

FOR SALE



PARTNERS GLOBAL
CORPORATE REAL ESTATE

NEW BRUNSWICK ELECTRIC
POWER COMMISSION

527 King Street,
Fredericton, New Brunswick

527 KING

Investment Opportunity

Head Lease on Entire Building - Offering Immediate Returns

Partners Global is proud to present 527 King Street, a well-maintained property in the heart of Downtown Fredericton. Set on a 13,950 sq. ft. lot, the four-storey landmark offers a total of 45,206 sq. ft., comprised of four floors of office space and basement level, seamlessly blending contemporary design with heritage charm.

Positioned prominently near the northeast corner of King and Carleton Streets, facing the new Justice Building and Fredericton Performing Arts Centre, this property offers convenient access to restaurants, shops, cafes, services, and walking trails. With the Kings Place Transit Hub steps away, and efficient access to urban and suburban routes, connectivity is highly accessible.

The property is being sold with a potential Head Lease in place offering immediate income, making 527 King Street a unique opportunity in a tight market. Whether envisioned as a full owner-occupier, a multi-tenant commercial hub, or a redevelopment project, the property's potential is expansive.

Located in a district actively promoted by the City of Fredericton for high-density and vibrant street-level activity, the site benefits from flexible zoning that accommodates a wide range of commercial and residential uses. This adaptability allows future owners to meet evolving market trends and community needs.

Offering Price: \$7,495,000



Property Overview



LISTING ID

25251

ADDRESS

527 King Street,
Fredericton, New Brunswick

PROPERTY TYPE

Office

PID

75560409

YEAR BUILT

1940s to 1960s

TOTAL SITE SIZE

13,951 sq. ft.

BUILDING SIZE

45,206 sq. ft.

FLOOR PLATES

Floor 1: 8,113 sq.ft.
Floor 2: 8,690 sq. ft.
Floor 3: 8,807 sq. ft.
Floor 4: 8,789 sq. ft.

STOREYS

Four plus basement

HEAD LEASE

Head Lease available from
Vendor

OFFERING PRICE

\$7,495,000

**ADDITIONAL
INFORMATION**

Click [here](#) for [Confidentiality Agreement](#) to obtain access to the Virtual Data Room. Please return signed Confidentiality Agreement to Emma Hachey at emma@partnersglobal.com



Building Highlights

The building features cast-in-place concrete floors and roofing, supported by a combination of concrete columns and concrete-encased steel columns and beams. A two-ply modified bitumen membrane forms the roof system, providing durable weather protection. Its architectural exterior showcases a refined blend of granite, sandstone, and brick on the main building, while the annex presents a brick facade with exposed concrete at the ground level for a more utilitarian finish.

Elevators One passenger elevator serving all floors and basement; replaced in 2018

Heating & Cooling Heating system includes water-to-air heat pumps, mini-splits, and electric boilers; electric heat used only as backup

Lighting New LED lighting with some fluorescent fixture still in use

Electrical Electrical service: 1200 amp, 347/600V main panel with step-down transformer to 120/208V

Fire Protection New alarm panel, manual pull stations, detectors, and indicators; wet sprinkler system only services basement

Security Security cameras throughout and access control systems

Decoupling

During the term of the Head Lease, the Vendor will undertake to complete a decoupling of the property from the adjacent building at 515 King Street. Cost associated with this work will be included in the sale price with anticipated completion Fall 2026. High-level details are outlined below.

- Door infills at existing doors between 515 and 527 King Street
- Install a new standalone fire alarm control panel
- Install new security panel and connect to existing devices
- Provide independent water service lines
- Install new water meters and backflow preventers



A more detailed breakdown of the decoupling work can be obtained in the Data Room.



Location Overview

Nestled in the heart of New Brunswick - the only officially bilingual province in Canada - Fredericton graces both banks of the scenic Saint John River. As the provincial capital and leading urban hub, it blends metropolitan sophistication and inviting small-town charm.

While the public sector remains the cornerstone of Fredericton’s economy, the city is underground dynamic growth in its information technology and commercial sectors. The IT industry, in particular, has emerged as a vital economic driver, with the number of firms increasing by 60% between 2015 and 2021.

Fredericton also stands as a center for higher education and innovation, home to seven post-secondary institutions that cultivate a highly-skilled workforce. The city claims the highest proportion of residents with post-secondary education in the province and leads New Brunswick in per capita income, showcasing its role as prosperous and forward-thinking city.



Fredericton Demographics



TOTAL POPULATION

65,900

2024



POPULATION GROWTH

4.3%

2022-2023



ESTIMATED POPULATION

92,000

2041

Why Fredericton?

Highly Educated and Diverse Workforce

- Fredericton boasts a diverse and well-trained workforce. With seven post-secondary institutions, the city ranks fourth in Canada for the highest proportion of university-educated residents.

Research and Development Leaders

- 75% of the Province's publicly-funded research occurs in Fredericton.

Access to International Markets

- Fredericton International Airport is 15 minutes away and the U.S. border is only 100 km away.

