

# NEW BRUNSWICK LISTING REPORT

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January 2024

**Partners Global Corporate Real Estate**

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# FEATURED LISTINGS



**NEW | FOR SALE**

## 231 REGENT STREET, FREDERICTON

<b>Size</b>	Building: 12,600 sq. ft. / Lot: 22,604 sq. ft.
<b>Price</b>	\$2,295,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Well-maintained three-storey office building situated on a corner-lot</li> <li>• Close to Fredericton's downtown core</li> <li>• Property is being sold as vacant, presenting an excellent opportunity for owner occupancy or potential redevelopment</li> <li>• Thirty on-site surface parking spots</li> </ul>

**Contact** Mark LeBlanc

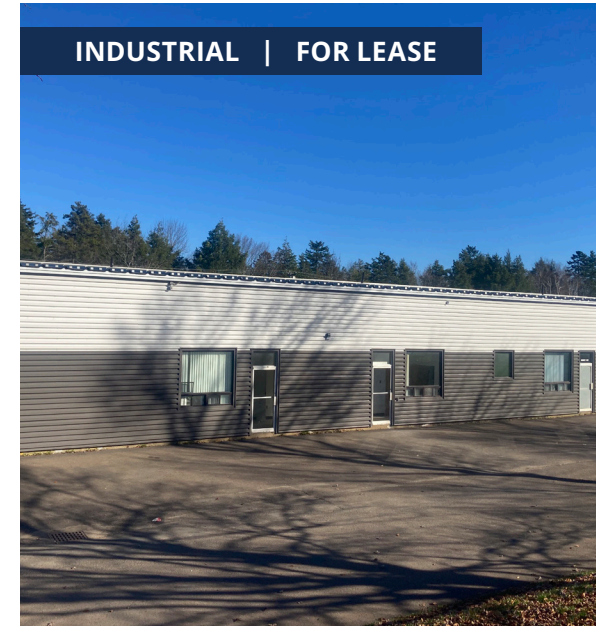


**OFFICE | FOR SUBLEASE**

## 50 CROWTHER LANE, FREDERICTON

<b>Size</b>	8,885 sq. ft. - 25,000 sq. ft.
<b>Price</b>	\$29.50 psf (gross)
<b>Features</b>	<ul style="list-style-type: none"> <li>• Turnkey office space well-located in Knowledge Park</li> <li>• Ample, on-site free parking</li> <li>• Back-up generator and existing furniture are negotiable</li> <li>• Available immediately</li> <li>• Head lease expires September 20, 2026</li> </ul>

**Contact** Mark LeBlanc



**INDUSTRIAL | FOR LEASE**

## 245 HILTON ROAD, FREDERICTON

<b>Size</b>	2,742 sq. ft.
<b>Price</b>	\$9.75 psf (net)
<b>Features</b>	<ul style="list-style-type: none"> <li>• Well-located in Fredericton Industrial Park</li> <li>• Perfect blend of office/reception space and functional workspace</li> <li>• Grade level loading door</li> <li>• 15' - 16' clear height</li> <li>• Supported by Business Industrial Zoning</li> </ul>

**Contacts** John Bigger

# FOR LEASE | ALL CLASSES



**SUBLEASE**

## 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



**LEASED**

## 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.

\$9.75 psf (net)

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

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### 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



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### 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



## 231 Regent Street, Fredericton

Building: 12,600 sq. ft; Lot: 22,604 sq. ft.

\$2,295,000

Office Property

Three-storey office building; close to downtown Fredericton; thirty on-site surface parking spaces

Contact Mark LeBlanc



## 330 Alison Boulevard, Fredericton

Building: 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

Building: 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

Building: 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

Building: 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



## Gallop Court, Woodstock

Lot: 4.94 acres

~~\$499,500~~ \$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

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### 140 Blizzard Street, Fredericton

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Lot: 2.83 acres

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\$211,500

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Land

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Partially cleared lot in Vanier Industrial Park; flexible General Industrial zoning; 280 ft of road frontage

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**Contact** John Bigger

# CONTACT US

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