

FOR LEASE

181 WESTMORLAND STREET FREDERICTON, NEW BRUNSWICK

Office leasing opportunities in charming
downtown Fredericton building



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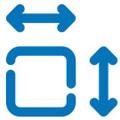
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Office leasing opportunities in charming downtown Fredericton building

Welcome to 181 Westmorland Street, a charming three-storey office building in the heart of downtown Fredericton. Set on a spacious lot, this multi-tenant property offers a professional atmosphere with excellent visibility and twenty-one on-site parking spots. Its central location ensures easy access to an array of downtown amenities, including restaurants, cafes, shops, fitness facilities, banks, hotels, green spaces, and public transit options.

Two office suites are currently available for lease: 522 sq. ft. on the first floor and 419 sq. ft. on the second floor - both ideal for small professional practices. With Mixed Use Zone One (MX-1) zoning, the property supports a variety of uses, including counselling services, general office operations, cultural spaces, personal services, and more. This is an excellent opportunity to secure space in a downtown location!



419 - 522 sq. ft.
Available

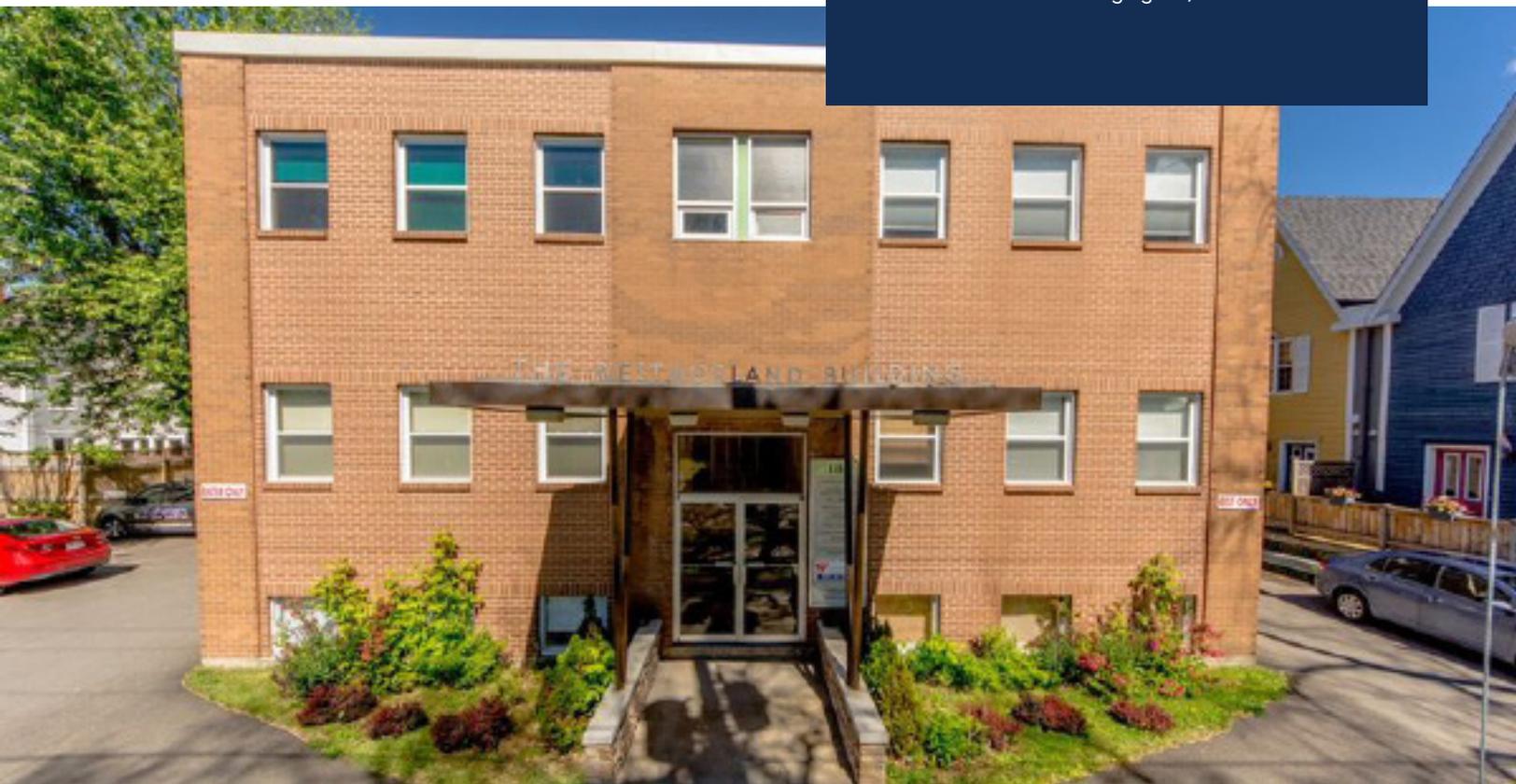


Desired, Central
Location

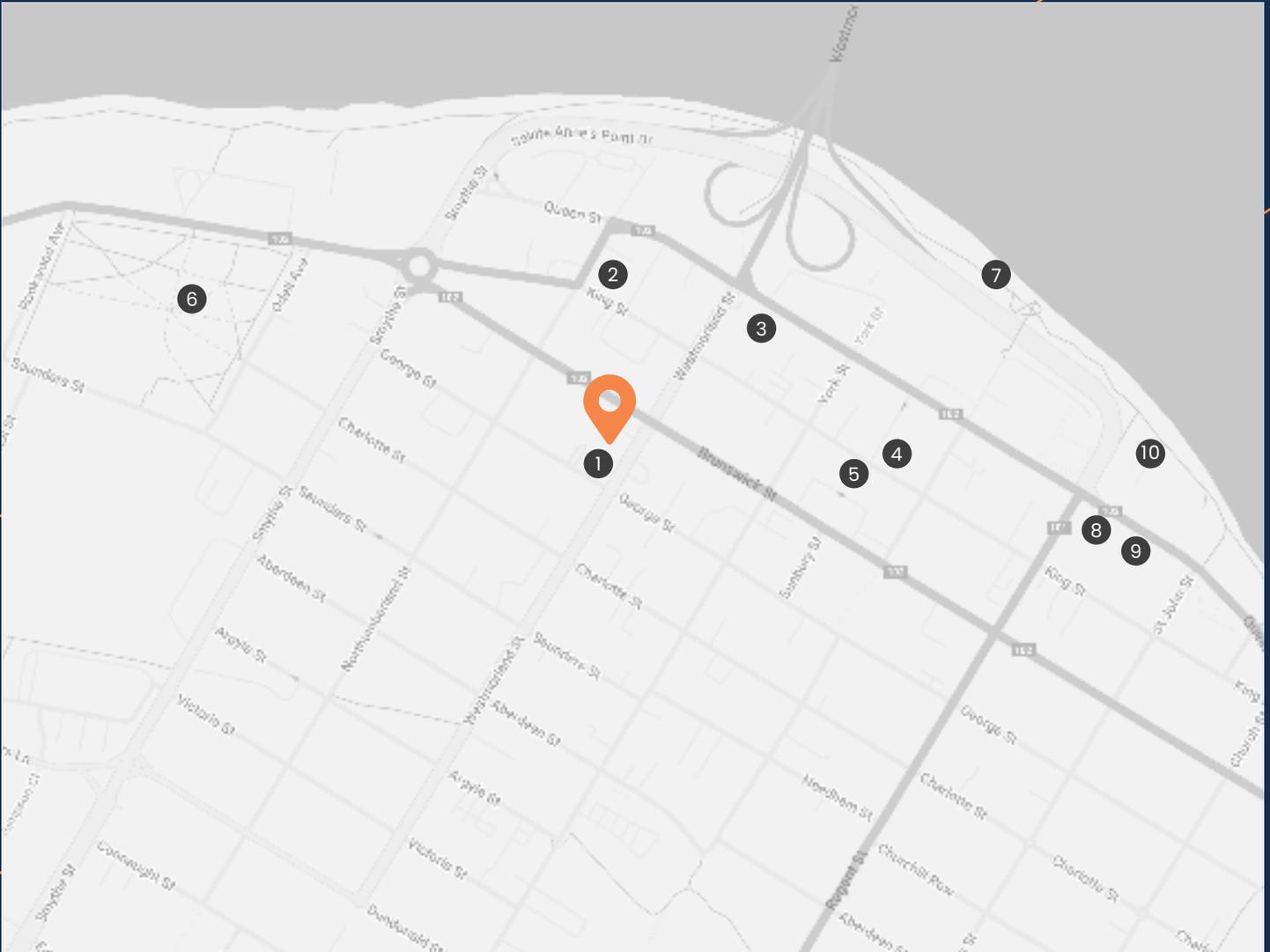


Paved, On-Site
Parking

LISTING ID	25254
ADDRESS	181 Westmorland Street, Fredericton
PROPERTY TYPE	Office
LOT SIZE	13,498
BUILDING SIZE	+/- 9,000 sq. ft.
SIZES AVAILABLE	First floor: 522 sq. ft. Second floor: 419 sq. ft.
ZONING	Mixed Use Zone One (MX-1)
NO. OF FLOORS	Three (3)
PARKING	On-site surface parking; 21 stalls
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agent)



Surrounding Amenities



① Aura Whole Foods

② Graystone Brewing

③ Gahan House Riverside

④ Mill Town Roasters

⑤ Kings Place Mall

⑥ Wilmot Park

⑦ Riverfront Trail

⑧ Hilton Garden Inn Fredericton

⑨ Fredericton Convention Centre

⑩ Sweat Club (Fitness Centre)

Westmorland Street Bridge
DRIVE TIME: 4 MINUTES

New Brunswick Highway 102
DRIVE TIME: 6-8 MINUTES

Uptown Fredericton
DRIVE TIME: 6-8 MINUTES

Fredericton Int'l Airport
DRIVE TIME: 20 MINUTES



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