

FOR LEASE

CBRE

# 414-422 York Street

FREDERICTON, NEW BRUNSWICK



# Property Highlights

414-422 York Street is an ideal central office 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.

Zoning: OC (Office Commercial). A variety of uses are permitted, such as; medical, office, and retail.

## Availabilities:

### First Floor:

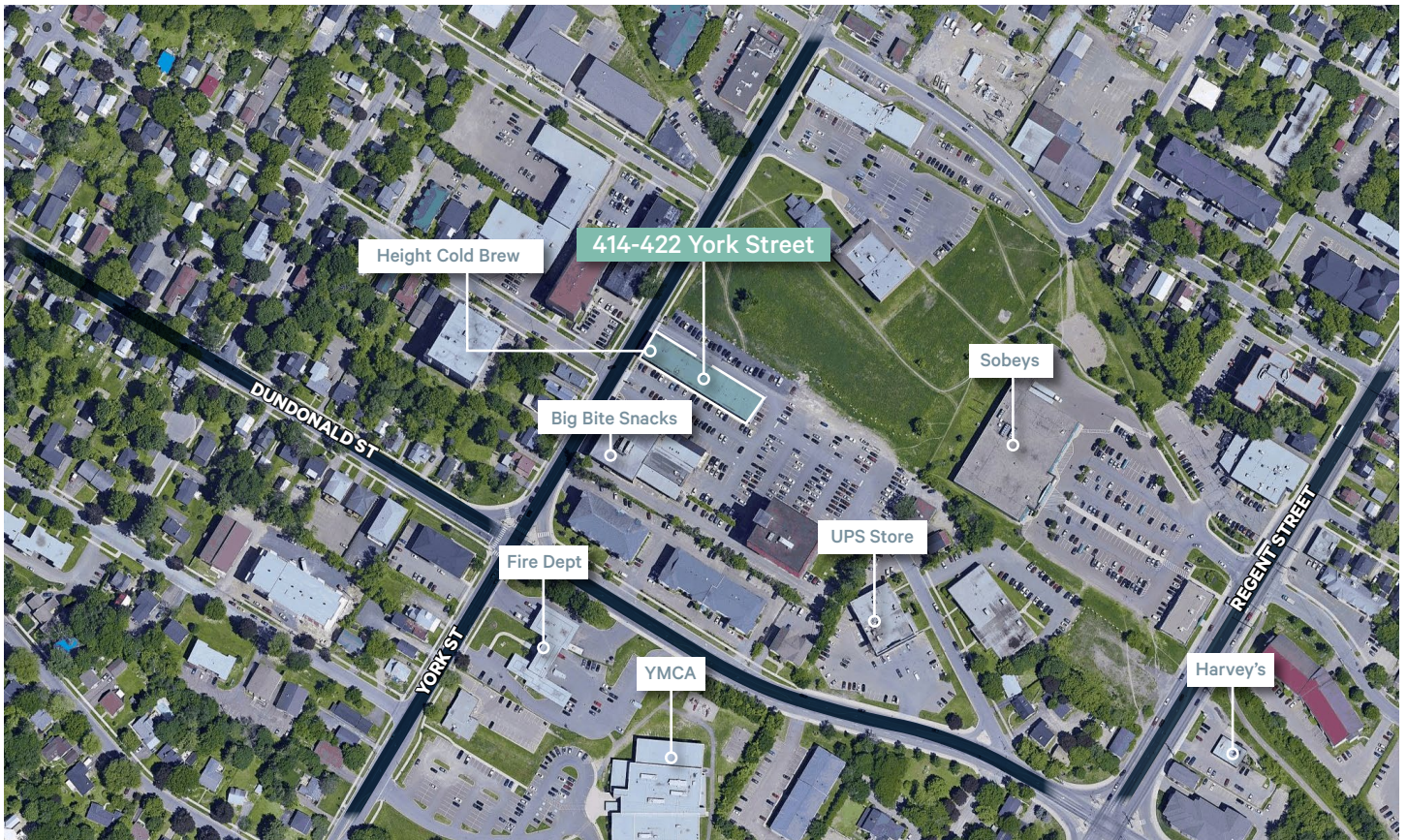
Suite 101: 1,088 sq. ft.

