

# NEW BRUNSWICK LISTING REPORT

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May 2024

## Partners Global Corporate Real Estate

181 Westmorland Street, Suite 201

Fredericton, NB, E3B 3L6

☎ (506) 453-7880

✉ fredericton@partnersglobal.com

[partnersglobal.com](https://partnersglobal.com)

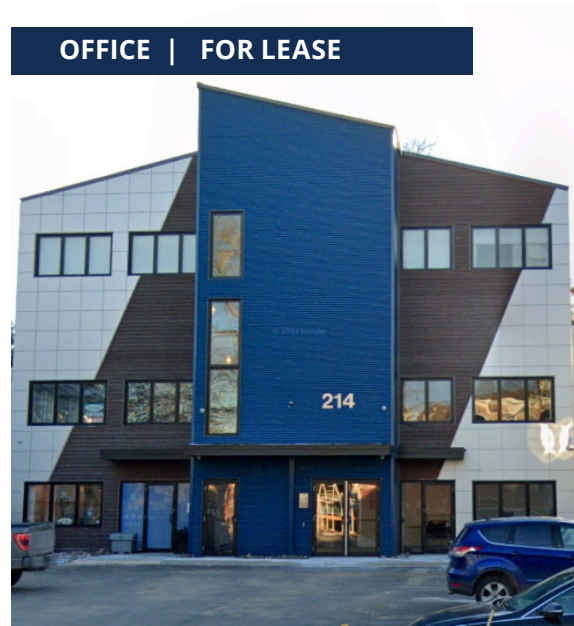
# FEATURED LISTINGS



**212 HODGSON ROAD, FREDERICTON**

<b>Size</b>	2,360 - 4,720 sq. ft.
<b>Price</b>	\$18.00 psf (gross)
<b>Features</b>	<ul style="list-style-type: none"> <li>Leasing opportunity offering 4,720 sq. ft.; can be subdivided into two separate 2,360 sq. ft. spaces to accommodate tenant's specific requirements</li> <li>Two 8-foot grade-level loading doors</li> <li>Ample, on-site parking</li> <li>Three-phase power</li> </ul>

**Contact** John Bigger



**214 BRUNSWICK STREET, FREDERICTON**

<b>Size</b>	1,664 - 3,500 sq. ft.
<b>Price</b>	\$1,250,000
<b>Features</b>	<ul style="list-style-type: none"> <li>Two suites available for lease; Suite 2A offers 1,664 sq. ft.; Suite AB offers 1,794 sq. ft.</li> <li>Both suites can be combined for a total of +/- 3,500 sq. ft.</li> <li>Recently renovated three-storey office building</li> <li>Building serviced by an elevator</li> <li>On-site parking available</li> </ul>

**Contact** John Bigger



**1133 REGENT STREET, FREDERICTON**

<b>Size</b>	21,000 sq. ft.
<b>Price</b>	Contact the listing agent
<b>Features</b>	<ul style="list-style-type: none"> <li>Sublease opportunity occupying entire third floor of Class A office building</li> <li>Modern finishes</li> <li>Free, on-site parking</li> <li>Central and desired location</li> <li>Available Q3 2024 with potential for earlier staged occupancy</li> </ul>

**Contacts** Mark LeBlanc

# FOR LEASE | ALL CLASSES



## 212 Hodgson Road, Fredericton

2,360 - 4,720 sq. ft.

\$18.00 psf (gross)

Retail / Industrial

Located in Fredericton Business Park; two 8-foot grade-level loading doors; three-phase power; on-site parking

**Contact** John Bigger



## 525 Bishop Drive, Fredericton

7,500 sq. ft. plus mezzanine

\$29.88 psf (gross)

Retail / Industrial

Versatile layout featuring blend of retail and industrial; 12' foot grade level loading door; ample on-site parking

**Contact** Mark LeBlanc



## 41 Front Street, Gagetown

1,152 sq. ft.

\$15.00 psf (net)

Office Property

Located in heart of historic Village of Gagetown; bright office space, on-site parking; views of Saint John River

**Contact** John Bigger



## 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



## 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



## 50 Crowther Lane, Fredericton

16,294 sq. ft.

\$29.50 psf (gross)

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

## FOR LEASE | ALL CLASSES



### **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

# FOR SALE | ALL CLASSES



## Lot 2008-3 Murray Avenue, Bathurst

Lot: 11.70 acres

\$1,250,000

Land

Exceptional redevelopment opportunity in Bathurst's downtown core; wide array of development possibilities; R-3 Zoning

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



## 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



## 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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## **Mark LeBlanc**

*Principal & Broker*

📞 (506) 260-7203

✉️ [mark@partnersglobal.com](mailto:mark@partnersglobal.com)

## **John Bigger**

*Senior Advisor*

📞 (506) 470-5057

✉️ [john@partnersglobal.com](mailto:john@partnersglobal.com)

## **Alison Sowerby**

*Sales & Marketing Coordinator*

📞 (902) 580-0577

✉️ [alison@partnersglobal.com](mailto:alison@partnersglobal.com)

## **Andrew LeBlanc**

*Associate Advisor*

📞 (506) 478-0011

✉️ [andrew@partnersglobal.com](mailto:andrew@partnersglobal.com)

## **Mona Cockburn**

*Office Administrator*

📞 (506) 453-0067

✉️ [mona@partnersglobal.com](mailto:mona@partnersglobal.com)

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