style="list-style-type: none"> • Office portfolio consisting of 10, 20 & 30 Knowledge Park Drive, and 40 & 50 Crowther Lane • Five office buildings offering a combined 182,978 sq. ft., situated over 21.79 acres • Sophisticated real estate that has been meticulously maintained • Ample on-site parking
Contact	Mark LeBlanc



633 READY STREET, SAINT JOHN

Size	Building: 7,230 sq. ft.; Lot: 22,078 sq. ft.
Price	\$612,000
Features	<ul style="list-style-type: none"> • 7,230 sq. ft. (plus mezzanine area) light industrial building • Home to three commercial tenants and four self-serve car wash bays • 16' ceilings, garage doors, and large paved parking area • Great opportunity for long-term investor or flexible alternative for owner-occupier arrangement
Contact	Mark LeBlanc



214 BRUNSWICK STREET, FREDERICTON

Size	Up to +/- 3,500 sq. ft.
Price	Contact the listing agent
Features	<ul style="list-style-type: none"> • Located in downtown Fredericton • Two available office spaces on second floor; suites being offered separately, with the opportunity to combine for +/- 3,500 sq. ft. • Full-service elevator • On-site parking available • Available immediately
Contacts	John Bigger

FOR LEASE | ALL CLASSES



364 York Street, Fredericton

450 - 1,374 sq. ft.

Price by negotiation (contact listing agent)

Office Property

Five office spaces available for lease in professional business centre; steps from downtown Fredericton; free parking

Contact John Bigger



SUBLEASE

527 Queen Street, Fredericton

8,366 sq. ft.

\$24.26 psf (gross)

Office Property

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

Contact Mark LeBlanc



SUBLEASE

12 Millennium Boulevard, Moncton

10,129 sq. ft.

\$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

50 Crowther Lane, Fredericton

8,885 sf - 25,000 sq. ft.

\$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 sq. ft.

Price by negotiation (contact listing agent)

Office Property

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

Contact John Bigger



SUBLEASE

364 Argyle Street, Fredericton

6,500 sq. ft.

\$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 sq. ft.

\$12.92 psf (gross)

Industrial Property

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

Contact John Bigger



Cyber Centre, Fredericton

5,000 sf - 31,570 sq. ft.

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

Click the property photos for more information

FOR LEASE | ALL CLASSES



515 King Street, Fredericton

6,856 sq. ft.

\$18.00 psf (net)

Office Property

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

Contact John Bigger

FOR SALE | ALL CLASSES



Office Campus Sale, Knowledge Park

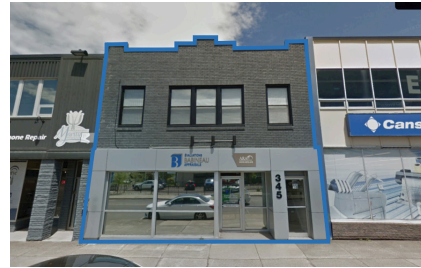
Buildings: 182,978 sq. ft.; Lot: 21.79 acres

Contact the listing agent

Office Campus

Five sophisticated, well-maintained office buildings; located in Knowledge Park, a prestigious research campus

Contact Mark LeBlanc



345 St. George Street, Moncton

Building: 4,905 sq. ft.; Lot: 3,229 sq. ft.

\$620,000

Mixed-Use Property

Main floor commercial, second floor 2 two-bedroom apartments; minutes from downtown Moncton; fully leased

Contact Mark LeBlanc



633 Ready Street, Saint John

Building: 7,230 sq. ft.; Lot: 22,078 sq. ft.

\$612,000

Industrial Property

One-storey industrial property well-located in Saint John; three commercial tenants; four self-serve car wash bays

Contact Mark LeBlanc



110 Timothy Avenue South, Hanwell

Building: 4,318 sq. ft.; 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



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



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



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

CONTACT US

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