

CONFIDENTIAL INFORMATION MEMORANDUM

570

QUEEN STREET

BARKER HOUSE
FREDERICTON, NB

DOWNTOWN OFFICE INVESTMENT OPPORTUNITY



CBRE TD Securities



High-quality Fredericton asset with significant NOI upside

THE OPPORTUNITY

CBRE Limited and TD Securities Inc.* (collectively, the “Advisors”) are pleased to offer for sale 570 Queen Street in Fredericton, New Brunswick (“Barker House” or the “Property”). One of Fredericton’s premiere Class “A” office buildings, the Property is comprised of 69,861 square feet (sq. ft.) of net rentable area across six storeys and is leased to a strong mix of credit quality tenants, including government and financial services uses. The Property has undergone extensive renovations to the main lobby and majority of common areas. Vacant units were previously occupied by government tenancies and are in good, kept condition.

Located in the downtown core of Fredericton, Barker House benefits from being in close proximity to a wide array of amenities, including; restaurants, gyms, cafes, and various shops and services. Situated less than 500 metres from King’s Place transit station, the Property also offers convenient transit connectivity for tenants and employees. alike.

Given the compelling tenant roster and desirable WALT of 7.2 years, Barker House presents the opportunity to acquire a quality asset with stable in-place income in the near term with significant upside to NOI upon lease up.

The property is being offered unpriced.

The Vendor will respond to offers as they are received. Offers may be submitted at anytime.

*The real estate brokerage activities of TD Securities Inc. are conducted through TD Cornerstone Commercial Realty Inc., registered real estate brokerage.



PROPERTY OVERVIEW

Year Built	1989
PID	7537581
Storeys	Six
Building Footprint	±69,861 sq. ft.
Lot Size	±0.5 Acres
Parking	11 exterior stalls
Number of Tenants	7
Occupancy	50%
WALT	7.2 Years

69,861

Net Rentable Area (sq. ft.)

