

FOR LEASE

71 ALISON BOULEVARD FREDERICTON, NEW BRUNSWICK

Prime 6,000 sq. ft. office space for
lease in professional building



John Bigger

- 📞 (506) 453-7880
- 📠 (506) 470-5057
- ✉️ john@partnersglobal.com

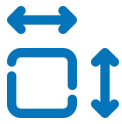
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Prime 6,000 sq. ft. office space for lease in professional building

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, spanning 6,000 sq. ft., is located within a meticulously maintained professional building. Occupying about half of the main floor, this fully built-out office space 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 sq. ft.
Office Space

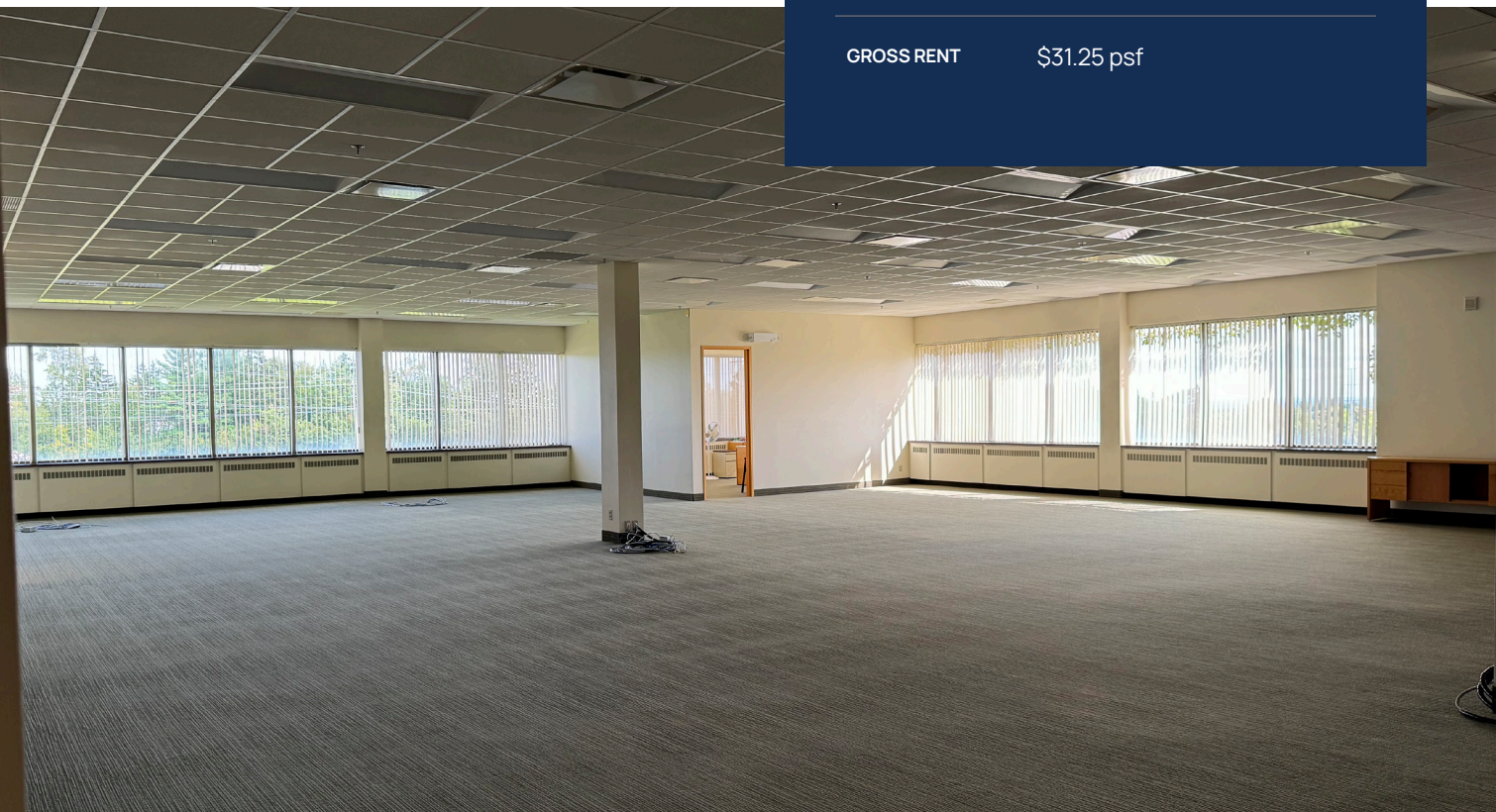


Convenient
Highway Access



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 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

