

FOR LEASE

140 CARLETON STREET FREDERICTON, NEW BRUNSWICK

Customizable office space for lease in
premium Class "A" downtown property



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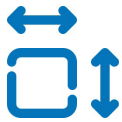
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Customizable office space for lease in premium Class “A” downtown property

Nestled in the heart of downtown Fredericton, 140 Carleton stands as a contemporary building, seamlessly blending retail and office spaces. The ground floor features space ideal for retail or customer-focused office use within this Class “A” building. Currently, the main floor houses a premium financial services firm, while the upper floors are occupied by leaders in legal services and pension fund management. Designed with a keen emphasis on sustainability and tenant well-being, this property features expansive floor-to-ceiling windows that not only offer stunning cityscape views, but also maximize natural light, reducing energy consumption and fostering an inviting, airy environment.

Incorporating state-of-the-art fresh air systems, cutting edge technology, and eco-conscious materials, the building is thoughtfully engineered to enhance both productivity and comfort. The available space features a 1,500 sq. ft. office suite located in the northeast corner of the top floor, offering impressive views. The space is in a raw, customizable state, ready for tenants to tailor to their needs.



1,500 sq. ft.
Office Space



Class “A”
Building



Connected
Parkade

LISTING ID	25243
ADDRESS	140 Carleton Street
LOCATION	Downtown Fredericton
PROPERTY TYPE	Office
LOT SIZE	23,788 sq. ft.
BUILDING SIZE	90,000 sq. ft.
NO. OF FLOORS	Five (5)
YEAR BUILT	2020
SIZE AVAILABLE	Fifth floor: 1,500 sq. ft.
ZONING	City Centre (CC)
PARKING	Enclosed 300-stall connected parkade
AVAILABILITY	Immediately
BASE RENT	\$20.00 psf
ADDITIONAL RENT	\$12.00 psf
GROSS RENT	\$32.00 psf



Property Highlights

- Centrally located in Fredericton's busy downtown; within two minute walk from shops, restaurants, galleries, hotels, and fitness facilities
- Smart building technology with the capability to monitor weather patterns, occupancy levels, and daylight hours, automatically adjusts mechanical systems to enhance tenant comfort while minimizing energy costs
- Built, managed, and maintained BOMA BEST green building certification standards
- Attached enclosed parking garage with 300 stalls
- 24/7 alarm monitoring and security coverage
- Leading the market with minimal greenhouse gas emissions
- Use of low-emission materials to support tenant health
- 100% fresh air ventilation system for optimal indoor air quality
- Fully equipped with sprinklers throughout
- Abundance of natural light with expansive floor-to-ceiling windows
- Contemporary and high-quality finishes throughout common spaces



Location Overview

Nestled along the scenic Saint John River, Fredericton serves as New Brunswick's capital, balancing urban sophistication with small-town charm. Similar to other major urban centres on the east coast of Canada, Fredericton has seen substantial population growth in the recent years, a pattern expected to persist over the next 25 years. This growth is fueled by the city's robust economy, well-established institutions, and excellent quality of life.

Ideally located in the heart of Fredericton's downtown core, 140 Carleton Street is just a short walk from a wide array of amenities, including cafes, restaurants, breweries, retail stores, and hotels. Additionally, the property enjoys excellent accessibility, being only steps away from Kings Place, a key transfer hub serving several bus routes daily.

140 Carleton occupies a high-profile location at the intersection of Brunswick and Carleton Streets in the bustling King Street District, also known as the Financial District. The immediate area is designated by the City for mixed-use infill development retrofitting of older buildings, fostering great walkability and vibrant street-level activity. This evolving landscape offers tenants unparalleled access to connectivity, amenities, and thriving business opportunities.



