



*Chestnut*  
414-422 YORK STREET

**FOR LEASE**

**414-422 York Street**

Fredericton, NB

**CBRE**

# OPPORTUNITY

## Overview

414-422 York Street is an ideal central office/retail space situated close to the heart of Fredericton, with most amenities only a few minutes away.

The property benefits from over 80 parking stalls which provide convenient access for both clients and employees.

Tenant mix includes NB Power, health services, consulting, logistics, and engineering firms.

## • Building Highlights

- + Ground floor, and 2<sup>nd</sup> floor available
- + Upgraded façade, parking area, and landscaping
- + Parking onsite
- + Lift access to 2<sup>nd</sup> and 3<sup>rd</sup> floor in addition to walkup access
- + Pylon sign available for branding
- + Zoning: OC ( Office Commercial)
  - A variety of business are permitted.
  - Medical/ Retail/ Office

## Availability

First Floor	Suite 105 330 SF
Second Floor	Suite 201 1,364 SF Suite 203 1,692 SF
Net Rent	Negotiable
Op Costs (2019)	\$8.56



# Available Spaces

## First Floor Suite 105- 330 SF

- End Unit with dedicated bathroom and natural light. Small reception area, office and washroom.



## Second Floor Suite 201- 1,364 SF

- Recently Renovated with carpet, ceiling grid and lighting. Open Concept . Life Access. Shared washrooms



## Second Floor Suite 203- 1,692 SF

- 2<sup>nd</sup> Floor Walk up, Open Concept with Common Area Washrooms.



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## C O N T A C T U S

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**CBRE**