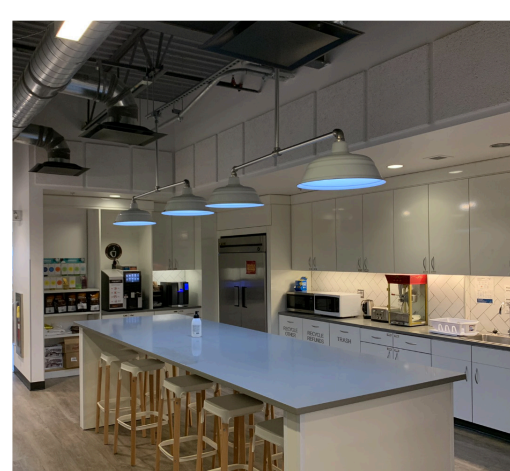
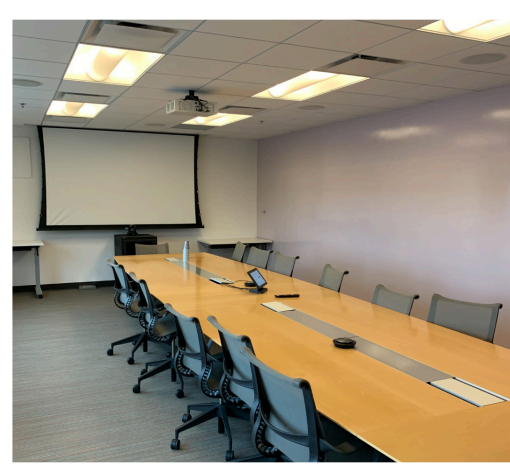


FOR SUBLEASE

50 CROWTHER LANE KNOWLEDGE PARK, FREDERICTON

Inspiring office space perfectly
situated in Knowledge Park



Mark LeBlanc

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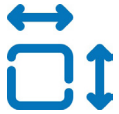
50 CROWTHER LANE | KNOWLEDGE PARK, FREDERICTON

Inspiring office space perfectly situated in Knowledge Park

Welcome to 50 Crowther Lane! Class A space located in Knowledge Park, a strategically located Research and Technology Campus. This leasing opportunity features 16,294 sq. ft. of brilliantly designed office space situated on the third floor.

Offering a harmonious blend of private offices and generous open work space, the space is accented by a combination of open and dropped ceiling grid, polished concrete floors in high-traffic areas, and a white noise system. With floor-to-ceiling commercial-grade glazing in offices and meeting rooms, natural light cascades through the office space, creating an inviting and energizing atmosphere.

Your staff and visitors will love ample free parking, the bus route proximity, and the quick access to numerous amenities, the biking/walking trail system, and Highway 7!



