

FOR SUBLEASE

1133 REGENT STREET FREDERICTON, NB

Modern office space available for
sublease in highly desirable location



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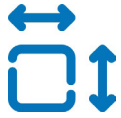


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Modern office space available for sublease in highly desirable location

Welcome to 1133 Regent Street, a highly desired and sought-after address that combines prime location, modern amenities, and a thriving business community in the heart of uptown Fredericton. Spanning over 85,000 sq. ft. across two interconnected four-storey buildings, 1133 Regent Street is home to a diverse tenant roster, including local, regional, and national businesses. The buildings feature recently renovated common areas, complimentary parking, and two full-service elevators.

This sublet opportunity encompasses +/- 21,000 sq. ft. of modern office space occupying the entire third floor. The elevators open directly into the reception area, with the office layout featuring a perfect blend of private offices, open workspace, meeting and training rooms, washrooms, and a modernized, upgraded kitchen area. Contact the listing agent to learn more!



+/- 21,000 sq.ft.
Office Sublet

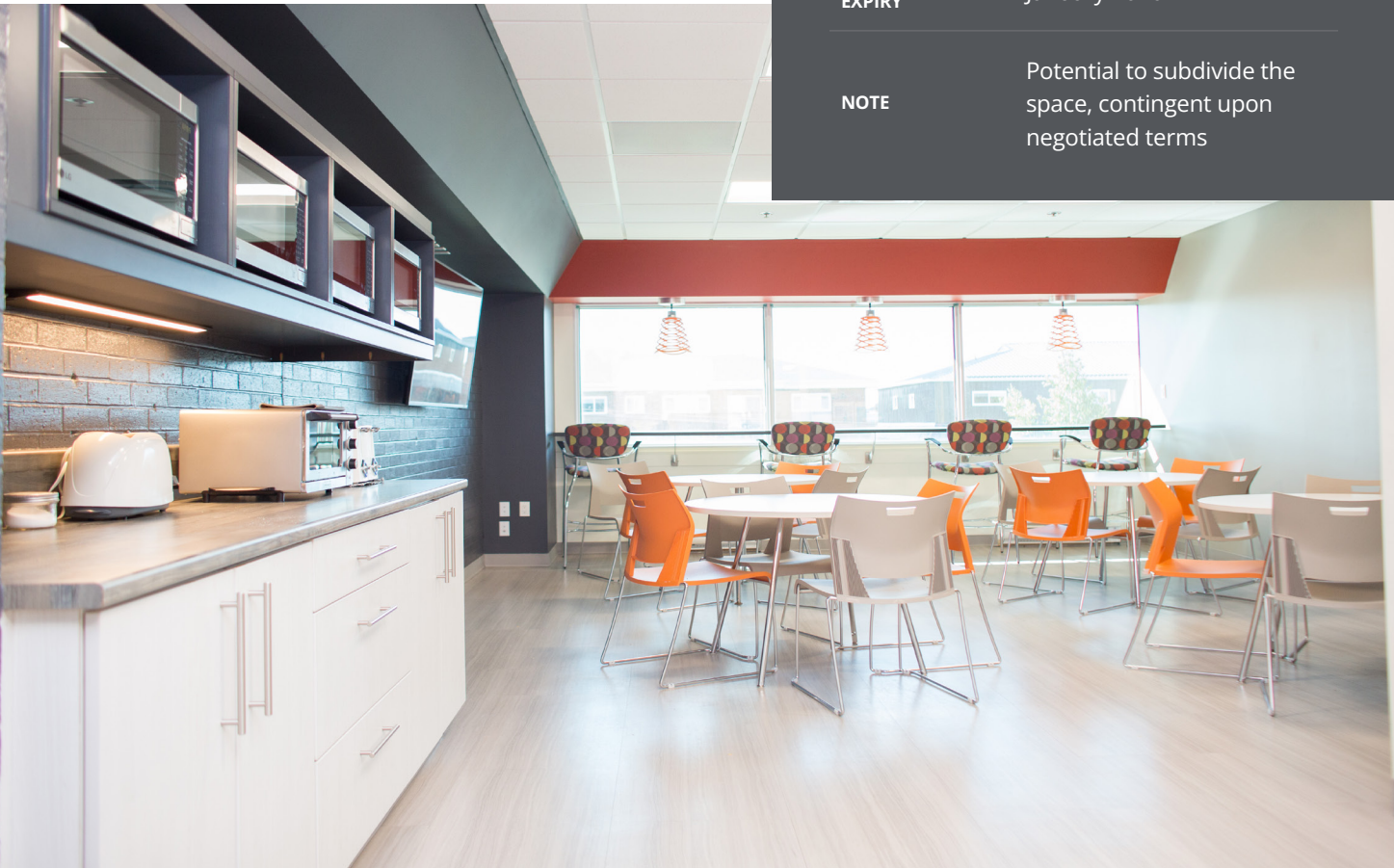


Central, Desired
Location



Free, On-Site
Parking

LISTING ID	25224
ADDRESS	1133 Regent Street
LOCATION	Fredericton
PROPERTY TYPE	Office
BUILDING SIZE	85,614 sq. ft.
SIZE AVAILABLE	21,000 sq. ft.
FLOOR LOCATION	Third
AVAILABILITY	Q3 2024 with potential for earlier staged occupancy
ZONING	Office Commercial (OC)
PARKING	Free, on-site parking
GROSS RENT	By negotiation (contact the listing agent for details)
HEAD LEASE EXPIRY	January 2026
NOTE	Potential to subdivide the space, contingent upon negotiated terms





