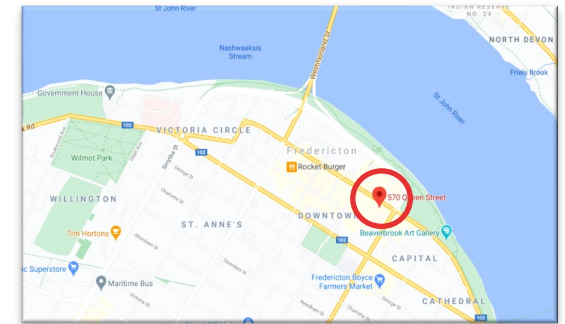


FOR LEASE

570 QUEEN STREET



BARKER HOUSE

Barker House is a 6-storey class “A” office building located in downtown Fredericton, New Brunswick. This property is at the heart of Fredericton’s central business district with frontage on Queen Street. Property has some of the best views in the City and its proximity to the riverfront, Officers’ Square, shopping, banks and other amenities, make it one of the most desirable business addresses in the City. In the recent years, property has been extensively renovated (main lobby and majority of common areas) and it currently has the best in the City available Class “A” space available for lease. Current tenants include top professional firms such as McInnis Cooper, Grant Thornton, Canada Post, Scotia Wealth management and other professional firms. Managed by Colliers International.

TOTAL SQUARE FEET

69,137

STORIES

6

PLEASE CONTACT:

Kristina Ingleby

Broker

506 461 1176

kristina.ingleby@cushwake.com

Cushman & Wakefield Asset Services

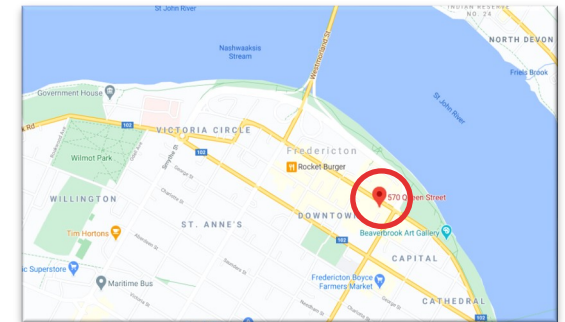
1133 Regent Street - Suite 103

Fredericton, NB E3B 3Z2

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FOR LEASE

570 QUEEN STREET



Availability

SUITE	SQ FT	Description
101/104	1,617	Available immediately. Ground floor. Exterior entrance. Great signage options.
102	6,083	Available immediately. Ground floor. Frontage on Queen Street. Turnkey Class "A" office space.
200*	5,422	Available immediately. River facing w/great views. Turnkey Class "A" office space.
201*	6,933	Available immediately. Turn key Class "A" office space. High-end finishes. Can be subdivided.
300	12,222	Available immediately. Turn key Class "A" office space. High-end finishes. Amazing views. Can be subdivided.
400R	3,376	Available Immediately. Turnkey office space.
500A	2,904	Available Immediately. Turnkey office space. Can be subdivided.

