

FOR LEASE

82 WESTMORLAND STREET
Fredericton, New Brunswick

Bright, energy-efficient office space for lease in Fredericton's downtown core



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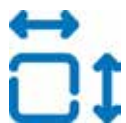
Bright, energy-efficient office space for lease in Fredericton's downtown core

82 Westmorland Street is located the vibrant core of downtown Fredericton. The building is walking distance from major financial institutions, parkades, Metro Transit stops, hotels, dining establishments, fitness facilities, and other essential amenities. The high-visibility area offers connectivity and convenience for tenants. With the city's riverside trails and walking bridge near by, the office offers an ideal spot for work life balance.

The office space is the entire second floor of the building. Enjoy a move-in-ready space with key furnishings available upon negotiation. Additional private offices are available on the third and fourth floor floors. The building is one of Fredericton most energy-efficient commercial properties, featuring a state-of-the-art fresh air ventilation systems, solar panel energy with reliable backup heating systems in place, and smart technology monitoring for enhanced comfort and control. Whether you're expanding, relocating, or launching something new, this is the kind of space that makes coming to work a pleasure.



Energy
Efficient



16,000 sq. ft of
Office Space

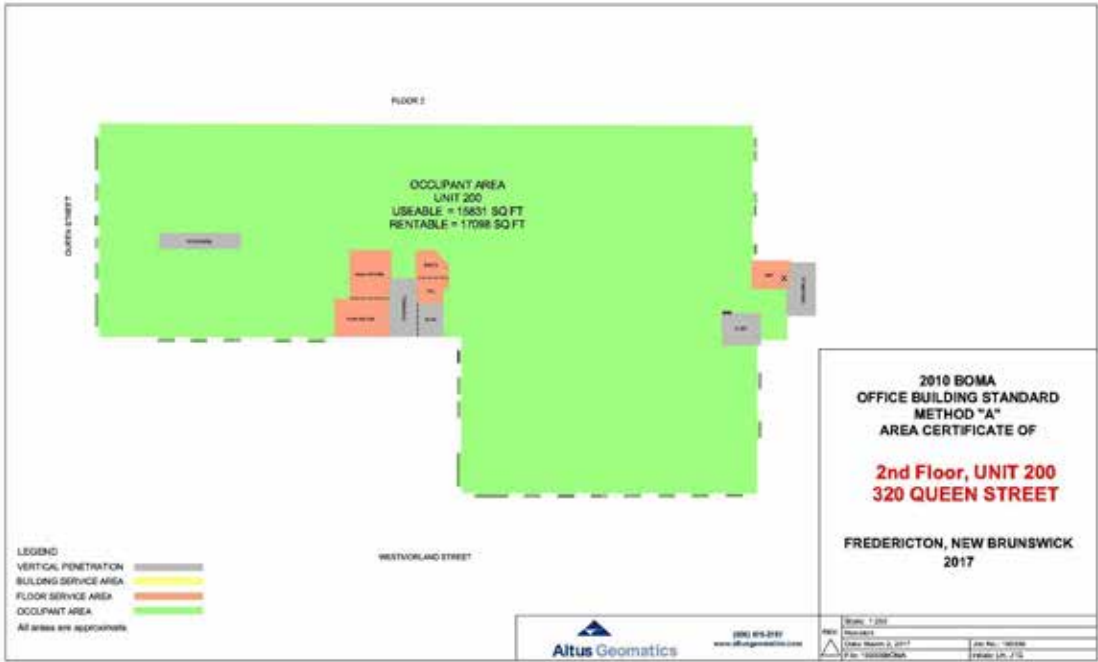


Desired, Central
Location

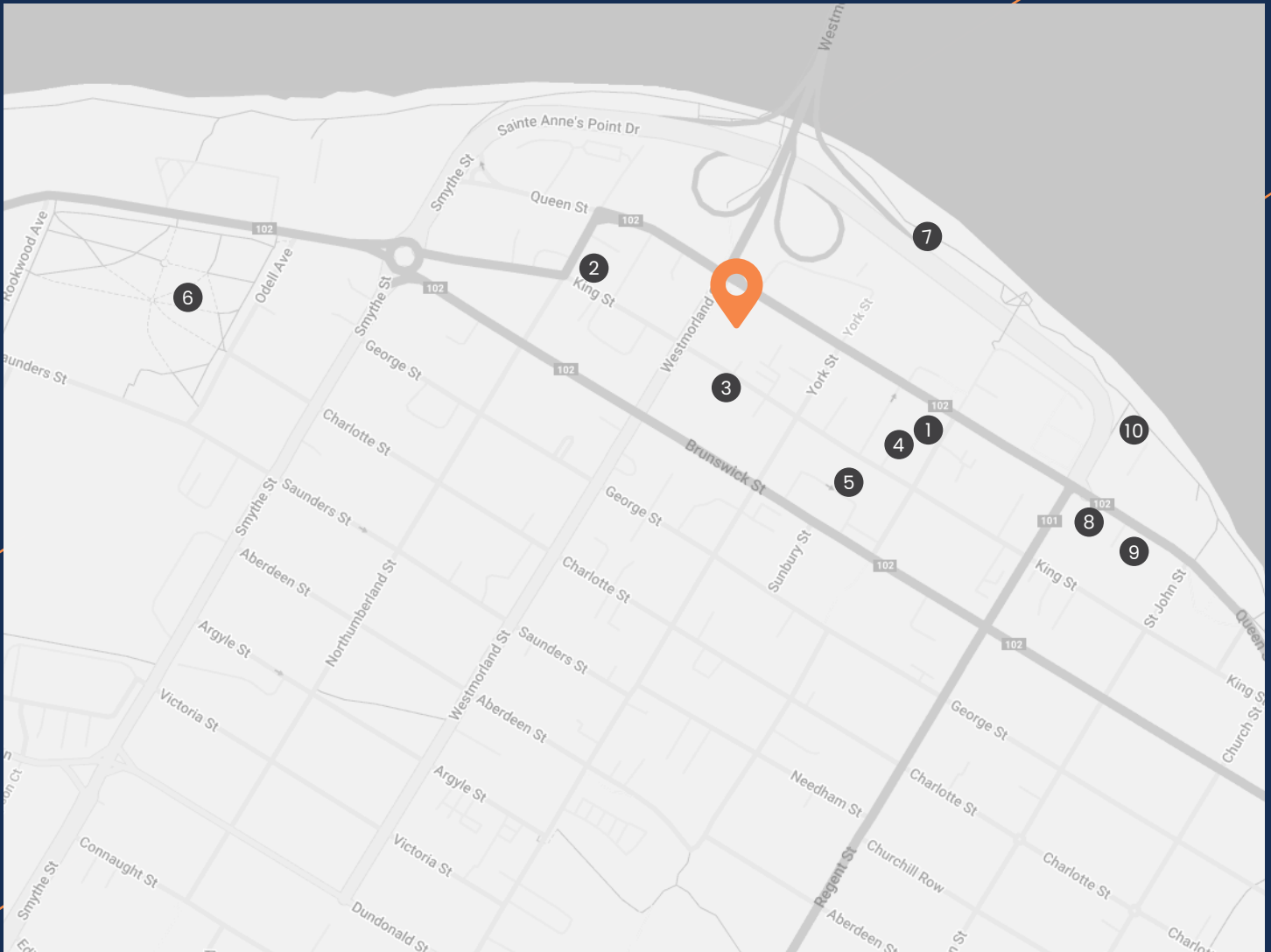
LISTING ID	25257
ADDRESS	82 Westmorland Street Second Floor
LOCATION	Downtown Fredericton
PROPERTY TYPE	Office
BUILDING SIZE	44,960 sq. ft.
SIZES AVAILABLE	16,000 sq. ft.
PARKING	Ample, paid parking garage at Frederick Square across the street
LEASE TYPE	Direct
AVAILABILITY	Immediately
NET RENT	\$13.00 psf
ADDITIONAL RENT	\$11.30 psf
GROSS RENT	\$24.30 psf



Floor Plan



Surrounding Amenities



- | | |
|-----------------------|---------------------------------|
| ① The Palate | ⑥ Wilmont Park |
| ② Graystone Brewing | ⑦ Riverfront Trail |
| ③ Victory Meat Market | ⑧ Hilton Garden Inn Fredericton |
| ④ Mill Town Roasters | ⑨ Fredericton Convention Centre |
| ⑤ Kings Place Mall | ⑩ Sweat Club (Fitness Centre) |