50%

Occupancy

7.2 YRS

WALT

KEY TENANTS



Strong Tenant Mix with Significant Lease Up Upside



Recently Upgrades to Lobby & Common Areas

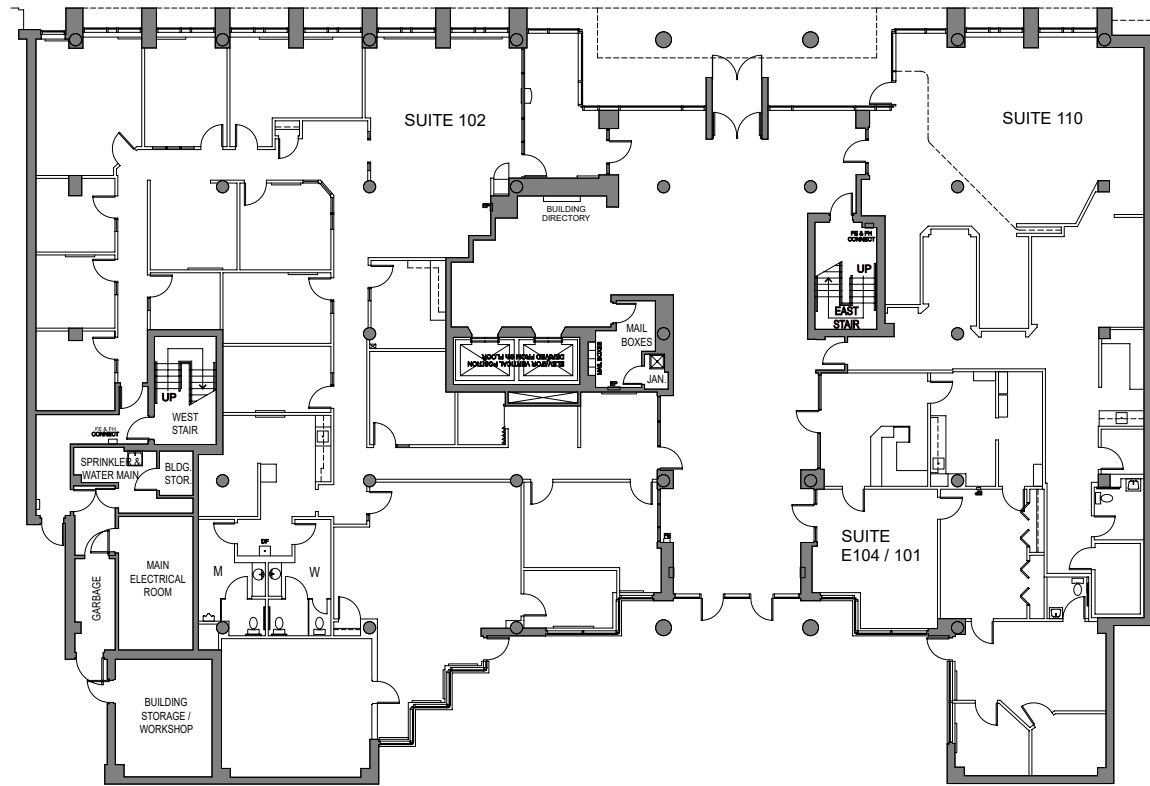


Downtown Amenities Rich Neighborhood

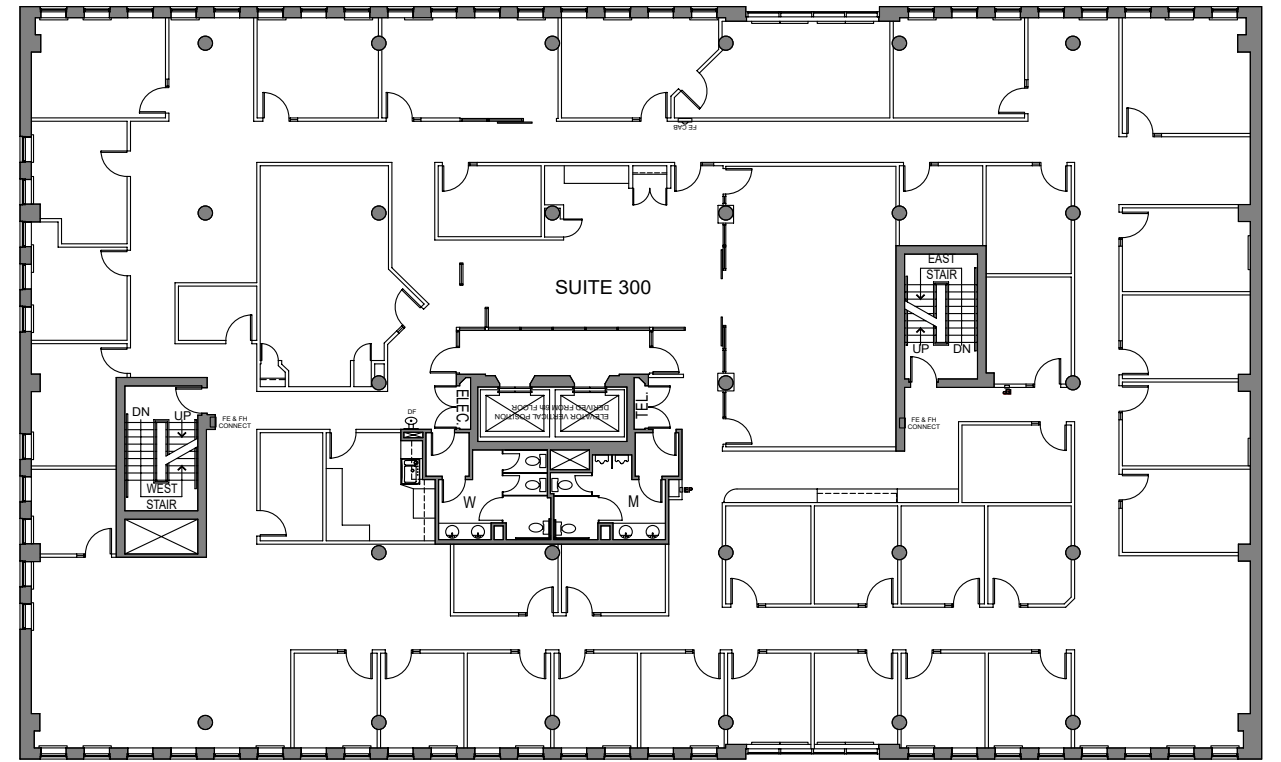


Within 5 minute walk to major transit hub

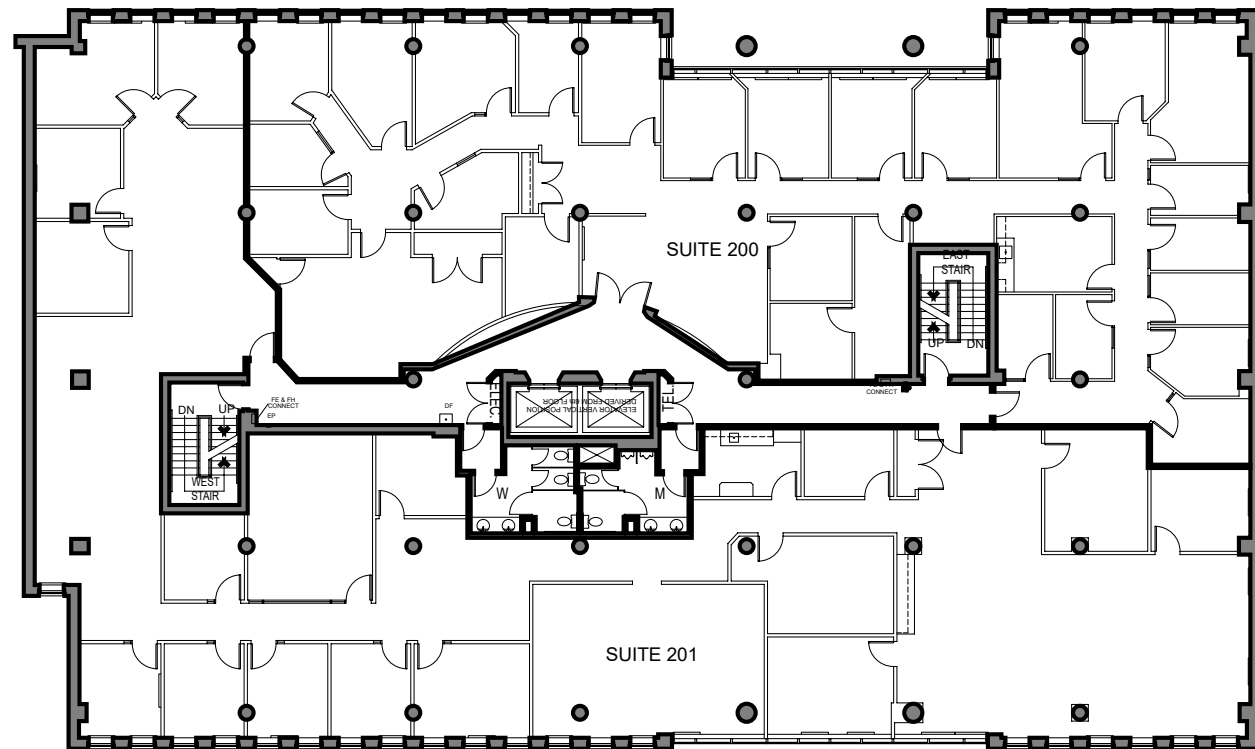
GROUND FLOOR



