

FOR LEASE

71 ALISON BOULEVARD FREDERICTON, NEW BRUNSWICK

Full floor leasing opportunity in
professional office building



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Full floor leasing opportunity in professional office building

Situated along Alison Boulevard, a 18-kilometer commercial thoroughfare stretching across Fredericton from west to east, this prime leasing opportunity offers unmatched convenience in one of the city's fastest-growing areas. Positioned just off Exit 2 of the Vanier Highway, 71 Alison Boulevard offers seamless connectivity to major transportation routes, as well as quick access to downtown and an array of walking trails, retail shops, restaurants, and essential services nearby.

The available office space, ranging from 6,000 to 12,000 sq. ft., is located on the ground floor of a professional building. The 6,000 sq. ft. option spans approximately half of the main floor, while the 12,000 sq. ft. layout offers the opportunity to lease the entire level. The space is fully built-out and features an open-concept layout, complemented by several executive offices along a continuous row of large windows, flooding the area with natural light. Furthermore, a picturesque tree-lined roadway leads to ample on-site parking, offering convenience for both tenants and clients.



6,000 - 12,000
sq. ft. Available

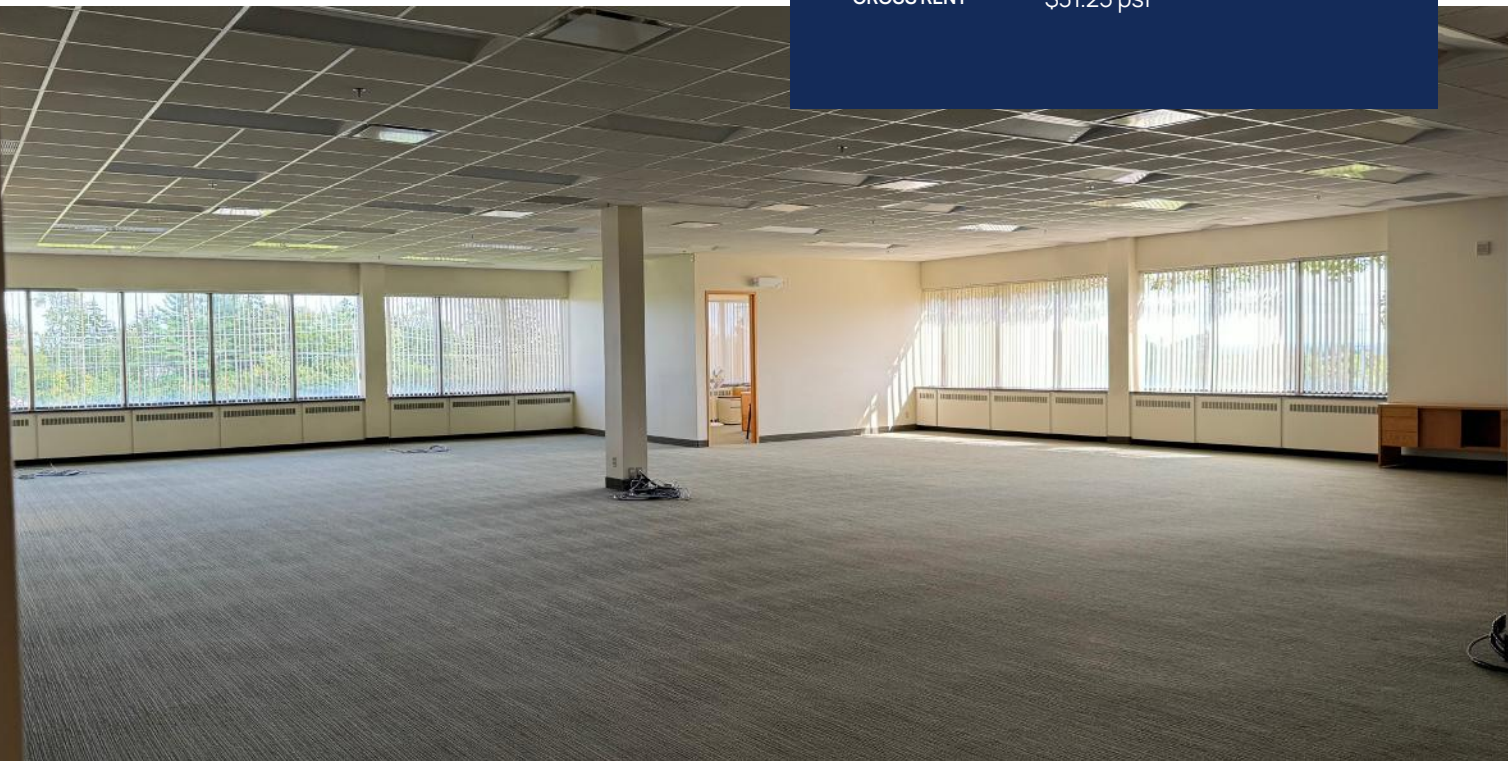


Convenient
Highway Access



Ample, On-Site
Parking

LISTING ID	25244
ADDRESS	71 Alison Boulevard
LOCATION	Fredericton
PROPERTY TYPE	Office
BUILDING SIZE	+/- 24,000 sq. ft. (excluding basement level)
SIZE AVAILABLE	+/- 6,000 - 12,000 sq. ft.
FLOOR LOCATION	Ground floor
YEAR BUILT	1985
ZONING	General Industrial (GI) Zone
PARKING	Ample, free on-site parking
AVAILABILITY	Immediately
BASE RENT	\$16.00 psf
ADDITIONAL RENT	\$15.25 psf
GROSS RENT	\$31.25 psf





