

NEW BRUNSWICK LISTING REPORT

December 2023

Partners Global Corporate Real Estate

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FEATURED LISTINGS



330 ALISON BOULEVARD, FREDERICTON

Size	Building: 11,636 sq. ft. / Lot: 31,799 sq. ft.
Price	\$3,400,000
Features	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Various layouts available in recently renovated, two-storey office building • Free, on-site parking • Modern finishes • Close to downtown and array of commercial and local amenities • Available immediately
Contacts	John Bigger

FOR LEASE | ALL CLASSES



NEW LISTING

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



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



ONE SPACE REMAINING

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

Click the property photos for more information

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



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



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



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



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~~ New Price: \$399,500

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

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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