

BRUNSWICK

BROKERS

VIRTUAL TOUR INSIDE!

**Class A Office Space in
the Heart of Downtown Fredericton**

FOR LEASE

140 CARLETON STREET

Fredericton | NB

**Paul Moore
Troy Nesbitt**



140 Carleton Street | Fredericton, NB
Paul Moore & Troy Nesbitt



Property Highlights

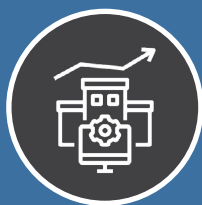
BASE RENT
\$18.00 psf (net)

140 Carleton is ideally situated in the centre of downtown Fredericton. A beautifully designed 5 story class A mixed-use building with retail on the ground floor and premium offices on the upper floors. Current home to companies in such industries as law and pension fund management.

The building was designed with sustainability and tenants' needs in mind, aiming to have a positive impact on their health and productivity and overall convenience. With floor to ceiling windows that showcase the best of the city and flood offices with natural light, the design reduces the need for artificial lighting and improves the quality of the space at a reduced cost. Fresh air ventilation, smart technology and sustainable materials add to the development's appeal.



**LOCATED
DOWNTOWN**



**SMART
BUILDING**



**BOMA BEST
CERTIFICATION
PENDING**



**PARKING
GARAGE**



**TRANSIT
ACCESSIBLE**

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12 Smythe St, Suite 104
Saint John, NB
E2L 5G5

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Property Details

AVAILABLE
IMMEDIATELY

YEAR BUILT	2020
NUMBER OF FLOORS	5
BUILDING SIZE	89,930 sf
TYPICAL FLOOR SIZE	18,732 sf
SUITES AVAILABLE	1st Floor - Retail - 17,612 sf (entire floor) 2nd Floor - Office - 18,732 sf (entire floor) 5th Floor - Office - 4,314 sf
BASE RENT	\$18.00 psf (net)
ADDITIONAL RENT	\$11.50 psf (includes utilities & internal cleaning)
PARKING	Attached enclosed parking garage
BOMA LEVEL	Best Certified Certification Pending

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Nearby Amenities

- Restaurants
- Cafes
- Shopping City Market
- Pubs
- Hotels
- Fitness Centres
- Tap Rooms
- Central Business District

