

December 2023

Partners Global Corporate Real Estate

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FEATURED LISTINGS



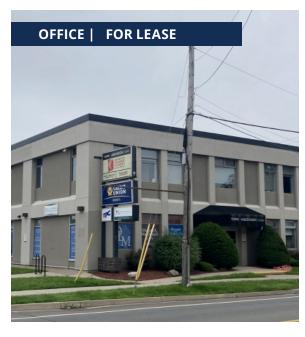


Size	Building: 11,636 sq. ft. / Lot: 31,799 sq. ft.
Price	\$3,400,000
Features	 Excellent investment opportunity Fully occupied building; home to a well-established professional firm Meticulously maintained 11,636 sq. ft building
	 Constructed in 2008 and renovated in 2019 Mix of office space and garage/lab
	area
Contact	Mark LeBlanc



1133 REGENT STREET, FREDERICTON

Size	21,000 sq. ft.
Price	Contact the listing agent
Features	 Sublease opportunity occupying entire third floor of Class A office building Modern finishes Free, on-site parking Central and desired location
	 Available Q3 2024 with potential for earlier staged occupancy
Contact	Mark LeBlanc



364 YORK STREET, FREDERICTON

Size	450 sq. ft 1,374 sq. ft.
Price	Contact the listing agent
Features	 Various layouts available in recently renovated, two-storey office building
	Free, on-site parkingModern finishes
	Close to downtown and array of commercial and local amenities
	Available immediately

Contacts John Bigger



FOR LEASE | ALL CLASSES



1133 Regent Street, Fredericton

21,000 sq. ft.

Price by negotiation (contact listing agent)

Office Property

21,000 sq. ft. for sublease in highly desired area; occupying the entire third floor; free, on-site parking

Contact Mark LeBlanc



364 York Street, Fredericton

Two offices: 450 sq. ft. and 1,374 sq. ft.

Price by negotiation (contact listing agent)

Office Property

Five office spaces available for lease in business centre; free parking; three spaces leased in last 30 days

Contact John Bigger



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



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



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



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

2,742 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



FOR LEASE | ALL CLASSES



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



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



330 Alison Boulevard, Fredericton

Buildings: 11,636 sq. ft; Lot: 31,799 sq. ft.

\$3,400,000

Commercial Property

Excellent investment opportunity; fully leased to well-established professional firm; meticulously maintained

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 gradelevel overhead doors: 16' ceilings

Contact Mark LeBlanc



163 St John Street, Fredericton

Buildings: 3,218 sq. ft; Lot: 8,030 sq. ft.

\$399,900

Commercial Property

Charming building located downtown; CCIL Zoning; listing in cooperation with Syroid Group, Royal LePage

Contact Mark LeBlanc



Gallop Court, Woodstock

Lot: 4.94 acres

\$499.500 New Price: \$399,500

Land

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

Contact Mark LeBlanc



374 Main Street, Fredericton

Buildings: 3,560 sq. ft; Lot: 15,866 sq. ft.

\$715,000

Office Property

Two-storey well-maintained property; on-site parking; located in a rapidly growing area; excellent exposure

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



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



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



FOR SALE | ALL CLASSES



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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