

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.

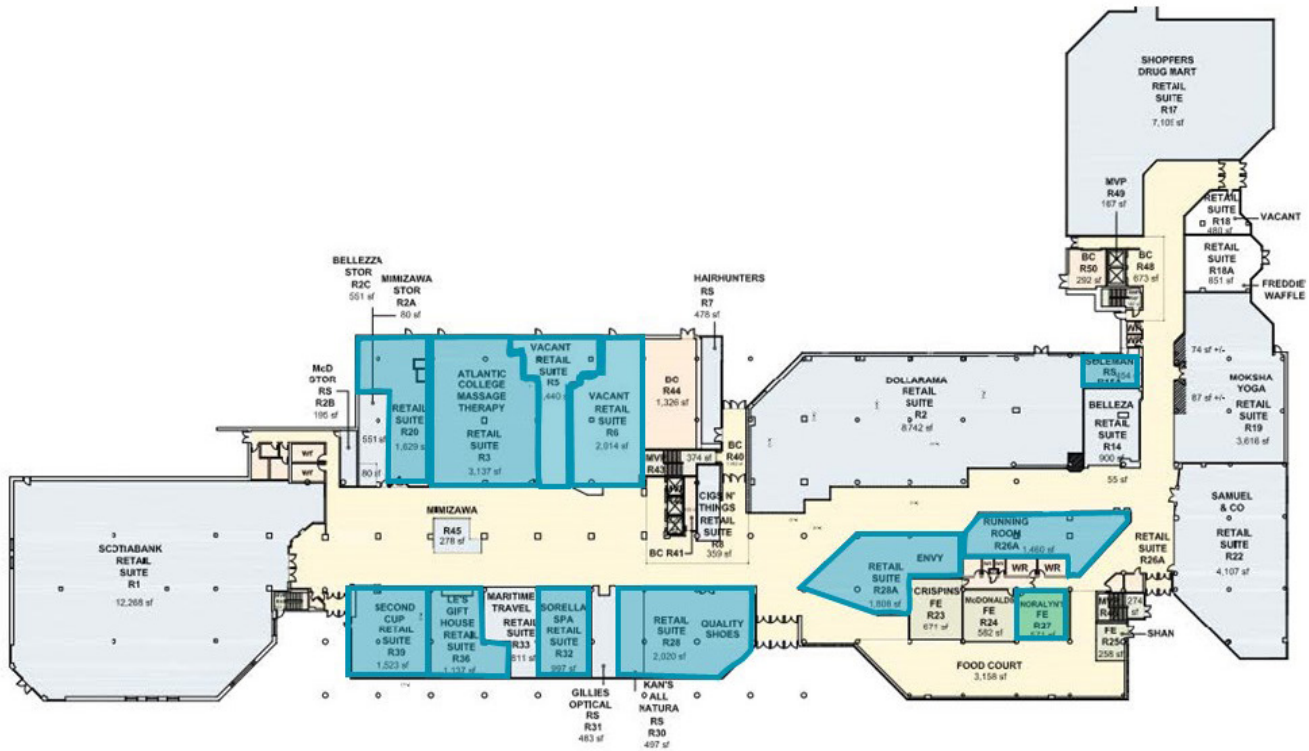
Retail: Kings Place Mall is the only downtown indoor shopping centre and home to a well-established group of retailers including Shoppers Drug Mart, Samuel & Co., Dollarama, The Nest Yoga, Scotiabank, Maritime Travel and Starbucks plus a diverse variety of food options.

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.



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

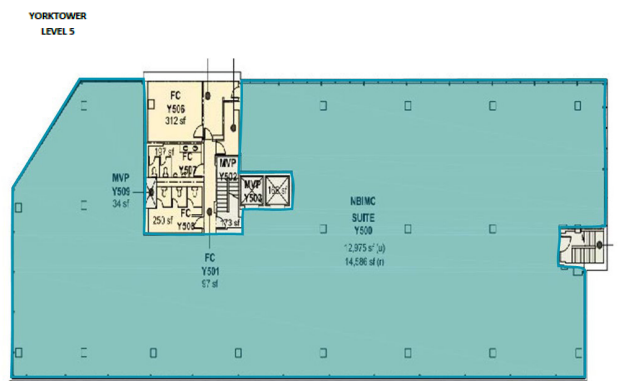


DIVERSE MIX OF LOCAL, NATIONAL AND FOOD RETAILERS



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

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



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.



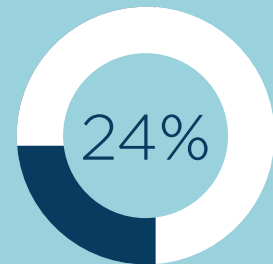
63,111
POPULATION



\$73,000
MEDIAN INCOME



40
MEDIAN AGE



**TOTAL POP. WITH
UNIVERSITY DEGREE**

LOCATION

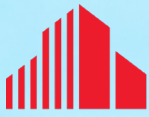


Kings Mall is a mixed-use building located in Fredericton, New Brunswick. This remarkable 291,488 square foot building is situated between Brunswick Street and King Street. It is comprised of a retail level, with a large variety of local and national tenants that connect two office towers. Its central 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



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