16,294 sq. ft.
Available

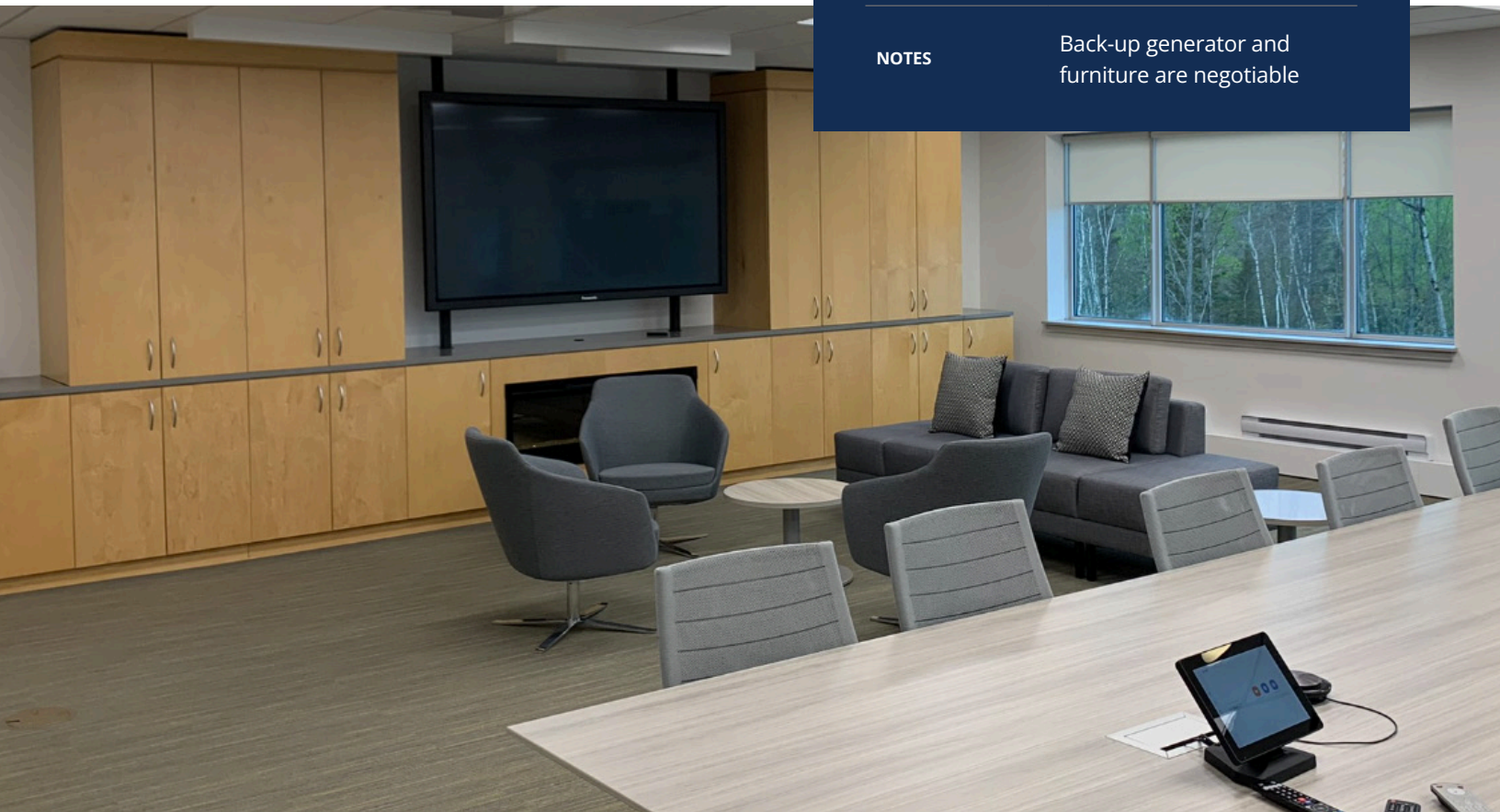


Turnkey Space



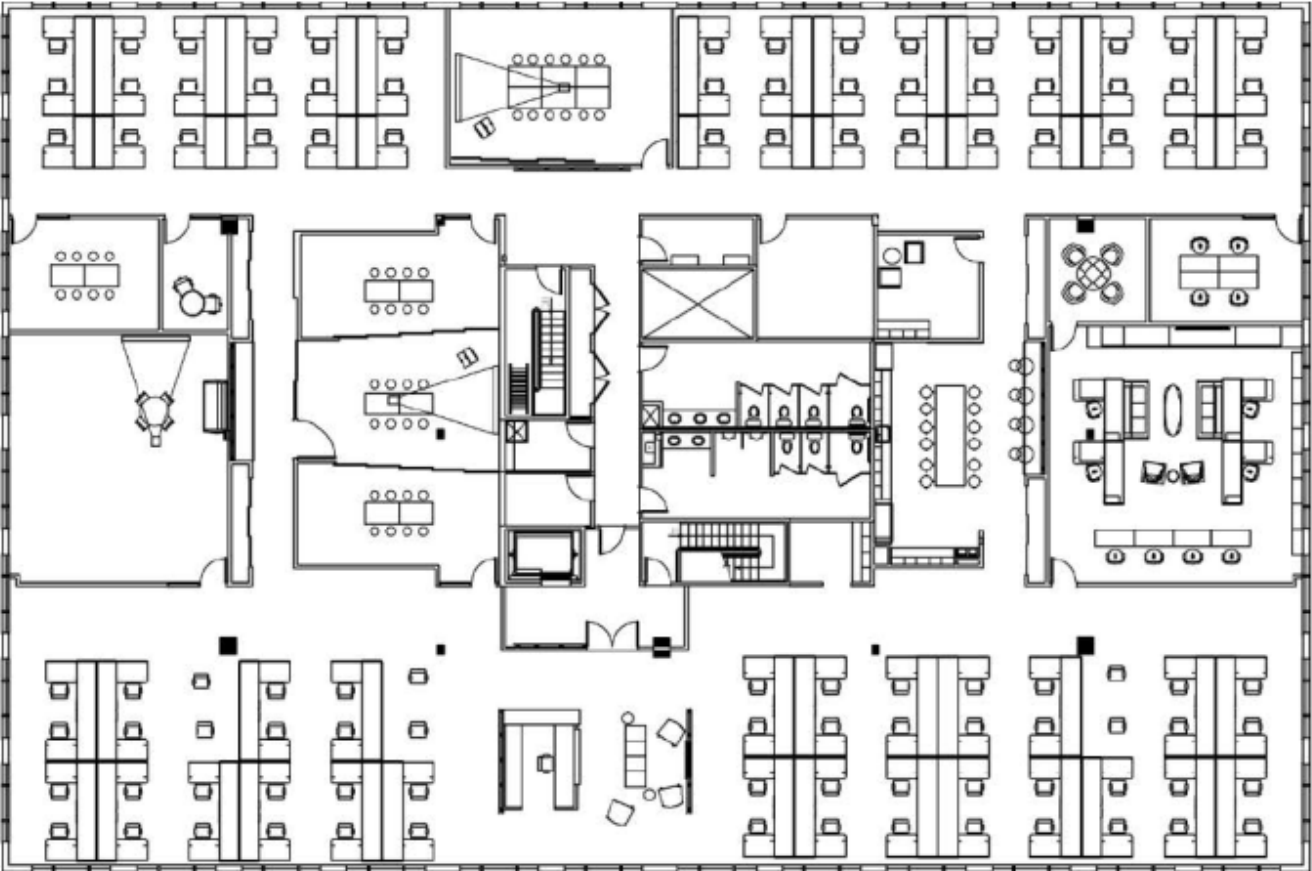
Access to
Highway 7

LISTING ID	25214
ADDRESS	50 Crowther Lane
PROPERTY TYPE	Office
YEAR BUILT	2010
BUILDING SIZE	47,032 sq. ft.
SIZE AVAILABLE	16,294 sq. ft.
FLOOR LOCATION	3rd floor
AVAILABILITY	Immediately
PARKING	Ample, free parking
BASE RENT	\$17.00 psf
ADDITIONAL RENT	\$12.50 psf
TOTAL RENT	\$29.50 psf
HEAD LEASE EXPIRY	September 30, 2026
NOTES	Back-up generator and furniture are negotiable



