

SLATE

 CUSHMAN &  
WAKEFIELD  
Atlantic



RETAIL & OFFICE SPACE | FOR LEASE

# KINGS PLACE MALL

440 KING STREET, FREDERICTON, NB



# PROPERTY HIGHLIGHTS

Kings Place is a 291,488 square foot mixed-use office and retail complex. The asset consists of two-tower/six-storey office complex connected by ground level retail. The property currently offers over 200 parking stalls. The building is one of the most recognizable landmarks in Fredericton, stretching over a full city block.

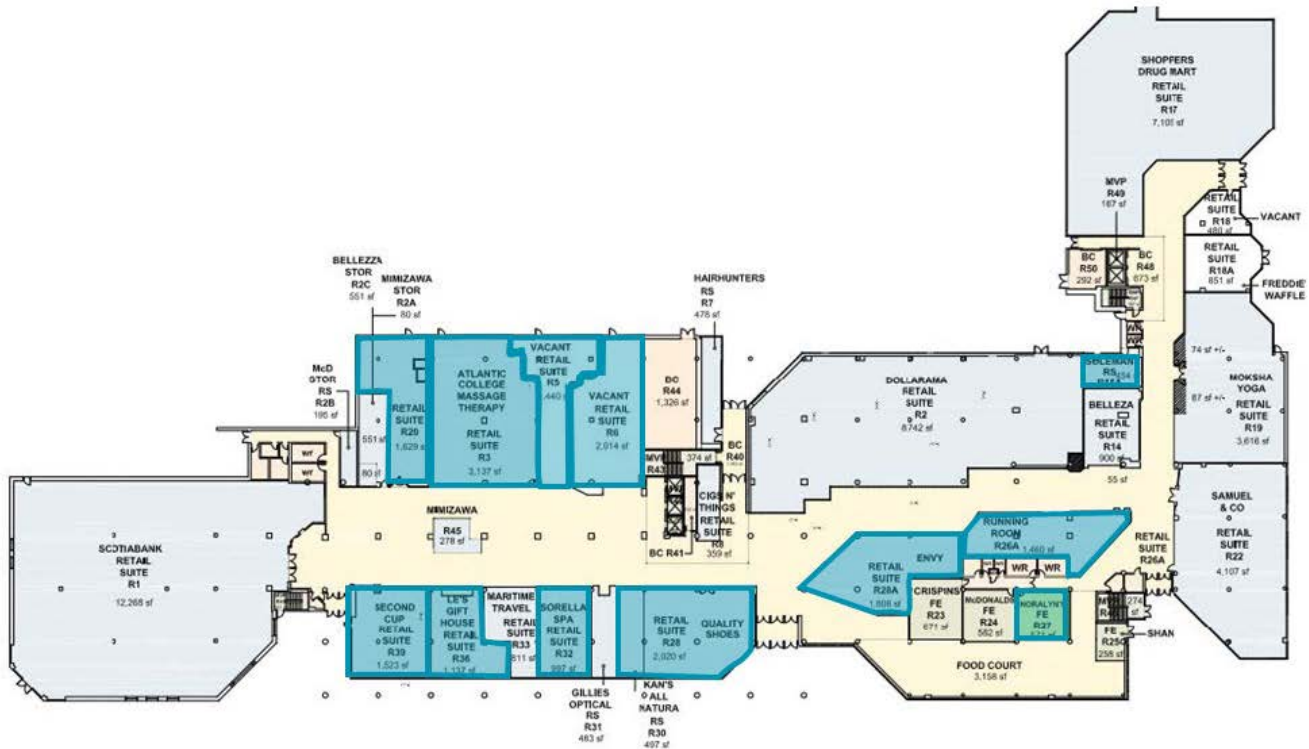
Retail: Kings Place Mall is the only downtown indoor shopping centre and home to a well-established group of retailers including Shoppers Drug Mart, Samuel & Co., Dollarama, The Nest Yoga, Scotiabank, Maritime Travel and Starbucks plus a diverse variety of food options.

## KEY FEATURES

- 200 parking stalls, ratio 0.7/1,000 sf
- Competitive lease rates
- Immediate availability
- Main bus transit terminal
- Abundance of natural light
- Over 20+ shops and services
- Professionally managed
- 24-hour on site security


# RETAIL SPACE

Kings Place Mall is the only downtown indoor shopping centre and home to a well-established group of retailers including Shoppers Drug Mart, Samuel & Co., Dollarama, The Nest Yoga, Scotiabank, Maritime Travel and Starbucks plus a diverse variety of food options. Excellent signage opportunities. Mall amenities feature on-site security, customer service and professional property management.