Westmorland Street Bridge
DRIVE TIME: 4 MINUTES

New Brunswick Highway 102
DRIVE TIME: 6-8 MINUTES

Uptown Fredericton
DRIVE TIME: 6-8 MINUTES

Fredericton Intl. Airport
DRIVE TIME: 20 MINUTES



SHARED WORK SPACE



LOBBY



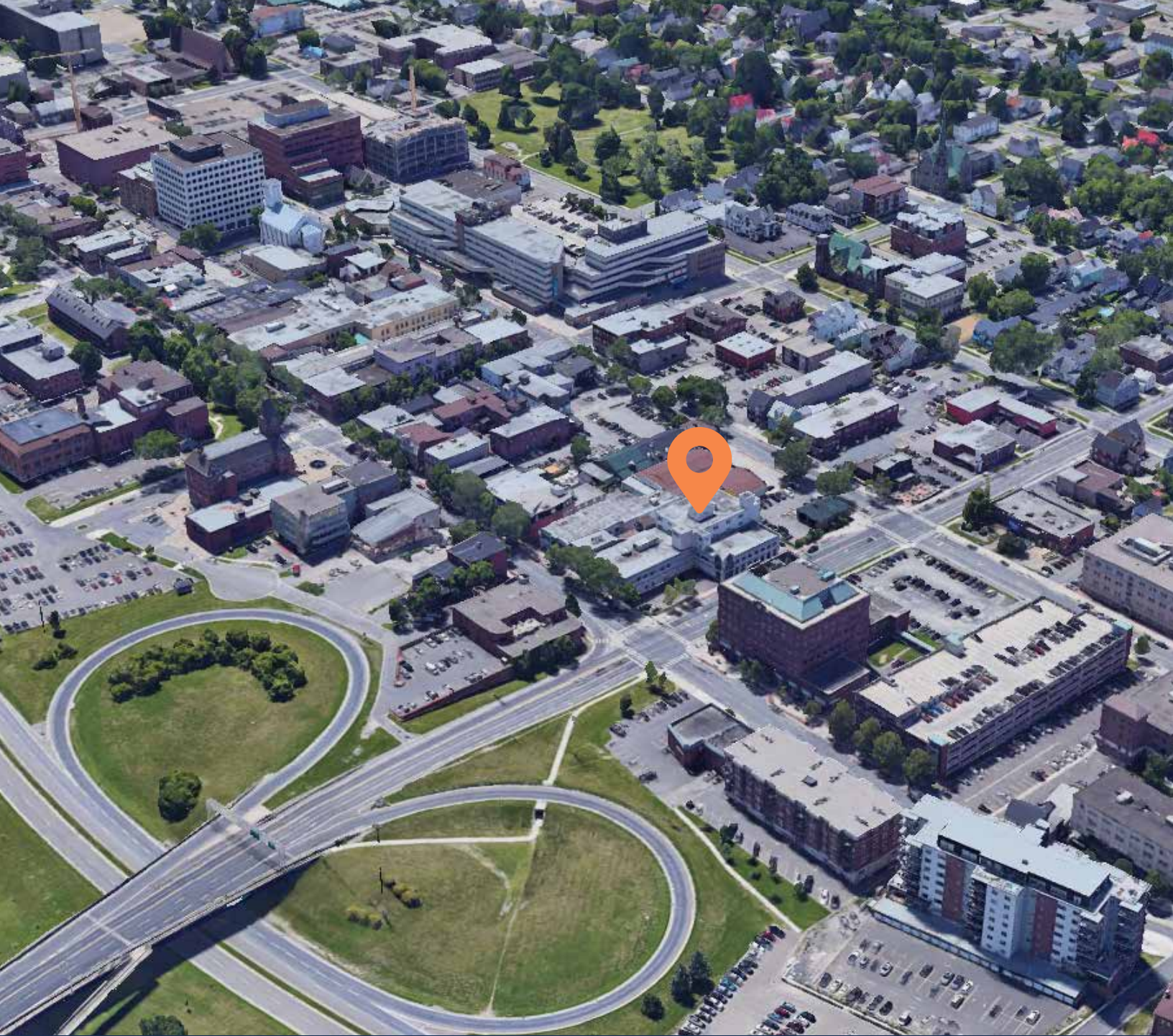
LOBBY ELEVATOR



PRIVATE OFFICE



PRIVATE OFFICE



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