**Can be combined for a total of 12,355 SQ FT*

Net Rent: \$16.00 PSF Additional Rent: \$12.84 PSF Term: 5-10 years

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FOR LEASE

570 QUEEN STREET



TURN KEY LEASEHOLD PACKAGES & TENANT INCENTIVES AVAILABLE



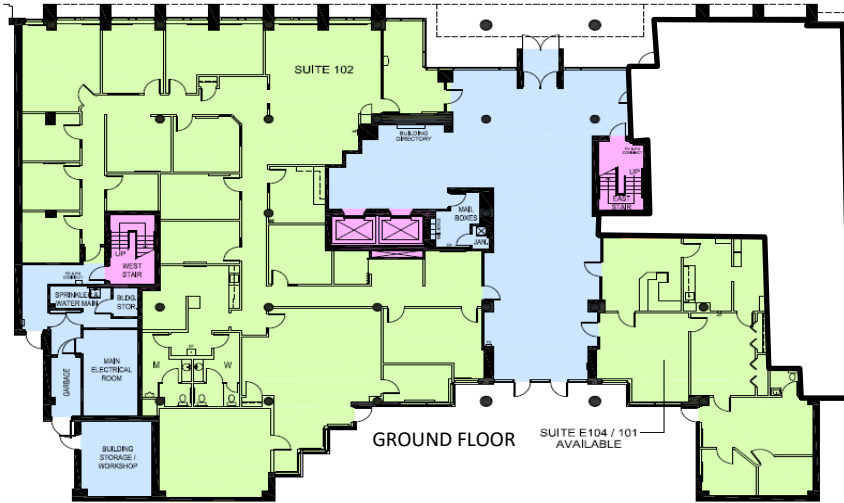
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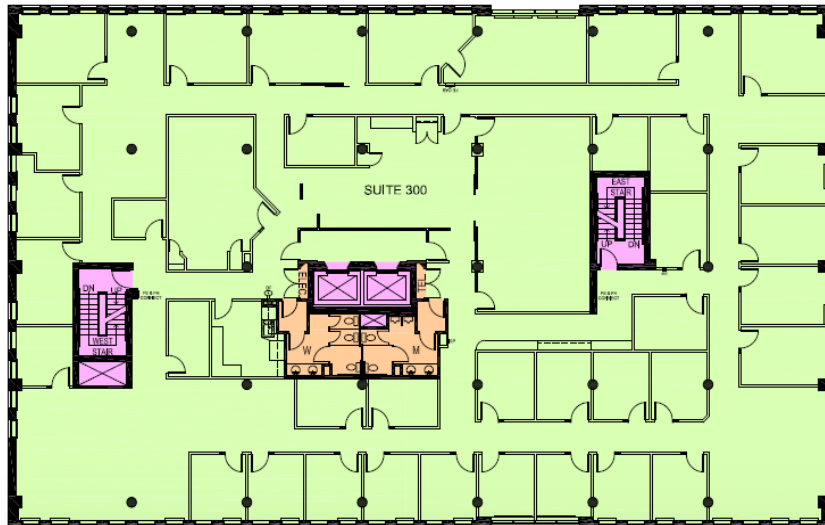
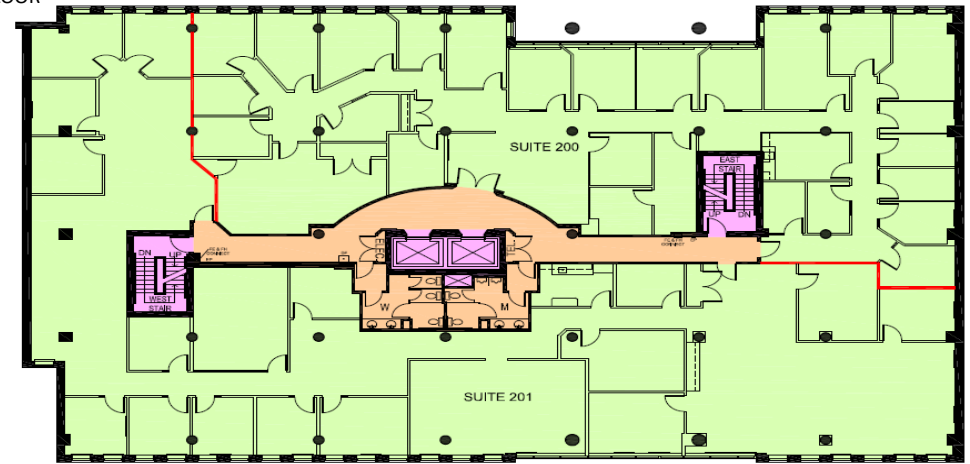
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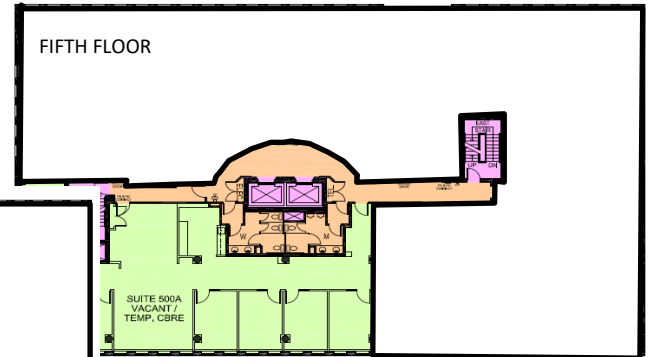
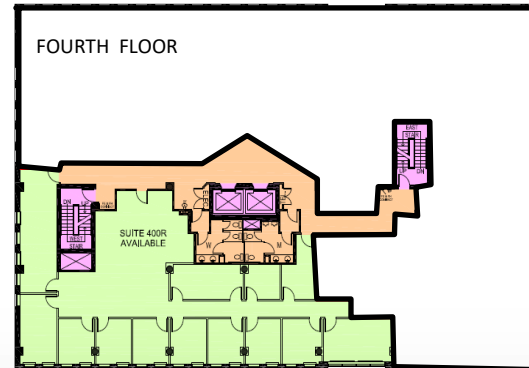
570 QUEEN STREET



SECOND FLOOR



THIRD FLOOR



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