



FOR LEASE

440-478 York Street

FREDERICTON, NEW BRUNSWICK



CBRE

Property Highlights

Upgraded Parking area & landscaping

440-478 York Street is an ideal location for office space. Centrally located 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.

The primary Tenant is the Provincial Government (office space). There are variety amenities onsite on the lower level: a locally owned coffee shop, alterations/seamstress, collectable shop, etc.

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

Availabilities:

Third: Floor

Suite 301: 3,430 sq. ft.

Rent:

Net Rent: \$8.00 per sq. ft.

Additional Rent: \$11.45 per sq. ft.*

*In suite -janitorial excluded



BOMA Best Bronze is awarded to buildings that have met the BEST Practices.

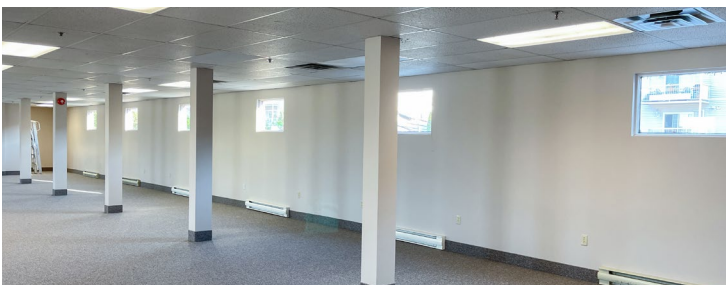
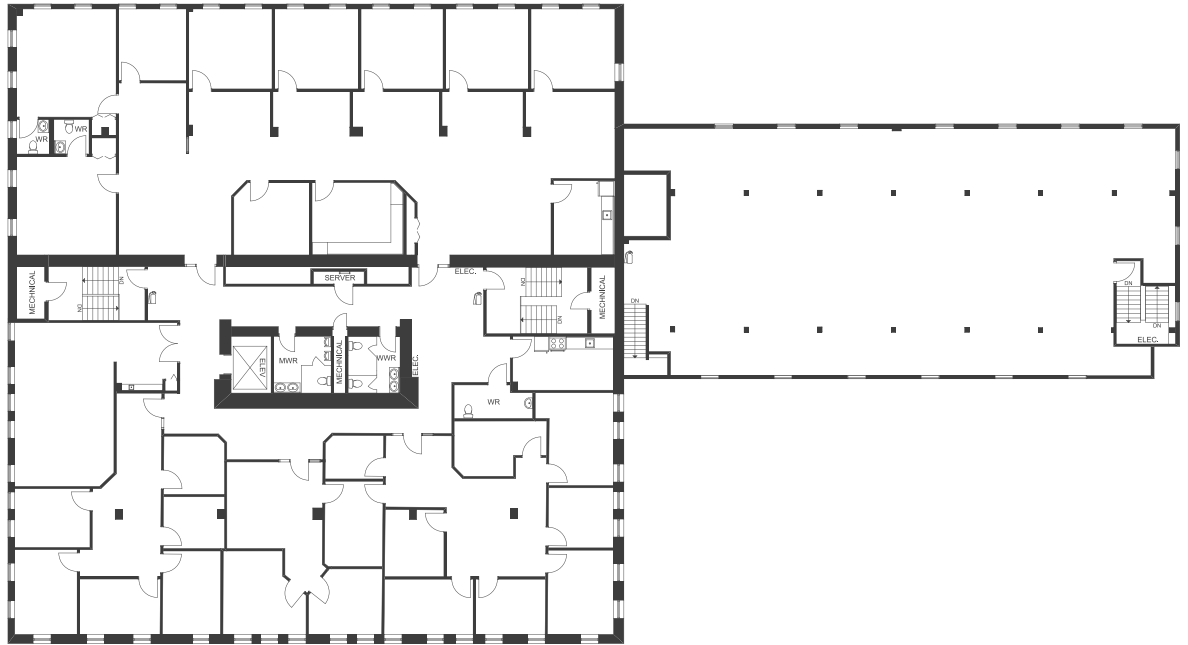


Third Floor

SUITE 301

Size: 3,430 sq. ft.

Click on Suite 301 for a [3D Tour](#)



Photos





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FREDERICTON, NEW BRUNSWICK

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