

NEW BRUNSWICK LISTING REPORT

December 2025

Partners Global Corporate Real Estate

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FEATURED LISTINGS

NEW | FOR LEASE



520 KING STREET, FREDERICTON

Size	Suite 1002: 3,000 sq. ft.
Price	\$31.50 psf (gross)
Features	<ul style="list-style-type: none"> » Ground floor suite with abundant natural light from large exterior windows » Professional layout with private offices, open-concept work areas, boardrooms and kitchenette » Adjacent parking lot for clients and tenants » Class A, modern, office building with recent upgrades

John Bigger | 506-470-5057 Andrew LeBlanc | 506-478-0011

NEW | FOR SALE



90 LEONARD DRIVE, SUSSEX

Size	Building: 4,177 sq. ft. Lot: 1-acre
Price	\$750,000
Features	<ul style="list-style-type: none"> » Fully leased office building with a five-year government lease in place » Ample, on-site free parking » Stand-alone building with light industrial zoning » Ideally located close to downtown Sussex in an industrial and service area » Excellent investment opportunity

Mark LeBlanc | 506-260-7203 Brian Toole | 902-476-6898

NEW PRICE | INDUSTRIAL



45 PROGRESS DRIVE, ST. STEPHEN

Size	Building: 10,976 sq. ft. Lot 1.75-acres
Price	\$1,475,000 \$995,000
Features	<ul style="list-style-type: none"> » Excellent visibility in St. Stephen Industrial Park » Features approximate 2,500 sq. ft. of well-appointed office space » Property includes 4,800 sq. ft. dome with grade-level loading door » Ideally located minutes from the Canada-U.S. boarder and major transportation routes

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FOR LEASE

FOR SALE

OFFICE

COMMERCIAL

INDUSTRIAL

ALL CLASSES

NEW LISTING

**520 KING STREET, FREDERICTON****Size** Suite 1002: 3,000 sq. ft.**Price** \$31.50 psf (gross)**Type** Office

Suite 1002 is a modern versatile office space; property has had recent upgrades; central location; adjacent parking lot

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**364 ARGYLE STREET, FREDERICTON****Size** 3,000 sq. ft.**Price** \$28.50 psf (gross)**Type** Office

Bright, well-appointed office space; fully accessible building with on-site parking; prime downtown location

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**33 WINTER STREET, SUSSEX****Size** 33,500 sq. ft.**Price** \$10.95 psf**Type** Industrial / Commercial

18' clear heights; one (1) 16' grade-level loading door; ample on-site parking; new roof scheduled Fall 2025; central location

Andrew LeBlanc | 506-478-0011

**190 ALISON BOULEVARD, FREDERICTON****Size** Up to 12,012 sq. ft.**Price** By negotiation, contact listing agent**Type** Office / Retail / Industrial

Blend of retail and industrial; signage opportunities; two rear dock doors; 20' to 22' clear heights

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**525 BISHOP DRIVE, FREDERICTON****Size** 7,500 sq. ft. plus mezzanine**Price** \$29.88 psf (gross)**Type** Retail / Industrial

Blend of retail and industrial; 12' foot grade level loading door; on-site parking; available Q4 2025 for occupancy

Mark LeBlanc | 506-260-7203

**82 WESTMORLAND STREET, FREDERICTON****Size** 16,000 sq. ft.**Price** \$24.30 psf (gross)**Type** Office

Bright, energy-efficient office space for lease in Fredericton's downtown core; entire second floor of the building

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**320 WILSEY ROAD, FREDERICTON****Size** 2,400 sq. ft.**Price** \$18.00 psf (gross)**Type** Industrial

Located in the Fredericton Industrial Park; one grade-loading door and shared fenced lot for enhanced security

John Bigger | 506-470-5057

**231 REGENT STREET, FREDERICTON****Size** 742 to 1,500 sq. ft.**Price** By negotiation, contact listing agent**Type** Office

Charming office building at edge of downtown; paved, on-site parking; various leasing options available

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819 ROYAL ROAD, BLDG H2, FREDERICTON

Size 5,000 to 14,658 sq. ft.

Price \$15.00 psf (semi-gross)

Type Industrial / Warehouse

Entire building for lease in MIRA Industrial Park; two (2) grade loading doors; 28-foot clear heights

Mark LeBlanc | 506-260-7203 Andrew LeBlanc | 506-478-0011



819 ROYAL ROAD, BLDG E, FREDERICTON

Size 6,346 sq. ft.