### Rent:

First Floor Net Rent: \$14.00

Additional Rent: \$10.08 per sq. ft (Est 2026).\*

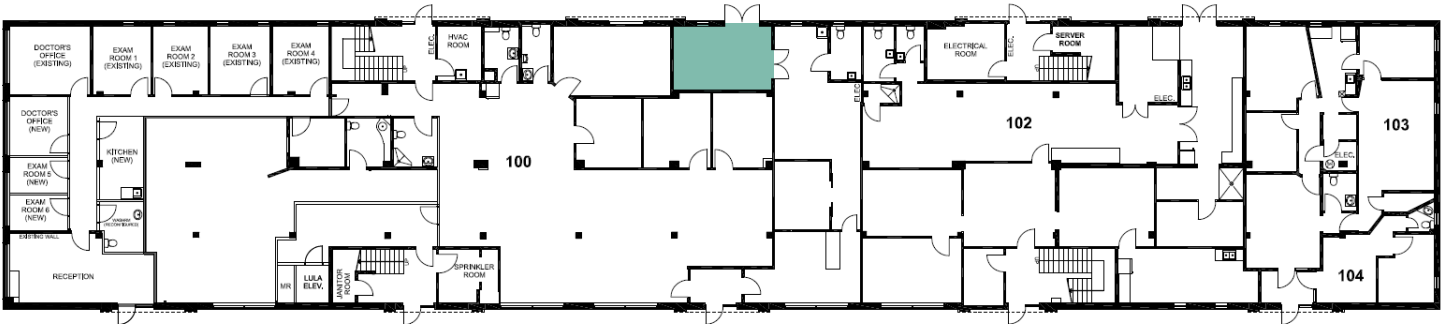
\*In-suite janitorial is excluded..



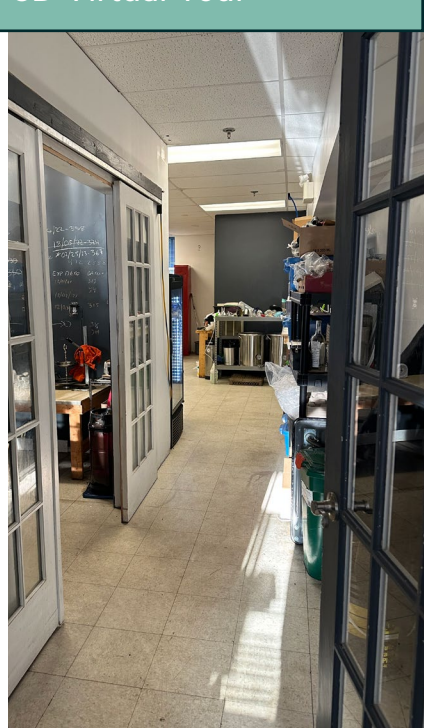
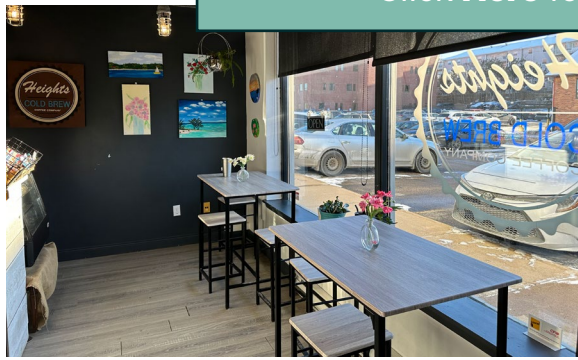
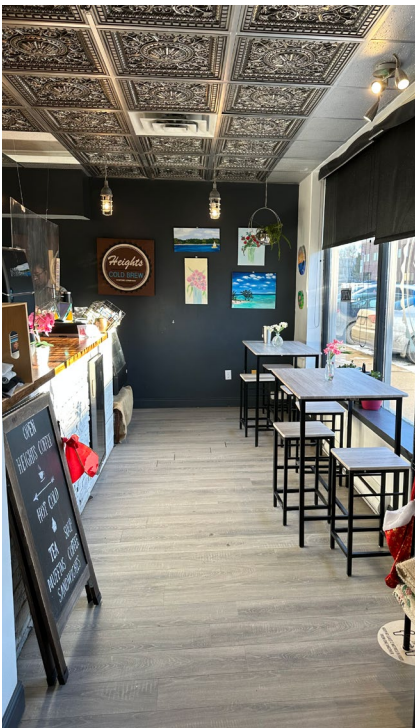
# First Floor

## SUITE 101

Size: 1,088 sq. ft.



[Click Here for 3D Virtual Tour](#)



# Photos





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FREDERICTON, NEW BRUNSWICK

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