Fredericton Demographics



TOTAL
POPULATION

63,116

2021



POPULATION
GROWTH

7.5%

2016-2021



ESTIMATED
POPULATION

92,000

2041



FIFTH FLOOR OFFICE SPACE



EXTERIOR



COMMON ELEVATORS

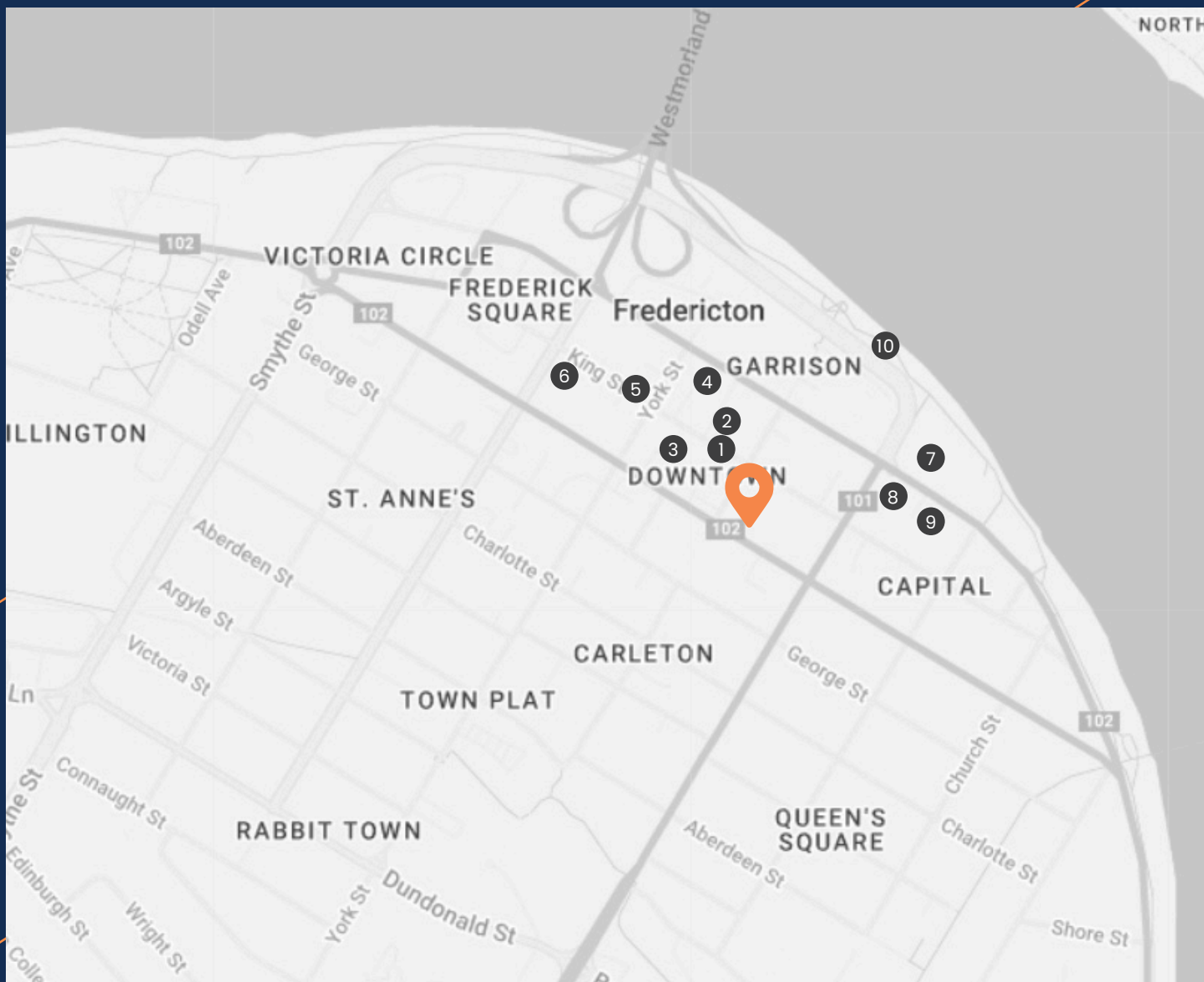


COMMON LOBBY STAIRCASE



MAIN ENTRANCE

Surrounding Amenities



- | | |
|-------------------------|---------------------------------|
| ① Scotiabank | ⑥ Victory Meat & Produce Market |
| ② Mill Town Roasters | ⑦ Sweat Club (Fitness Facility) |
| ③ Kings Place Mall | ⑧ Hilton Garden Inn Fredericton |
| ④ Gahan House Riverside | ⑨ Fredericton Convention Centre |
| ⑤ 11th Mile Restaurant | ⑩ Riverfront Trail |

Uptown Fredericton
DRIVE TIME: 8 - 10 MINUTES

Trans-Canada Highway
DRIVE TIME: 12-18 MINUTES

Oromocto
DRIVE TIME: 18-24 MINUTES

Fredericton International Airport
DRIVE TIME: 18-24 MINUTES



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