

**SLATE**



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# **BARKER HOUSE**

**570 QUEEN STREET**  
FREDERICTON, NB



## WELCOME TO BARKER HOUSE

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Barker House, an iconic 6-storey class “A” office building in downtown Fredericton, New Brunswick, stands out for its impressive features. Offering abundant natural light and some of the city’s finest views, the property has undergone recent extensive renovations, enhancing its appeal and increased desirability. Current tenants include top professional firms such as McInnes Cooper, Grant Thornton, Canada Post, Scotia Wealth management and other professional firms. Managed by Colliers International, Barker House provides a prestigious address and premium class “A” office space downtown.



**\$14.00 PSF**  
LEASE RATE



**\$13.11 PSF**  
ADDITIONAL RENT



**+/- 70,000 SF**  
BUILDING SIZE



**+/- 11,500 SF**  
TYPICAL FLOOR PLATE



**CLASS "A"**  
OFFICE BUILDING

## AVAILABLE SPACE

SUITE	SIZE	NOTES
102	6,083 sf	Ground floor. Exterior entrance and signage options
E104/101	1,617 sf	Ground floor with street frontage. Turnkey space.
200	5,422 sf	River facing with great views. Turnkey space.
201	6,933 sf	High-end finishes, turnkey space and can be subdivided.
300	12,222 sf	High-end finishes, turnkey space, great views and can be subdivided.
400R	3,376 sf	Turnkey space

# AN OFFICE WORK HUB



# BY THE NUMBERS

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Fredericton, located in New Brunswick, Canada, is a vibrant city with a diverse demographic makeup. As of the latest available data, the population of Fredericton stands at approximately 58,220 residents. The city attracts a mix of individuals from various backgrounds, including students, professionals, and families.

Fredericton's demographics reflect a dynamic and inclusive community, with a mix of students, professionals, and families from diverse backgrounds. The city's population continues to evolve, contributing to its growth and enriching its social and cultural landscape.



58,220

**POPULATION**

Fredericton is home to a mix of young adults pursuing higher education, working professionals in their prime years, and families with children.

15,145

**POPULATION WITH  
UNIVERSITY DEGREE**

The city is home to two prominent post-secondary institutions, the University of New Brunswick and St. Thomas University.



# LOCATION

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## PANORAMIC RIVER VIEWS

Views of the waterfront and Saint John River



## HEART OF DOWNTOWN

Located in the central business district



## PROXIMITY TO AMENITIES

Close to shops, banks, dining and more



## EASILY ACCESSIBLE

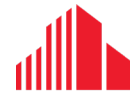
Easy access to main roadways and transit



## PROXIMITY TO UNIVERSITY

Nearby two established universities

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