

FOR LEASE

231 REGENT STREET FREDERICTON, NEW BRUNSWICK

Leasing opportunities in charming office
building at the edge of downtown



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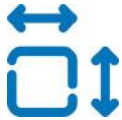
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Leasing opportunities in charming office building at the edge of downtown

Welcome to 231 Regent Street, a charming three-storey walk-up office building strategically positioned at the gateway to downtown Fredericton. Situated on a generous 22,506 sq. ft. corner lot, the property offers accessibility, ample on-site parking for thirty vehicles, and a seamless blend of urban convenience and residential charm. Its prime location places tenants within walking distance of Fredericton's downtown core and amenities, while providing a peaceful setting.

Currently available for lease are three office suites, one located on first floor and two located on the second floor. Zoned Office Commercial (OC), the property accommodates a wide array of professional uses, including office, medical, and instructional facilities. To explore this exceptional leasing opportunity, contact the listing agent today!



742 - 3,154 sq. ft.
Available

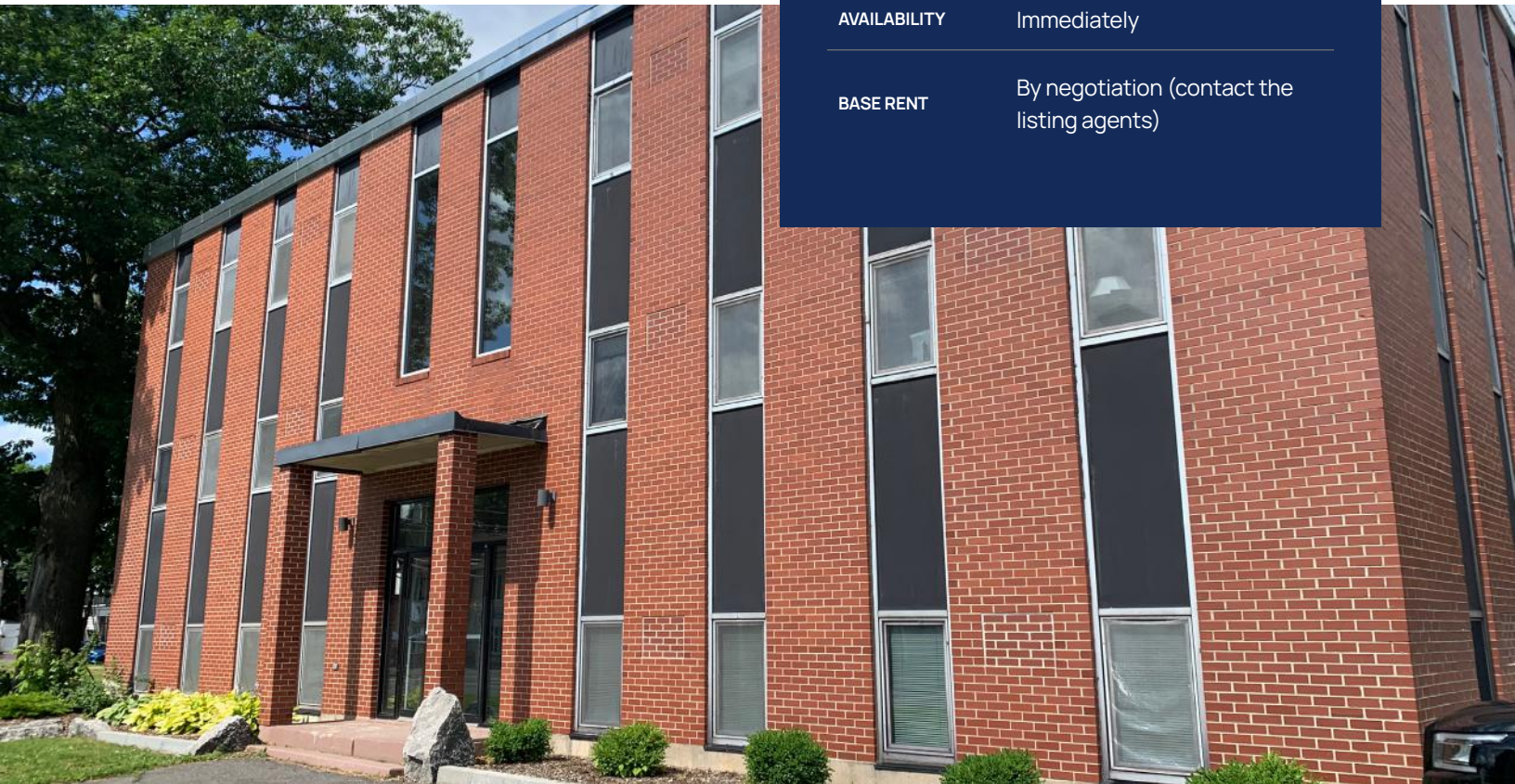


Desired, Central
Location



Paved, On-Site
Parking

LISTING ID	25253
ADDRESS	231 Regent Street, Fredericton
PROPERTY TYPE	Office
BUILDING SIZE	12,600 sq. ft.
SIZES AVAILABLE	First floor: 742 sq. ft. Second floor: 1,510 sq. ft. Second floor: 1,644 sq. ft. Can be combined for 3,154 sq. ft.
TYPICAL FLOOR SIZE	4,200 sq. ft.
YEAR BUILT	1975
ZONING	Office Commercial (OC)
NO. OF FLOORS	Three (3)
PARKING	Thirty on-site surface parking spaces
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agents)

