

NEW BRUNSWICK LISTING REPORT

March 2024

Partners Global Corporate Real Estate

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FEATURED LISTINGS



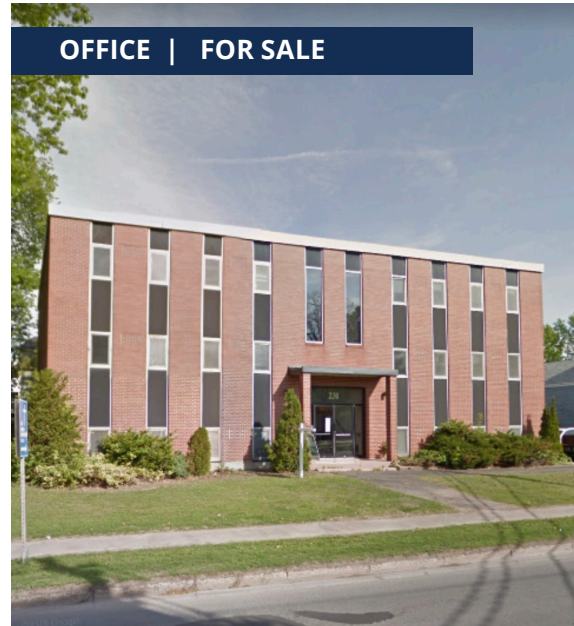
385 WILSEY ROAD, FREDERICTON

Size 2,270 sq. ft.

Price \$14.25 psf (gross)

- Features**
- Well-located within Fredericton Industrial Park
 - Space features open reception and work area featuring dropped T-bar ceiling grid
 - Grade loading door
 - On-site parking
 - Available for Q3 2024

Contact John Bigger



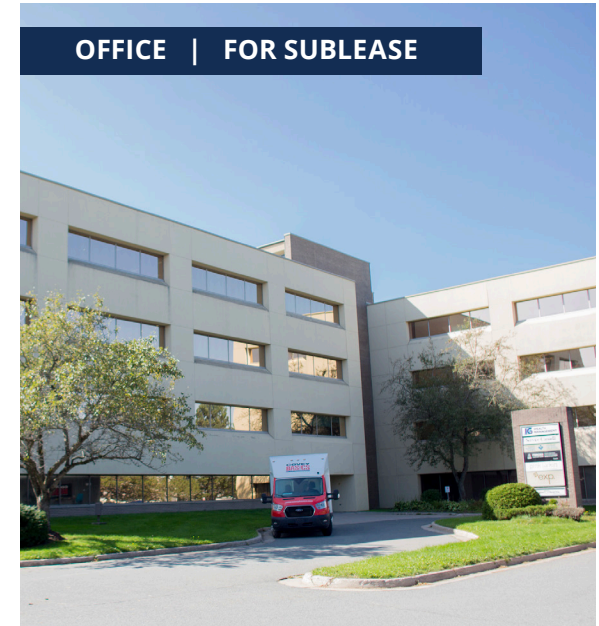
231 REGENT STREET, FREDERICTON

Size Building: 12,600 sq. ft. / Lot: 22,604 sq. ft.

Price \$2,295,000

- Features**
- Well-maintained three-storey office building situated on a corner lot
 - Close to Fredericton's downtown core
 - Property is being sold as vacant, presenting an excellent opportunity for owner occupancy or potential redevelopment
 - Thirty on-site surface parking spots

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
 - Modern finishes
 - Free, on-site parking
 - Central and desired location
 - Available Q3 2024 with potential for earlier occupancy

Contacts Mark LeBlanc

FOR LEASE | ALL CLASSES



NEW LISTING

385 Wilsey Road, Fredericton

2,270 sq. ft.

\$14.25 psf (gross)

Industrial Property

Located within Fredericton Industrial Park; one grade loading door; on-site parking; exterior signage opportunities

Contact John Bigger



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



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



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



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

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