

For Lease

CARLETON PLACE

520 KING STREET, SUITE 1002, FREDERICTON, NEW BRUNSWICK



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ABOUT THE PROPERTY

Carleton Place is a Class A, professionally managed, and fully accessible building, featuring over 131,000 sq. ft. of premium space across eight (8) floors. The property is home to a mix of established businesses, government offices, and retail tenants, offering a dynamic professional environment. With adjacent parking, an in-house café, and a prime downtown location surrounded by amenities, Carleton Place provides tenants and visitors with convenience, comfort, and prestige in Fredericton's vibrant city center.



PROPERTY HIGHLIGHTS

Welcome to 520 King Street, one of Fredericton's most iconic office buildings. Located on the ground floor, Suite 1002 faces King Street offering 3,000 sq. ft. of modern and versatile office space. Tenants benefit from abundant natural light from large exterior windows and a functional, professional layout. The space features private offices, expansive open-concept work areas, a boardroom, and a convenient kitchenette ideal for professional or government users.

Recent interior upgrades include efficient elevators, a fully sprinklered safety system, and centralized heating and cooling. Tenants also enjoy modern amenities such as an in-house café, a fully renovated lobby, and adjacent parking, all within steps of downtown shops, dining, and services. Its prime downtown location offers excellent visibility, ease of access, and a professional environment for clients and employees alike.

Address	520 King Street
Location	Fredericton, New Brunswick
Building Type	Class A office
Building Size	131,735 sq. ft.
Size Available	3,000 sq. ft.
Floor Location	Ground floor
Availability	Immediately
Rent	\$31.50 psf (gross)



Transit
Accessible



Central
location



Card access
system



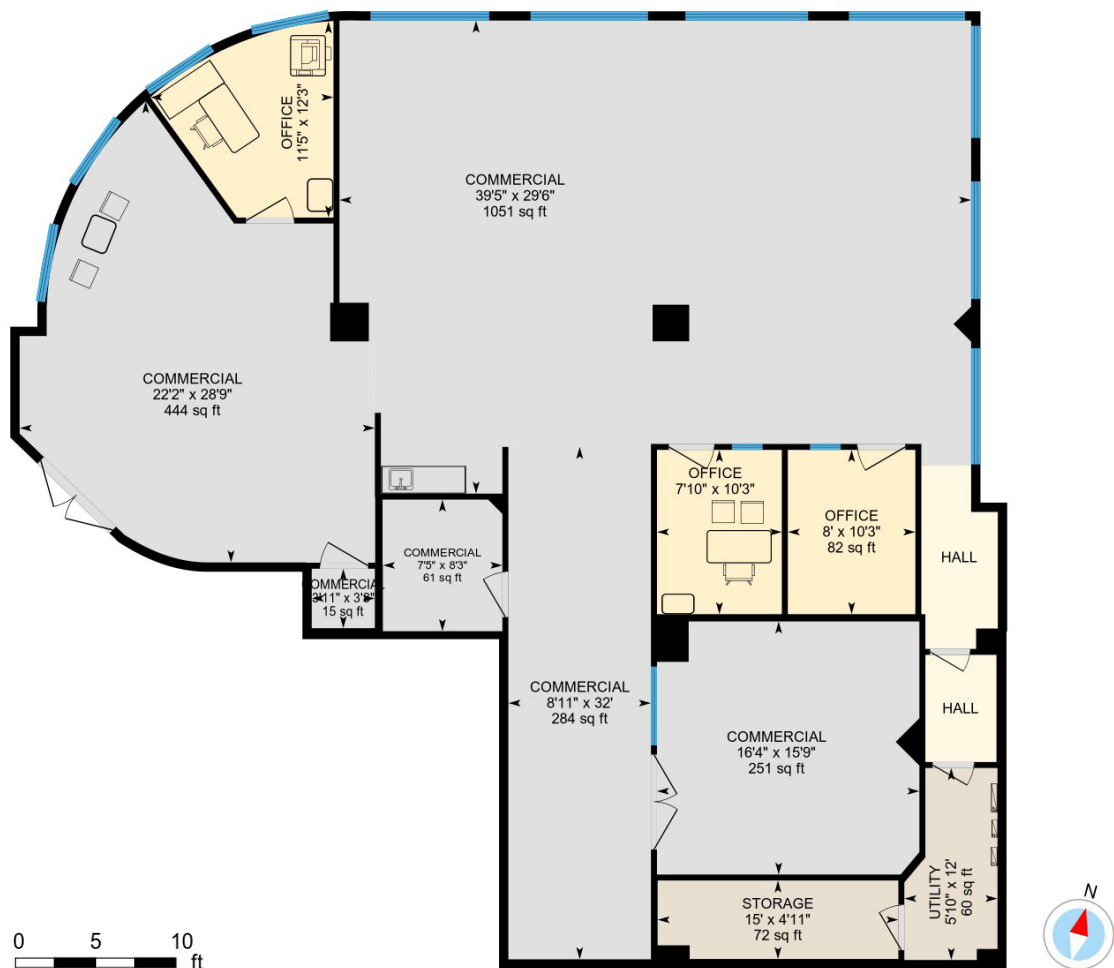
Adjacent
parking lot

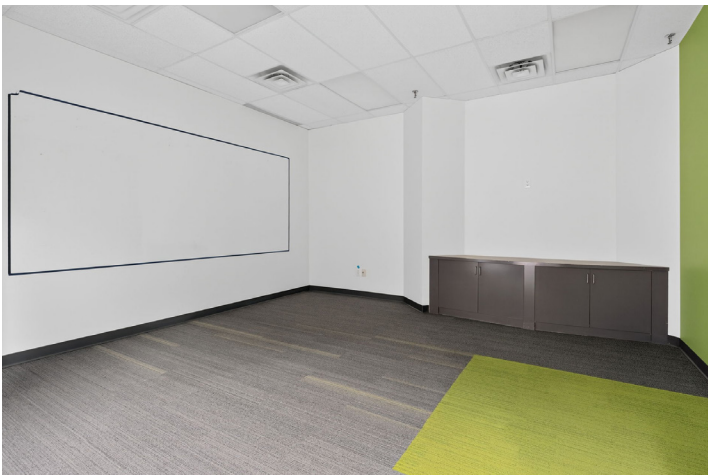


High vehicle
traffic

SUITE 1002

3,000 SQ. FT.





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