OPEN WORKSPACE & PRIVATE OFFICES



OPEN WORKSPACE



PRIVATE OFFICE

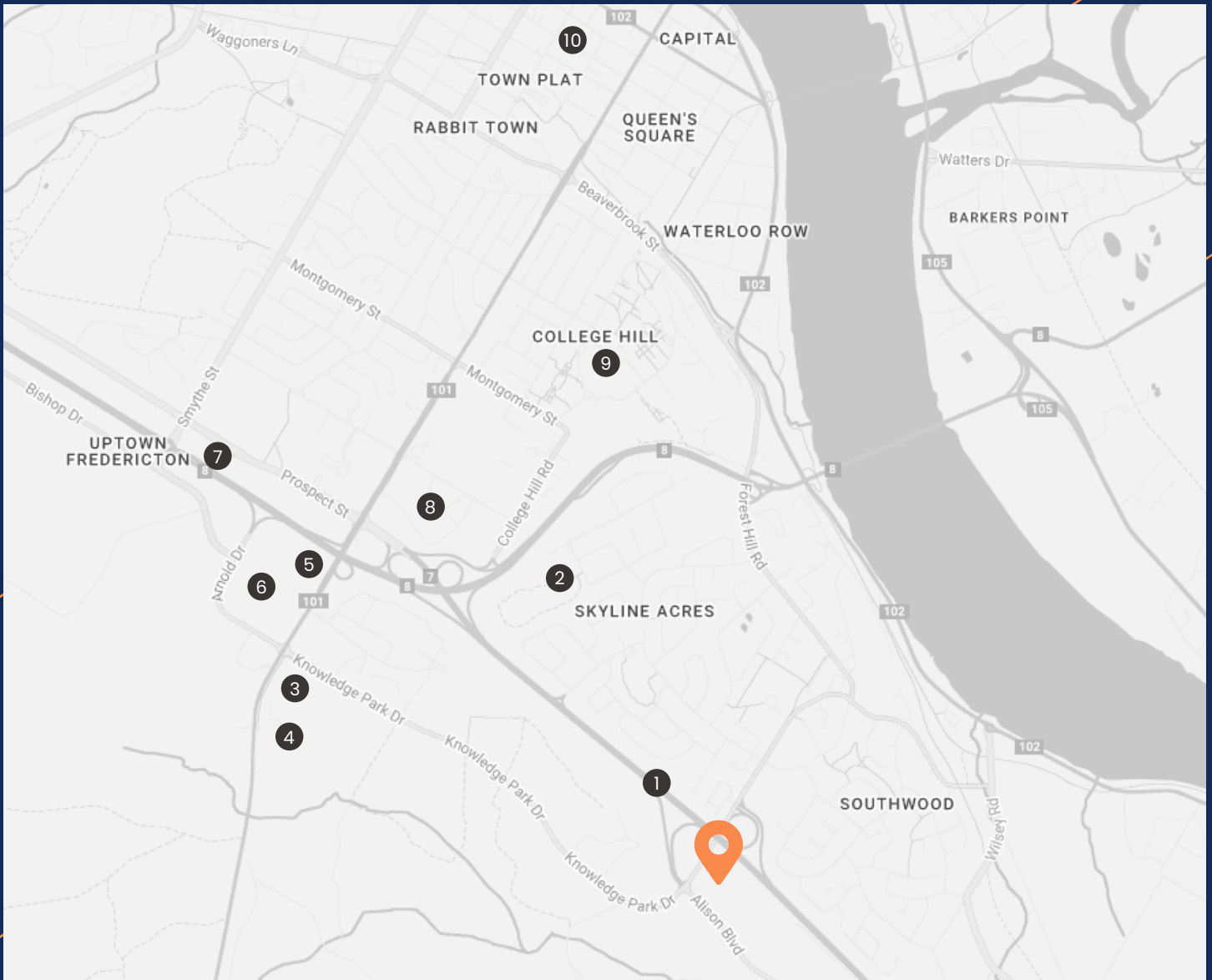


BUILDING EXTERIOR



OPEN WORKSPACE

Surrounding Area



- ① Vanier Highway
- ② Reading Street Park
- ③ Montana's / Thai Manao / Taco Boyz
- ④ Corbett Centre
- ⑤ Fredericton Inn
- ⑥ Regent Mall
- ⑦ Starbucks
- ⑧ Dr. Everett Chalmers Hospital
- ⑨ University of New Brunswick
- ⑩ Downtown Fredericton

Vanier Highway
DRIVE TIME: 2-5 MINUTES

Downtown Fredericton
DRIVE TIME: 8-12 MINUTES

Oromocto
DRIVE TIME: 14-16 MINUTES

Fredericton International Airport
DRIVE TIME: 14-16 MINUTES



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