# NEW BRUNSWICK LISTING REPORT

December 2023

**Partners Global Corporate Real Estate**
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PARTNERS GLOBAL
CORPORATE REAL ESTATE

# FEATURED LISTINGS

## 330 ALISON BOULEVARD, FREDERICTON

| | |
|---|---|
| **Size** | Building: 11,636 sq. ft. / Lot: 31,799 sq. ft. |
| **Price** | $3,400,000 |
| **Features** | • Excellent investment opportunity<br>• Fully occupied building; home to a well-established professional firm<br>• Meticulously maintained 11,636 sq. ft building<br>• Constructed in 2008 and renovated in 2019<br>• 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<br>• Modern finishes<br>• Free, on-site parking<br>• Central and desired location<br>• 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<br>• Free, on-site parking<br>• Modern finishes<br>• Close to downtown and array of commercial and local amenities<br>• Available immediately |
| **Contacts** | John Bigger |

*Click the property photos for more information*



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# 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

*Click the property photos for more information*



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# 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

*Click the property photos for more information*



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# 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

*Click the property photos for more information*



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# **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

*Click the property photos for more information*



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# CONTACT US


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