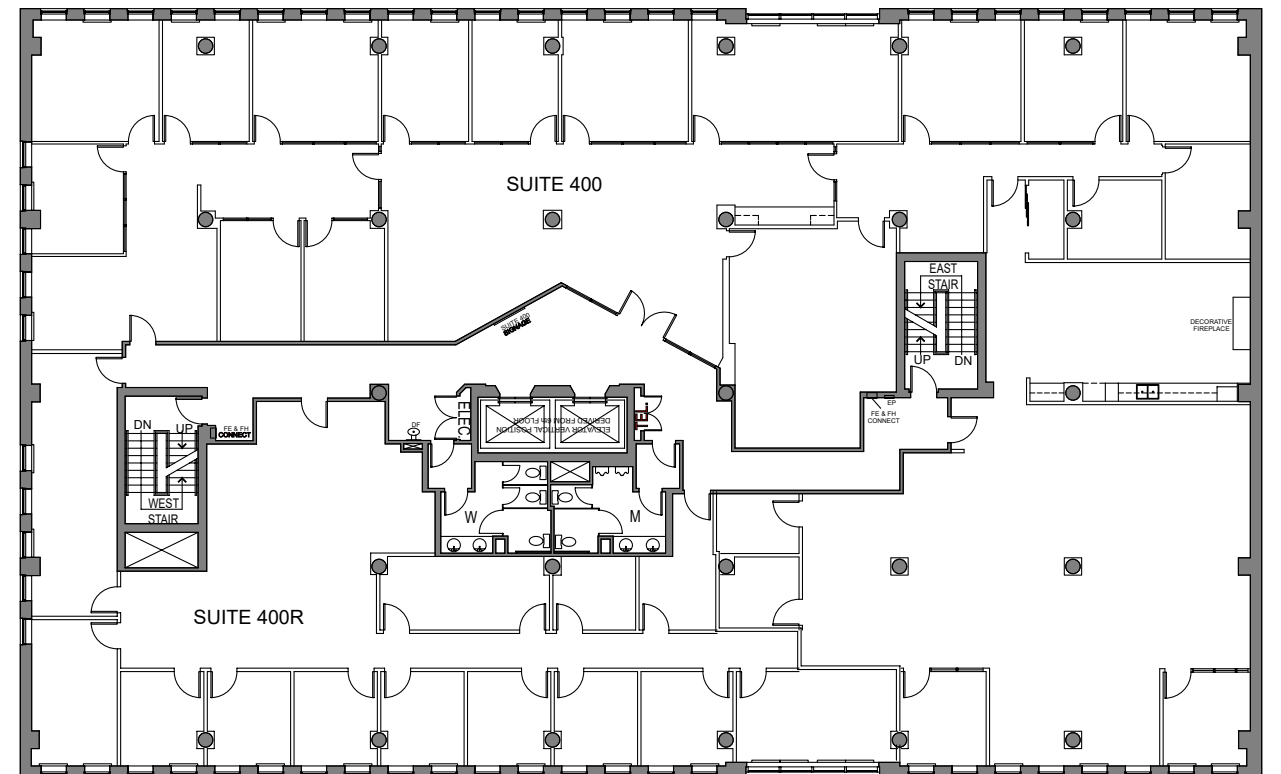
FLOOR THREE



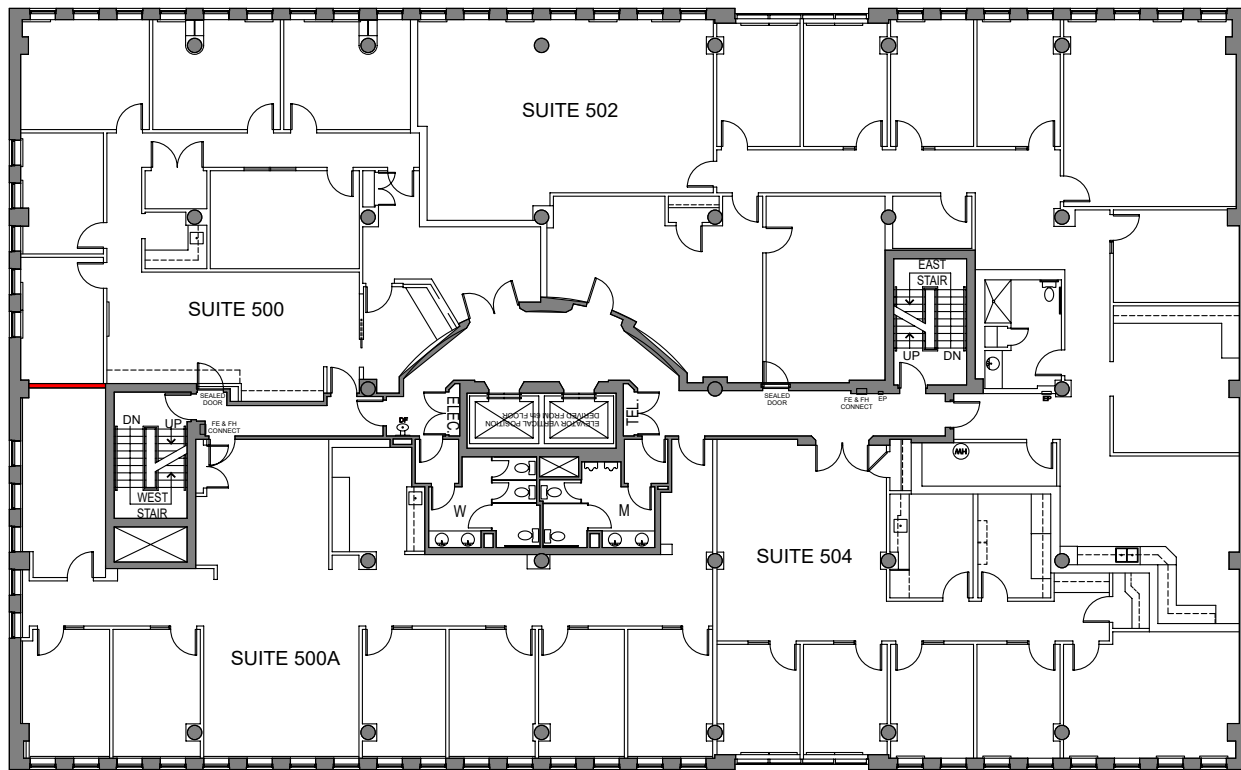
FLOOR TWO



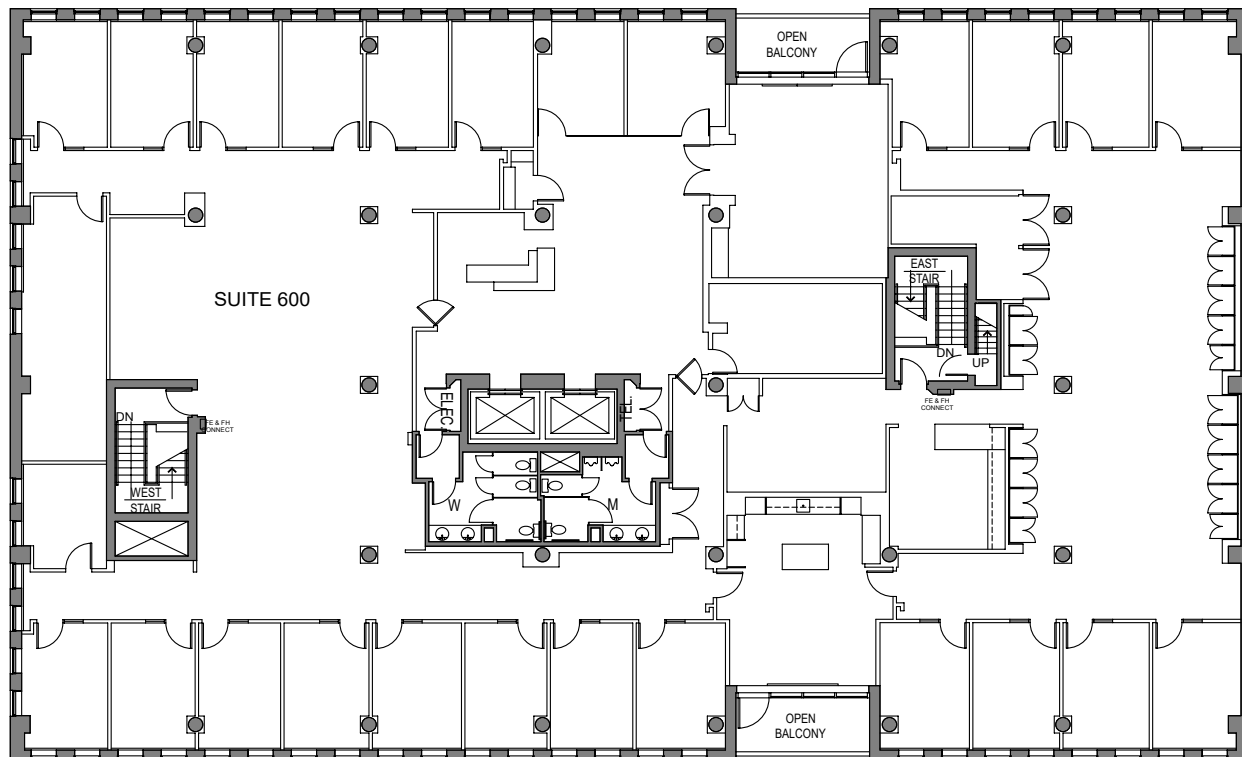
FLOOR FOUR



FLOOR FIVE



FLOOR SIX





For more information please contact one of our advisors:

CBRE Limited - National Investment Team

BOB MUSSETT

Executive Vice President
+1 902 492 2077
robert.mussett@cbre.com
CBRE Halifax

CHRIS CARTER

Senior Vice President
+1 902 492 2085
chris.carter@cbre.com
CBRE Halifax

MIKE JOYCE

Senior Associate
+1 506 440 6893
mike.joyce@cbre.com
CBRE Fredericton

PETER SENST

President
+1 416 815 2355
peter.senst@cbre.com
CBRE Toronto

JAYSEN SMALLEY

Vice Chairman
+1 416 500 9045
jaysen.smalley@cbre.com
CBRE Toronto

TD Securities Inc.

ASHLEY MARTIS

Managing Director,
Head of Property Brokerage
416 982 4814
ashley.martis@tdsecurities.com

ELLIOT MEDOFF

Director
416 985 2450
elliott.medoff@tdsecurities.com

MATTHEW THRIFT

Vice President
416 308 7288
matthew.thrift@tdsecurities.com

JASON LAY

Associate
416 944 5221
jason.lay@tdsecurities.com

CBRE TD Securities

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