

FOR SUBLEASE

# FREDERICTON MEDICAL CENTRE 1015 REGENT STREET, FREDERICTON

Prime 1,077 sq. ft. space available for  
sublease in Fredericton Medical Centre



Mark LeBlanc

📞 (506) 260-7203

✉️ [mark@partnersglobal.com](mailto:mark@partnersglobal.com)

[partnersglobal.com](http://partnersglobal.com)



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CORPORATE REAL ESTATE

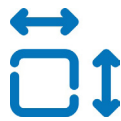
## Prime 1,050 sq. ft. space available for sublease in Fredericton Medical Centre

The Fredericton Medical Centre stands as the premier medical office complex in the city and one of New Brunswick's most pivotal regional healthcare facilities. It hosts over sixty medical professionals, including numerous general practitioners. Tenants benefit from the convenience of an on-site Shoppers Drug Mart pharmacy, a laboratory, the River Valley Health Authority (the largest health region in the province), and Fredericton Physiotherapy. Strategically located just one block from Dr. Everett Chalmers Hospital and within four blocks of the University of New Brunswick, this centre provides an unrivaled location.

The available space for sublease encompasses 1,077 sq. ft. of bright medical space with good-quality leaseholds in place. The area features a reception, exam rooms, a compact yet functional kitchenette, and a washroom. Contact the listing agent to secure your opportunity to sublease a space in this premier medical hub!



Medical / Office Building



1,077 sq. ft. Space Available



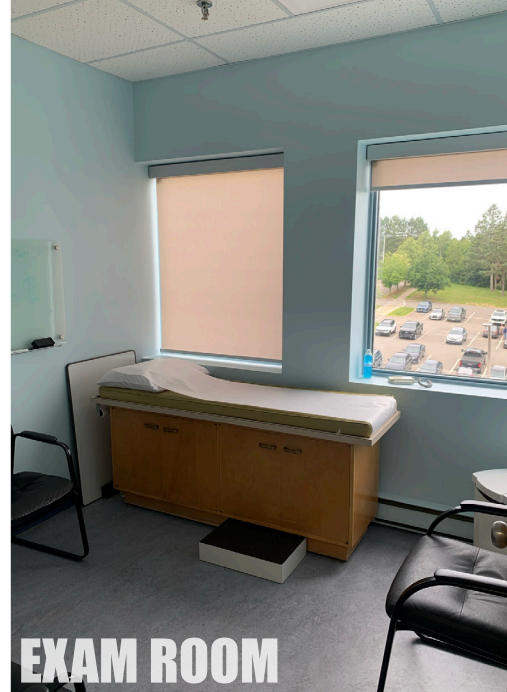
Paved, On-Site Parking

LISTING ID	25240
ADDRESS	1015 Regent Street, Unit 408, Fredericton
BUILDING NAME	Fredericton Medical Centre
PROPERTY TYPE	Medical / Office
BUILDING SIZE	75,800 sq. ft.
SIZE AVAILABLE	1,077 sq. ft.
FLOOR LOCATION	Fourth floor
YEAR BUILT	1984
PARKING	Free on-site parking (350 stalls)
ELEVATOR	Two (2)
AVAILABILITY	Immediately
GROSS RENT	\$3,320 per month plus HST (Rent subject to annual escalations as per existing Lease)
HEAD LEASE EXPIRY	June 30, 2029





**OFFICE / EXAM ROOM**



**EXAM ROOM**



**RECEPTION AREA**

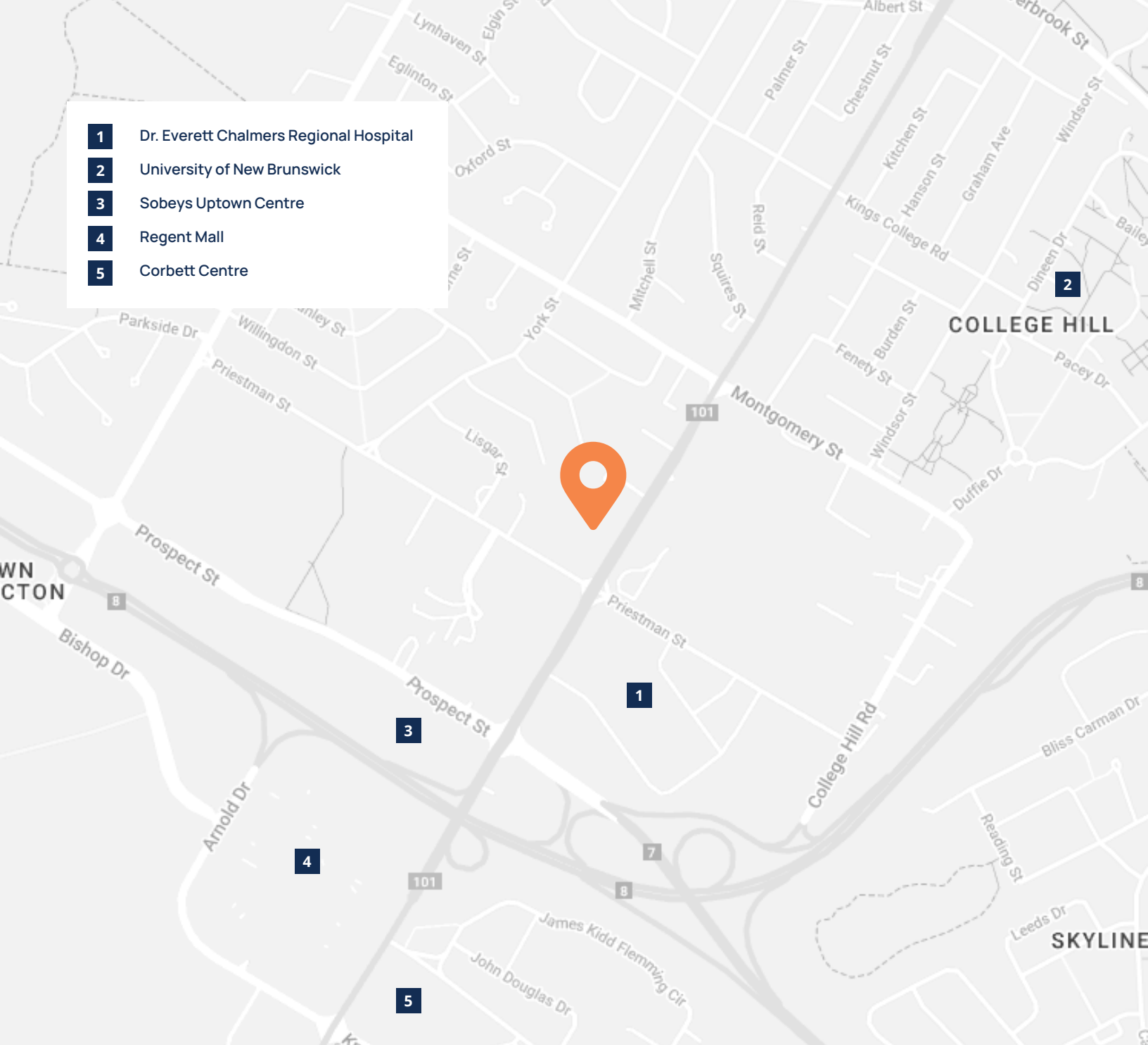


**RECEPTION WORK SPACE**



**KITCHENETTE**

- 1** Dr. Everett Chalmers Regional Hospital
- 2** University of New Brunswick
- 3** Sobeys Uptown Centre
- 4** Regent Mall
- 5** Corbett Centre



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