Existing furniture is negotiable

Recently renovated common areas

Exterior signage opportunities

Surrounded by a vast array of amenities

Modern and bright office space

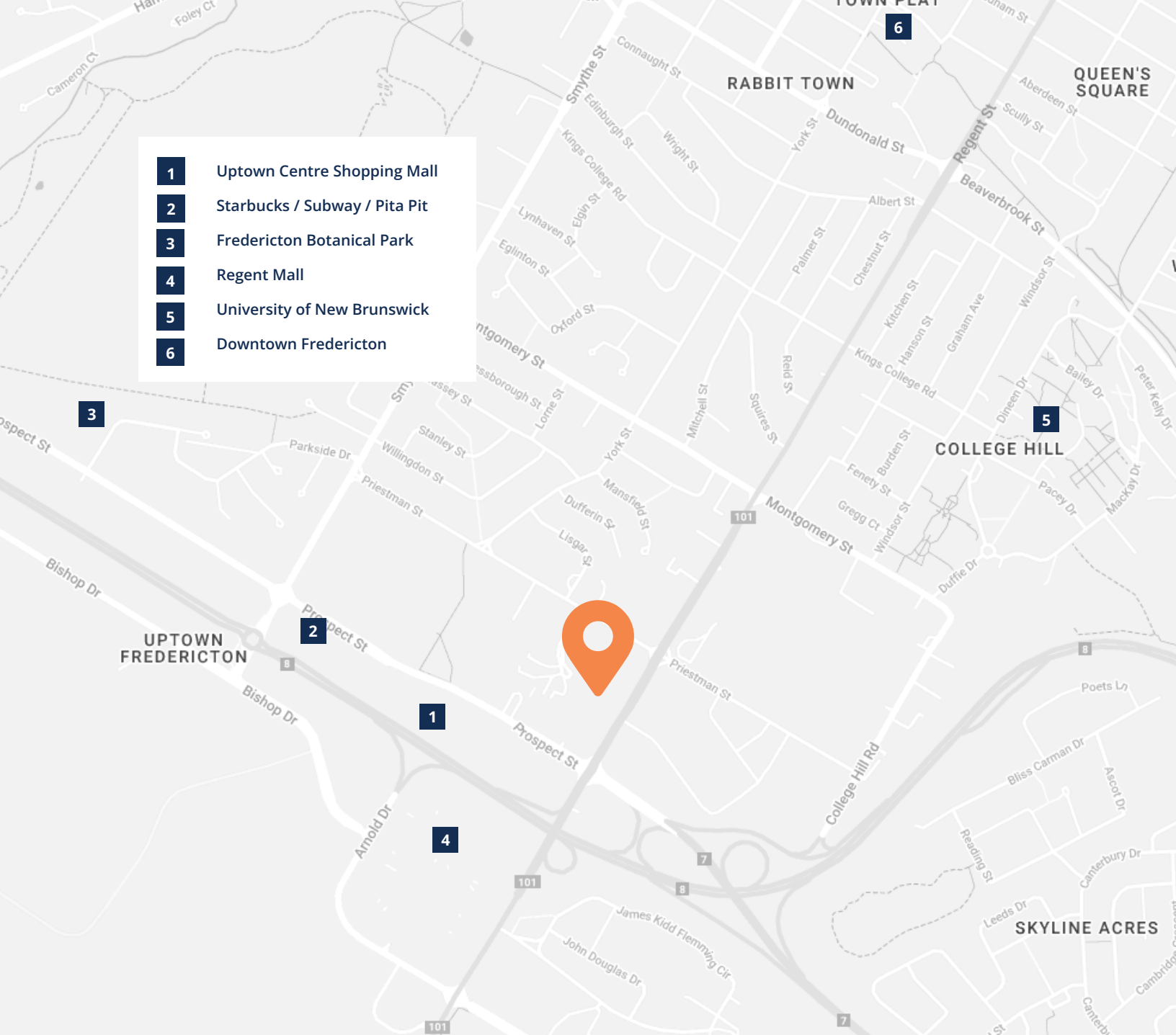
Proximity to highways and downtown

Ample on-site parking

Recently upgraded contemporary kitchen

Potential to sub-divide the space








- 1** Uptown Centre Shopping Mall
- 2** Starbucks / Subway / Pita Pit
- 3** Fredericton Botanical Park
- 4** Regent Mall
- 5** University of New Brunswick
- 6** Downtown Fredericton



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