Fredericton

2021 POPULATION	108,610
POPULATION INCREASE (2016 - 2021)	5.8%
MEDIAN AGE	41.8
AVERAGE HOUSEHOLD INCOME	\$89,890



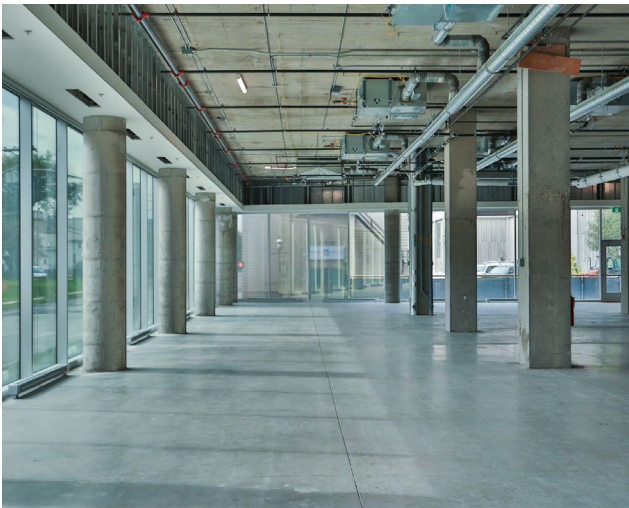
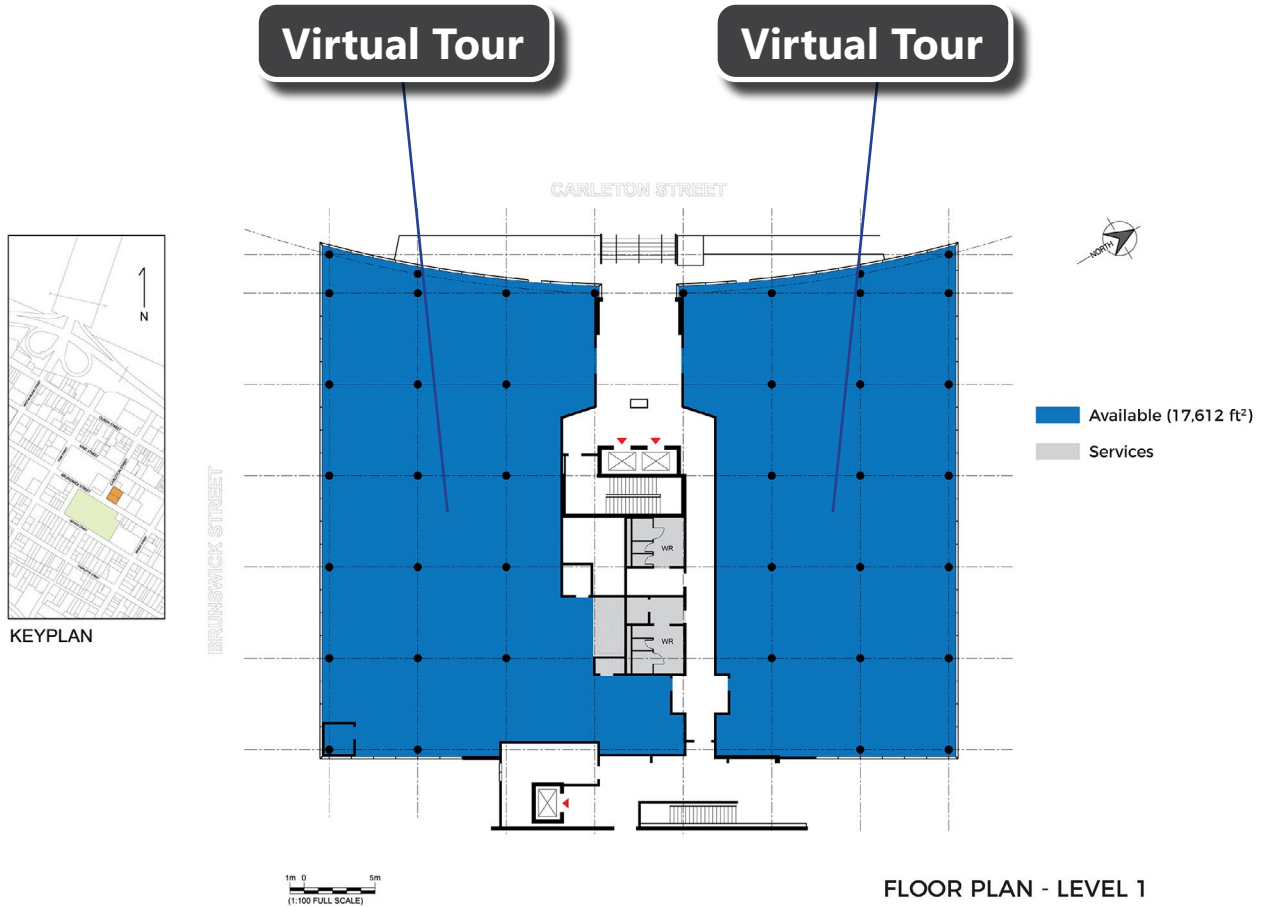
Property Photos

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First Floor
17,612 sf
Retail Vacancy