<b>R3</b>	3,137 sf
<b>R5</b>	1,440 sf
<b>R6</b>	2,014 sf
<b>R15A</b>	454 sf
<b>R20</b>	1,629 sf
<b>R26A</b>	1,460 sf
<b>R27</b>	571 sf
<b>R28</b>	2,020 sf
<b>R28A</b>	1,808 sf
<b>R32</b>	997 sf
<b>R36</b>	1,137 sf
<b>R39</b>	1,523 sf

 **LEASE RATE**  
\$16.00 psf Net

 **ADDITIONAL RENT**  
\$13.32 psf

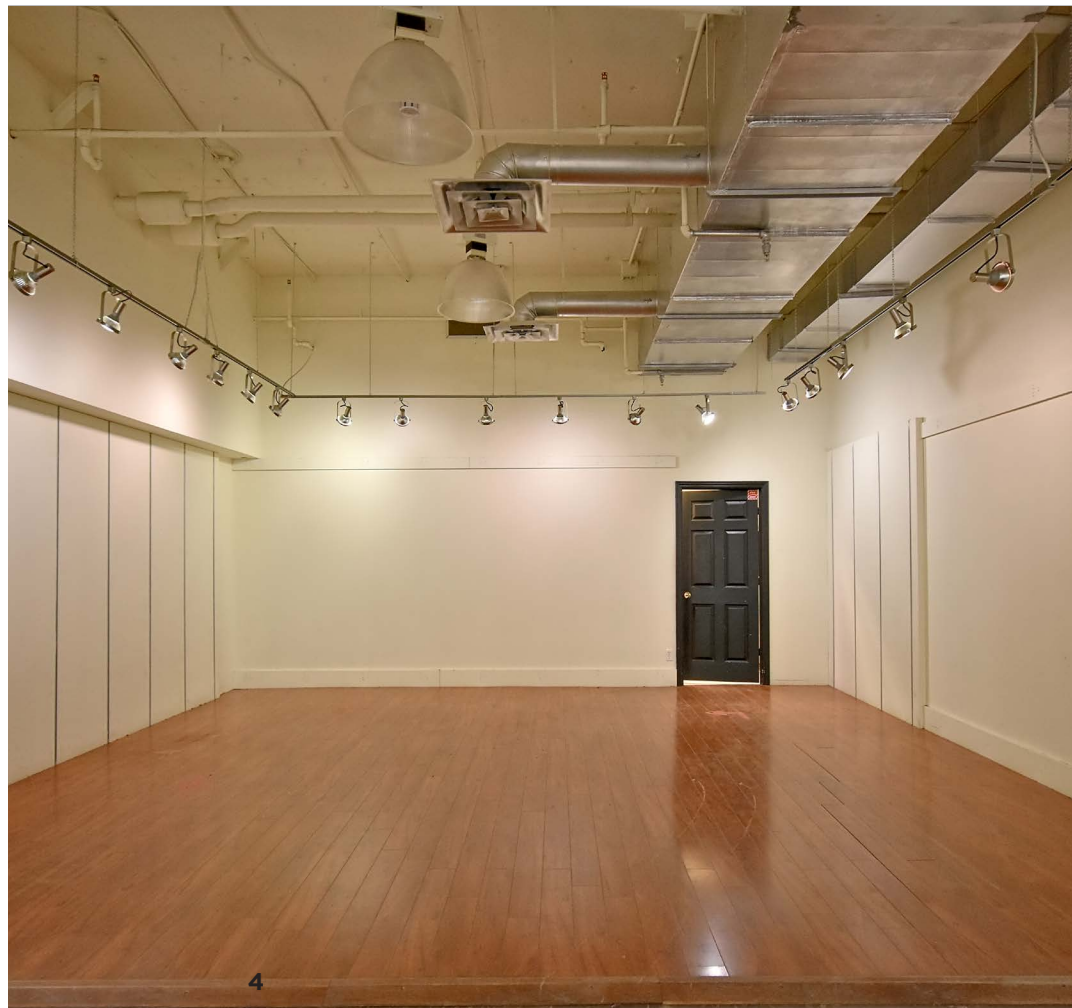
 **TOTAL AVAILABLE SPACE**  
32,853 sf

 **SUITE LOCATION**  
Highly visible storefronts with great opportunity for signage

# CHOICE IS EVERYTHING

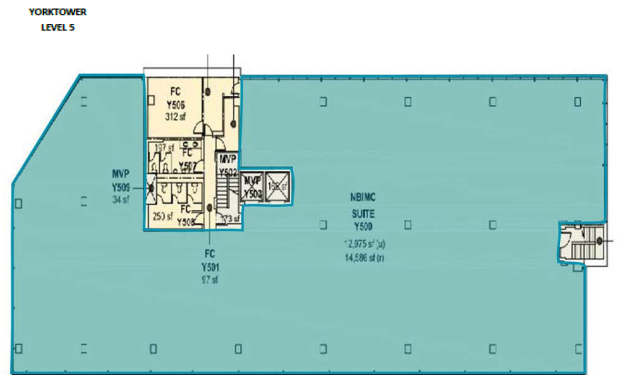
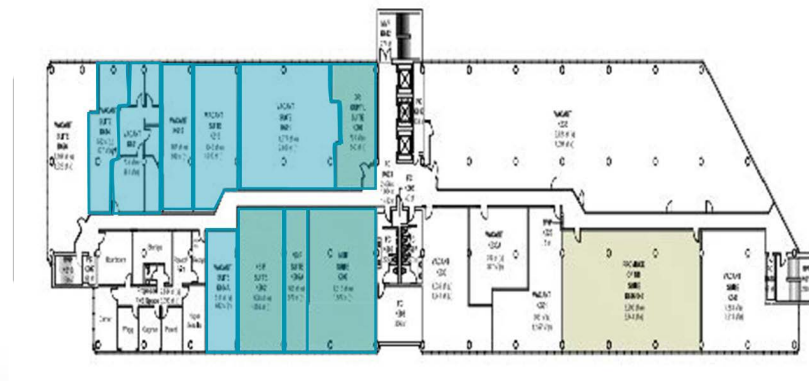


**DIVERSE MIX OF LOCAL, NATIONAL AND FOOD RETAILERS**



# OFFICE SPACE

King Tower and York Tower offer stunning views and ample natural light, making them ideal for professional office tenants seeking a prime downtown location. Options include built-out offices and full floor availability. Existing tenants include Government of New Brunswick, CIBC, CVENT, Accreon and many other substantial tenants. Take advantage of turnkey leasehold packages and enticing tenant incentives.




## King Tower

## York Tower

<b>K201</b>	3,489 sf	<b>Y200</b>	3,121 sf
<b>K406A</b>	1,055 sf	<b>Y500</b>	14,586 sf
<b>K407</b>	910 sf	<b>Y600</b>	14,591 sf
<b>K415</b>	907 sf		
<b>K600</b>	1,577 sf		
<b>K601</b>	840 sf		
<b>K602</b>	1,088 sf		
<b>K602A</b>	579 sf		
<b>K604A</b>	612 sf		
<b>K611</b>	2,009 sf		
<b>K613</b>	1,013 sf		
<b>K614</b>	637 sf		
<b>K615</b>	919 sf		
<b>K621</b>	881 sf		

 **LEASE RATE**  
\$16.00 psf Net

 **ADDITIONAL RENT**  
\$13.27 psf

 **TOTAL AVAILABLE SPACE**  
48,814 sf

 **SUITE LAYOUTS**  
Open concept spaces, built-out offices and full floor options

# THE HEART OF BUSINESS



**PRIVATE OFFICES, OPEN CONCEPT  
SPACE, BUILT-OUT OFFICES**