Price \$15.00 psf (semi-gross)

Type Industrial / Warehouse

Two (2) grade loading doors; L-shaped structure with a large 5,050 sq. ft. bay and a smaller 1,296 bay

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71 ALISON BOULEVARD, FREDERICTON

Size 6,000 to 12,000 sq. ft.

Price \$25.25 psf (gross)

Type Office

Fully-built out office space located in a meticulously maintained building; on-site parking; available immediately

John Bigger | 506-470-5057

INCENTIVES



95 GALLOWAY STREET, FREDERICTON

Size 5,334 sq. ft.

Price \$9.95 psf (net)

Type Industrial

Full building for sublease; situated on a 6.97-acre corner lot; grade loading; head lease expires May 31, 2028

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140 CARLETON STREET, FREDERICTON

Size 1,500 sq. ft.

Price \$32.00 psf (gross)

Type Office / Retail

Class "A" building in downtown Fredericton; office space on fifth floor for lease; connected parkade

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50 CROWTHER LANE FREDERICTON

Size 16,294 sq. ft.

Price \$29.50 psf (gross)

Type Class "A" office

Located in Knowledge Park; turnkey space for sublease; on-site parking; immediate availability

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214 BRUNSWICK STREET, FREDERICTON

Size Up to +/- 3,500 sq. ft.

Price By negotiation, contact listing agent

Type Office

Two office suites available; each approx. 1,700 sf; can be combined for 3,500 sq. ft.; space ready for tenant improvement

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NEW LISTING



90 LEONARD DRIVE, SUSSEX

Size Building: 4,177 sq. ft.
Lot: 1.0-acre

Price \$750,000

Type Office

Fully leased stand-alone office building with a five-year government lease in place; light industrial zoning

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850 ST. PETER AVENUE, BATHURST

Size Building: 18,124 sq. ft.
Lot: 2.34-acres

Price By Bid

Type Retail / Industrial / Warehouse

Blend of retail, warehouse, and office space; zoned Highway Commercial; ideally located in commercial corridor

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THE CHARLOTTE MALL, ST. STEPHEN

Size 115,953 sq. ft.

Price By Bid

Type Retail

Retail investment property with national tenants; staple shopping centre; highly -visible location

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527 KING STREET, FREDERICTON

Size 45,206 sq. ft.

Price By Bid

Type Office

Fully-built out office building; head lease potential for immediate income; excellent access to amenities.

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NEW PRICE



45 PROGRESS DRIVE, ST. STEPHEN

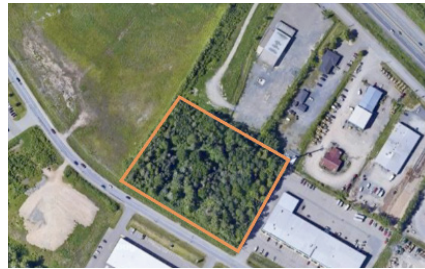
Size Building: 10,976 sq. ft.
Lot: 1.75-acres

Price \$1,475,000- \$995,000

Type Industrial

Located minutes from the Canada-U.S. boarder; ideal for logistics, distribution and cross-boarder operations

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185 ALISON BOULEVARD, FREDERICTON

Size 3.4-acres

Price \$995,000

Type Land

Flexible General Industrial zoning; opportunity to purchase adjacent lot for total of 17 acres

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165 ALISON BOULEVARD, FREDERICTON

Size 13.5-acres

Price \$3,995,000

Type Land

Prime development land with easy access to downtown and Highway 7; flexible General Industrial zoning

John Bigger | 506-470-5057

UNDER OFFER



61 HALIFAX STREET, MONCTON

Size 13,000 sq. ft.

Price \$2,600,000

Type Industrial

Well-maintained property featuring a versatile layout with grade and dock loading; vacant possession Spring 2025

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330 ALISON BOULEVARD, FREDERICTON

Size Building: 11,636 sq. ft.
Lot: 31,799 sq. ft.

Price \$3,400,000

Type Commercial

Excellent investment opportunity; fully leased to well-established professional firm; meticulously maintained

Mark LeBlanc | 506-260-7203



160 ALISON BOULEVARD, FREDERICTON

Size Lot: 2.3.82-acres

Price \$975,000

Type Land

Prime development land with easy access downtown Fredericton and the highway; flexible zoning

Mark LeBlanc | 506-260-7203



LOT 18-7 DIVOT DRIVE, HANWELL

Size Lot: 4.00-acres

Price \$895,000

Type Land

Fully cleared, pad ready lot in Greenview Business Park; plans available for 20,000 sq. ft. industrial building

Mark LeBlanc | 506-260-7203

CONTACT US

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