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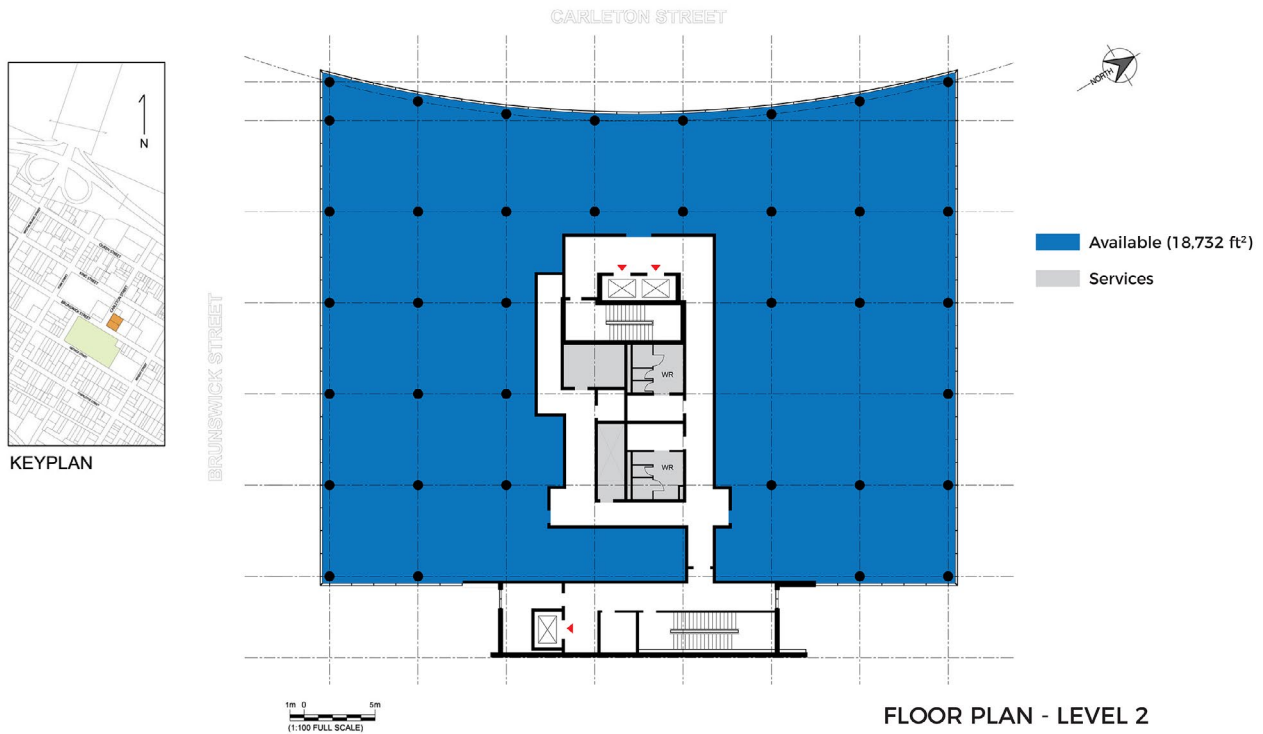
Second Floor

