

NEW BRUNSWICK LISTING REPORT

February 2024

Partners Global Corporate Real Estate

181 Westmorland Street, Suite 201

Fredericton, NB, E3B 3L6

☎ (506) 453-7880

✉ fredericton@partnersglobal.com

FEATURED LISTINGS

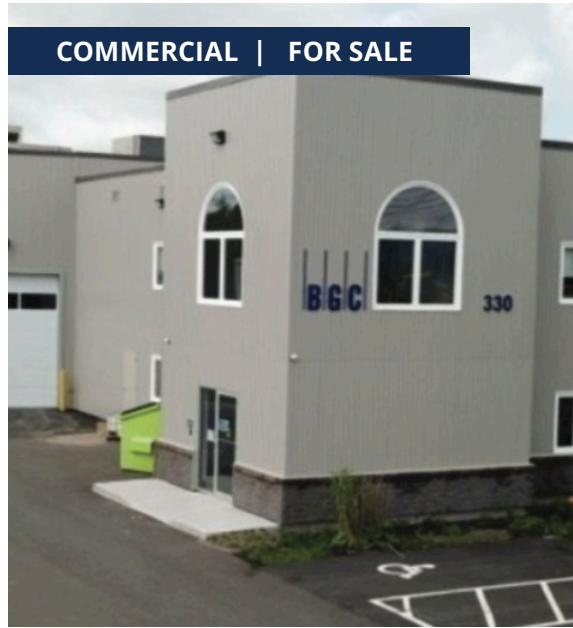


OFFICE | FOR SALE

374 MAIN STREET, FREDERICTON

Size	Building: 3,560 sq. ft. / Lot: 15,866 sq. ft.
Price	\$715,000
Features	<ul style="list-style-type: none"> • Well-maintained two-storey office building located in a rapidly growing area • Rear building addition to the original structure, featuring high ceilings and ample natural light • +/- 20 on-site parking spaces • Close proximity to a vast array of amenities

Contact Mark LeBlanc

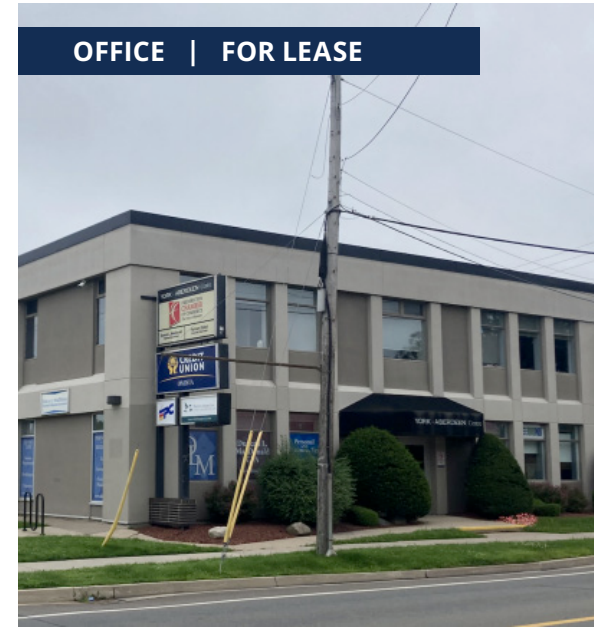


COMMERCIAL | FOR SALE

330 ALISON BLVD, FREDERICTON

Size	Building: 11,636 sq. ft. / Lot: 31,779 sq. ft.
Price	\$3,400,000
Features	<ul style="list-style-type: none"> • Meticulously maintained 11,636 sq. ft. building • Excellent investment opportunity • Fully occupied building; home to a well-established professional firm • Constructed in 2008 and renovated in 2019 • Mix of office space and garage / lab area

Contact Mark LeBlanc



OFFICE | FOR LEASE

364 YORK STREET, FREDERICTON

Size	450 - 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



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



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



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

Click the property photos for more information

FOR LEASE | ALL CLASSES



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



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

Mark LeBlanc

Principal & Broker

📞 (506) 260-7203
✉ mark@partnersglobal.com

John Bigger

Senior Advisor

📞 (506) 470-5057
✉ john@partnersglobal.com

Alison Sowerby

Sales & Marketing Coordinator

📞 (902) 580-0577
✉ alison@partnersglobal.com

Mona Cockburn

Office Administrator

📞 (506) 453-0067
✉ mona@partnersglobal.com

Andrew LeBlanc

Executive Coordinator

📞 (506) 478-0011
✉ andrew@partnersglobal.com

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