

FOR LEASE

214 BRUNSWICK STREET FREDERICTON, NEW BRUNSWICK

Flexible office leasing opportunities
in downtown Fredericton



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214 Brunswick Street is a recently renovated three storey building featuring professional businesses on the main floor, two residential units on the third floor, and two available office spaces on the second floor. All areas of the building are served by a new elevator and well lit corridors. The building is conveniently located in the downtown core just minutes from major office buildings and amenities.

Suite 2A consists of 1,664 sf and currently contains two large undeveloped rooms that can be configured to suit the requirements of the new tenant.

Suite 2B is 1,794 sf and is developed to include a meeting room, kitchen area and two large rooms/offices. This suite could be configured to meet the needs of the tenant as well.

214 Brunswick boasts modern finishes, barrier free common washrooms, and two parking spaces for each available unit. While the units are being offered separately, the opportunity also exists to combine them both for approximately 3,500 sf of space.



Up to
+/- 3,500 sf



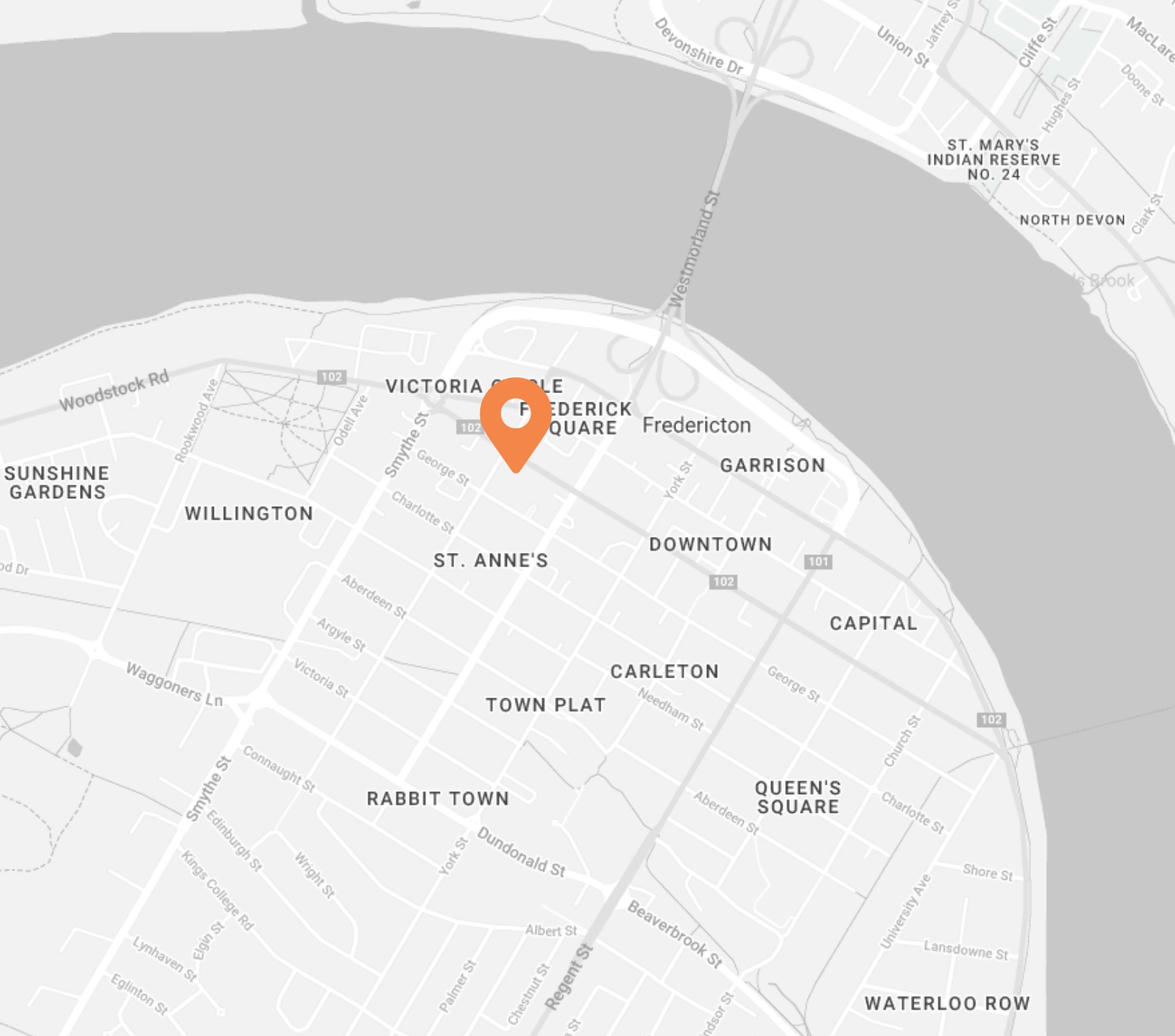
Ready for
Tenant
Improvement



On-site Parking
Available

LISTING ID	25208
ADDRESS	214 Brunswick Street
LOCATION	Fredericton, NB
PROPERTY TYPE	Office
HEATING/ COOLING	Mini-split heat pump
MIN CONTIGUOUS SPACE AVAILABLE	1,664 sf
MAX CONTIGUOUS SPACE AVAILABLE	+/- 3,500 sf
FLOOR LOCATION	2 nd
AVAILABILITY	Immediate
PARKING	Up to 4 spaces (2 for each available suite)
LEASE TERM	5 year
RENT	Contact listing agent





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