18,732 sf

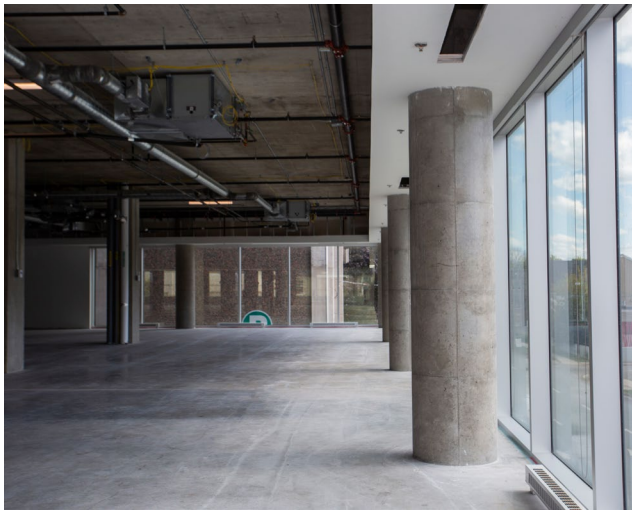
Office Vacancy

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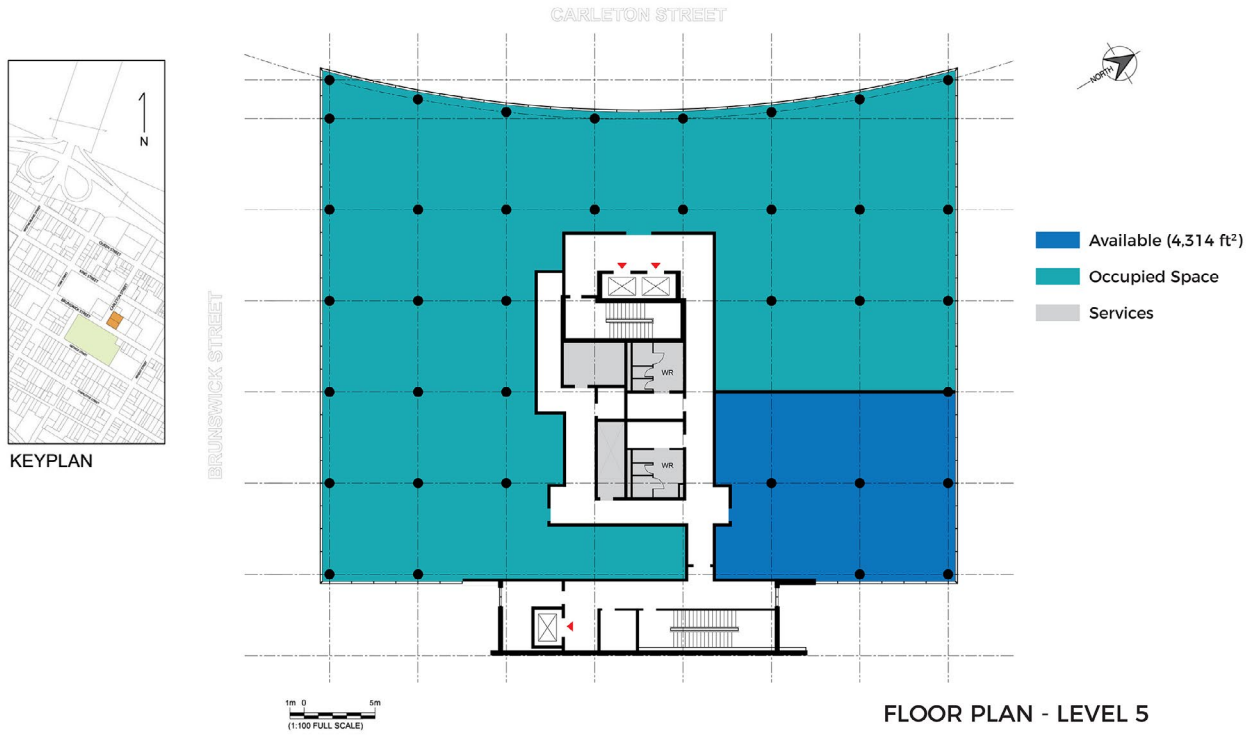


Virtual Tour

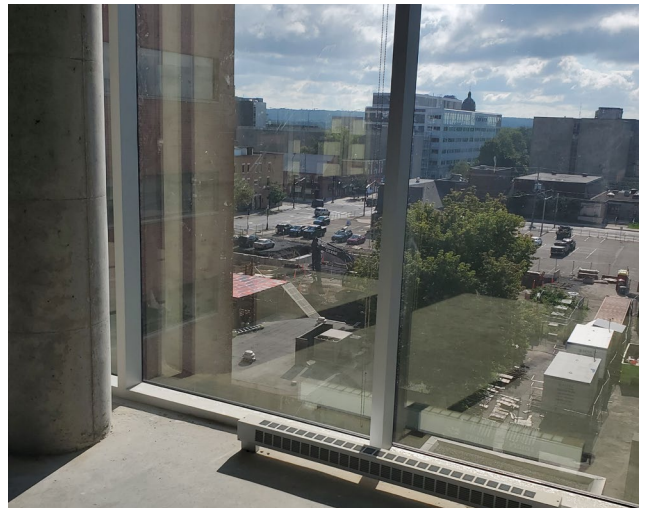


Fifth Floor
4,314 sf
Office Vacancy

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