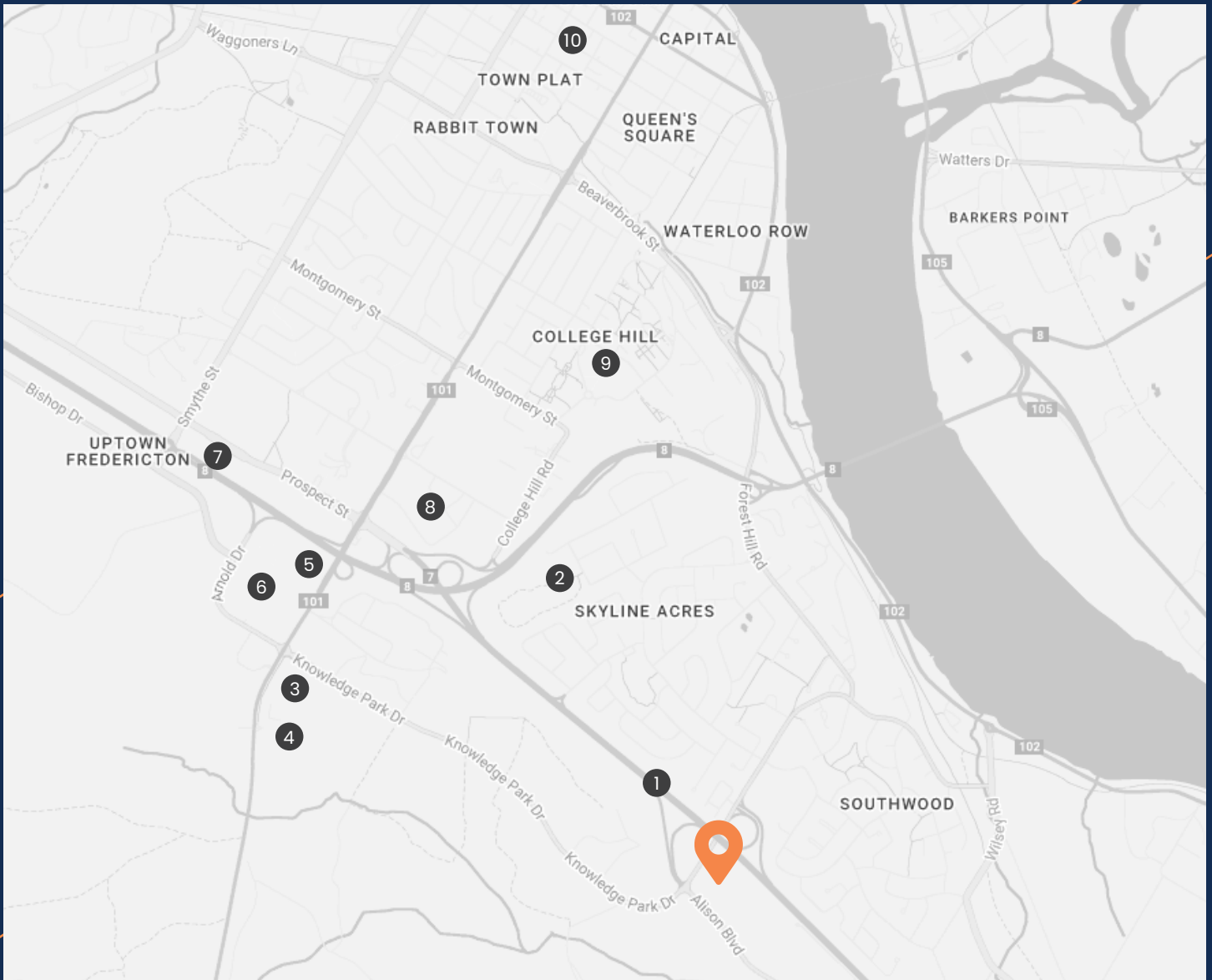


BUILDING EXTERIOR



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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