Way of Living:

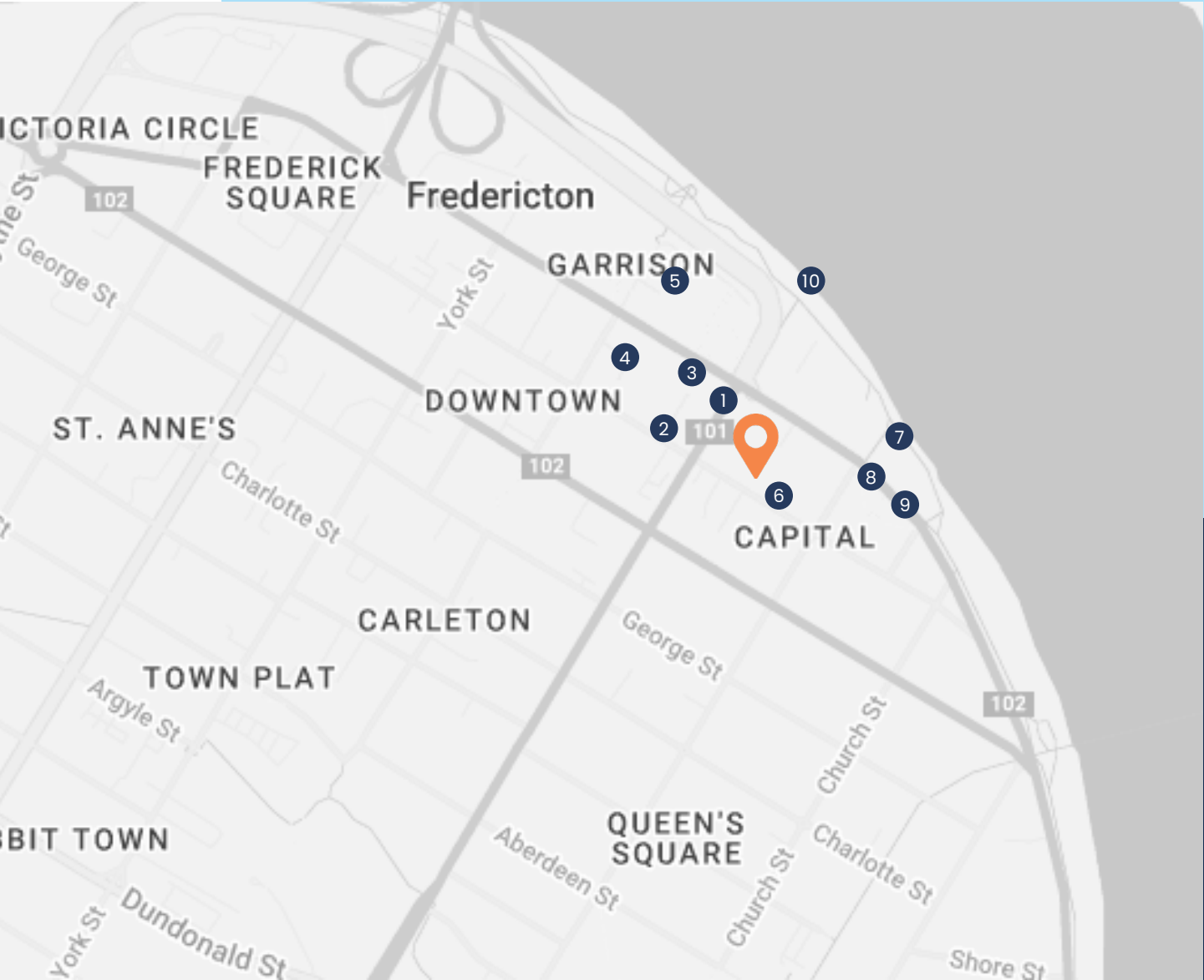
- In 2021, Fredericton was ranked the second-best place to live in Canada by Mcleans. The city provides a high quality of life, with an abundance of green space, complemented by the urban amenities residents desire. The city boasts a wide array of activities, renowned art and cultural attractions, highly acclaimed restaurants, and hosts international festivals.

Top Business City

- Rated the most cost-competitive city for business in Canada by KPMG.



Surrounding Amenities



① Mill Town Roaster

② Kings Place Mall

③ Gahan House Restaurant

④ 11th Mile Restaurant

⑤ City Hall

⑥ The Playhouse

⑦ Sweat Club (Fitness Facility)

⑧ Hilton Garden Inn Fredericton

⑨ Fredericton Convention Centre

⑩ Riverfront Trail

Kings Place Bus Station
200 METERS

Trans-Canada Highway
3.4 KILOMETERS

Fredericton Int'l Airport
14 KILOMETERS

U.S. Border
85 KILOMETERS

Aerial View



Note: Some of the fixtures and/or leaseholds shown in photos may not be included in the sale of the property.



KITCHEN



MEETING ROOM



WORKSPACE



COLLABORATION SPACE



MEETING ROOM

Offering Process

On or before November 30, 2025, interested parties will be invited to submit a Letter of Intent ('LOI') for 527 King Street, Fredericton, New Brunswick (the 'Property'), which addresses the requirements outlined below. The LOI outlines the terms for the purchase of the Property and should include, at minimum, the information listed below:

- Purchase Price for the Property
- Name of the ultimate Beneficial owners of the prospective purchaser, including their respective percentage interests
- Evidence of the prospective purchaser's financial ability to complete the transaction, including the method of financing for the purchase
- Deposit structure
- Terms and Conditions of Offer
- Terms and Conditions of closing
- Schedule of timing and events to complete the closing
- Contact Information, including email and mailing address of Purchaser

Prospective purchasers should note the Vendor is under no obligation to respond or accept any proposal for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion. The Property described herein is to be purchased on an "as-is, where-is" basis.

All inquiries regarding the property and LOI submissions should be directed to:



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LOI's will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor's ability to complete the transduction, and the proposed date and conditions of closing.



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