50 CROWTHER LANE | KNOWLEDGE PARK, FREDERICTON

Floor Plan

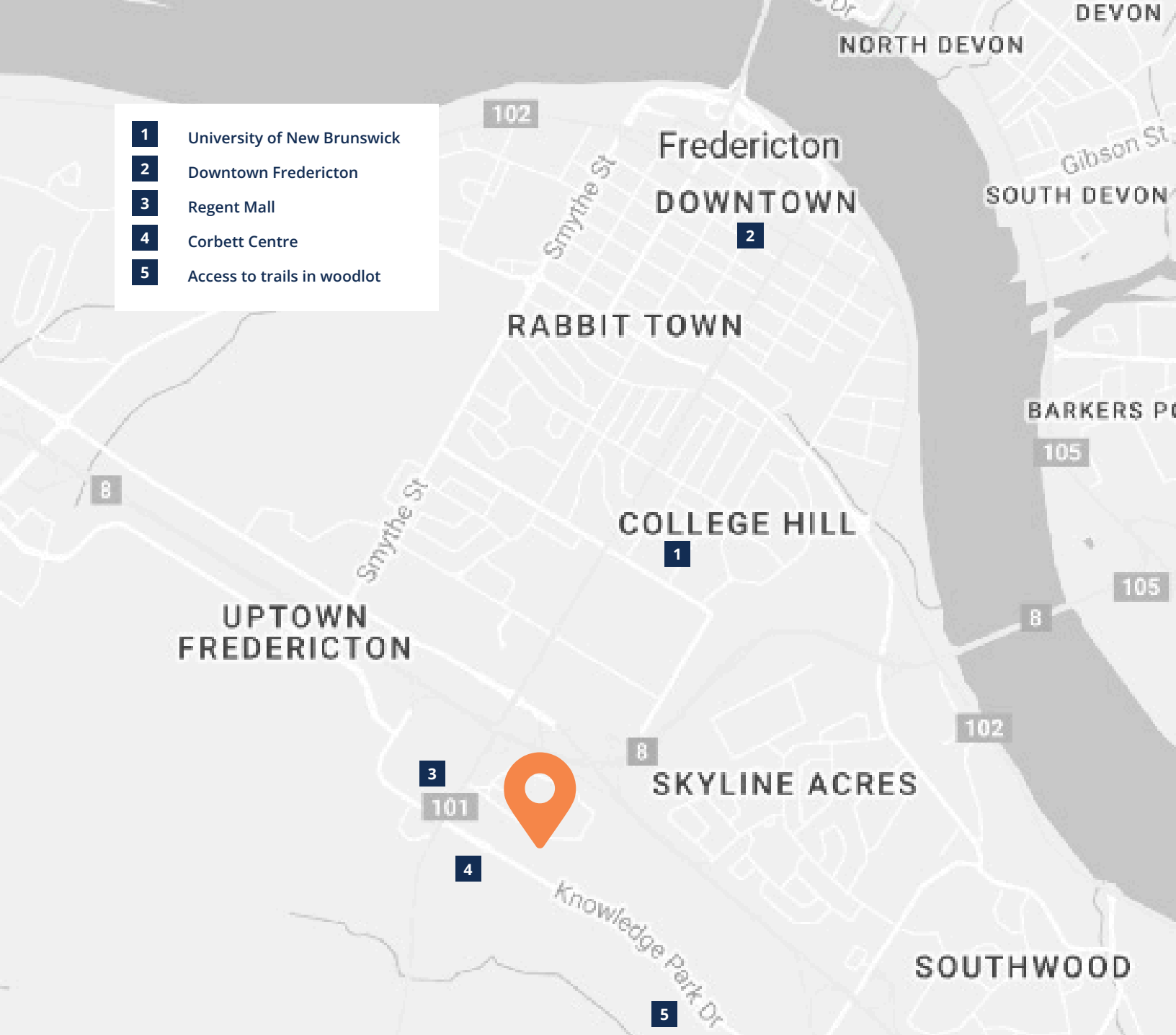




Close to public transit routes	Easily accessible off Highway 7	Key-card access
Fully sprinklered, white noise system	Close to a vast array of amenities	Custom window treatments included
Excellent signage opportunities	Contemporary kitchen and lunch area	Quality construction throughout



- 1** University of New Brunswick
- 2** Downtown Fredericton
- 3** Regent Mall
- 4** Corbett Centre
- 5** Access to trails in woodlot



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