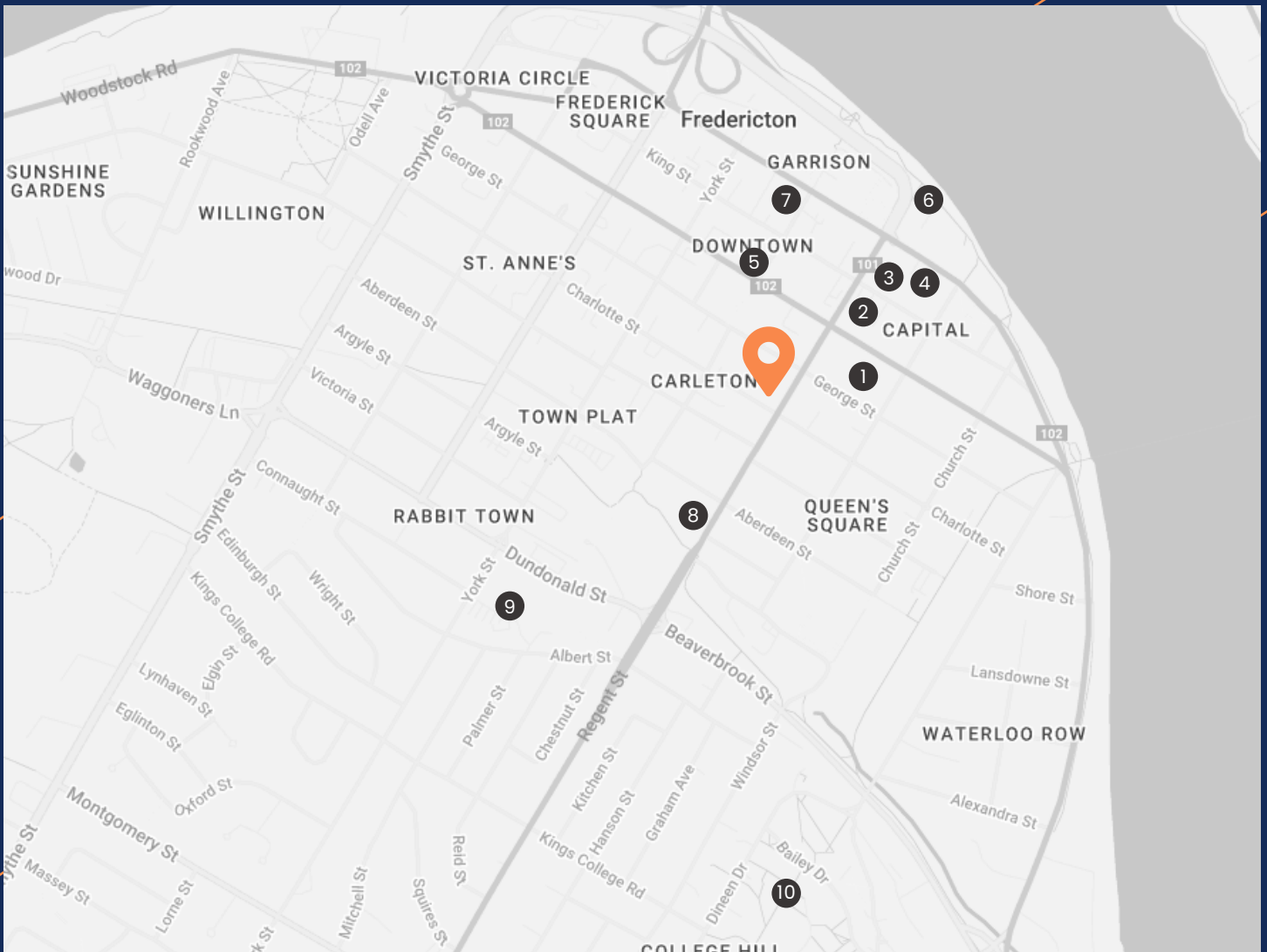


Property Highlights

- Located walking distance from Fredericton's charming downtown core
- Office suites feature a versatile mix of open-concept and private layouts
- Rooftop HVAC system
- Common washroom on each floor
- Thirty, on-site surface parking stalls for tenants and guests
- Meticulously maintained property with brick facade
- Supported by Office Commercial (OC) zoning; permitting a wide array of uses including medical, instructional facility, and office
- Excellent exposure located on a 22,506 sq. ft. corner lot
- Conveniently situated within walking distance to cafes, restaurants, farmers markets, parks, retail, and fitness facilities



Surrounding Amenities



- ① Fredericton Boyce Farmers Market
- ② Tim Horton's
- ③ Snooty Fox
- ④ Hilton Garden Inn Fredericton
- ⑤ Kings Place Mall

- ⑥ Gahan House Riverside
- ⑦ Riverfront Trail
- ⑧ Sobeys
- ⑨ YMCA Fredericton
- ⑩ University of New Brunswick

Westmorland Street Bridge
DRIVE TIME: 3 MINUTES

New Brunswick Highway 102
DRIVE TIME: 6-8 MINUTES

Uptown Fredericton
DRIVE TIME: 10-12 MINUTES

Fredericton Int'l Airport
DRIVE TIME: 15 MINUTES



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