# DEMOGRAPHICS | FREDERICTON

The city has a diverse population, with a mix of different ethnicities and cultures. The median age in Fredericton is approximately 40 years old. The city has a relatively high level of education, with a significant portion of the population having completed post-secondary education. The primary industries in Fredericton include government services, education, healthcare, and technology.



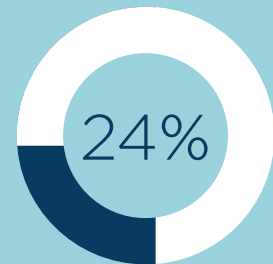
63,111  
**POPULATION**



\$73,000  
**MEDIAN INCOME**



40  
**MEDIAN AGE**



**TOTAL POP. WITH  
UNIVERSITY DEGREE**

# LOCATION



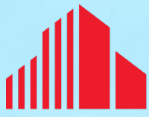
Kings Mall is a mixed-use building located in Fredericton, New Brunswick. This remarkable 291,488 square foot building is situated between Brunswick Street and King Street. It is comprised of a retail level, with a large variety of local and national tenants that connect two office towers. Its central location and ample parking in the underground parking garage make it one of the most accessible buildings in Downtown Fredericton.

Being located near the water, the building offers remarkable panoramic views and natural light from the large windows throughout the office towers.

## HIGHLIGHTS

- Class B office and retail spaces
- Over 200 parking stalls that are accessible 24/7
- Prime location for easy maneuvering through the city
- Easy access to Fredericton North





**CUSHMAN &  
WAKEFIELD**  
Atlantic

## CONTACT INFO

**Adam MaGee**

Associate Vice President  
+1 506 387 6928  
amagee@cwatlantic.com  
cwatlantic.com

**Suzie Taylor**

Commercial Real Estate Advisor  
+ 1 506 380 1777  
staylor@cwatlantic.com  
cwatlantic.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

**SLATE**