



**KNOWLEDGE PARK**

## **CYBER CENTRE**

Secure  
Your Future  
with Us



# Opportunity Overview

In today's fast-changing times, physical infrastructure is important. More and more, businesses need a space that is secure and resilient, yet flexible... and that's exactly what Cyber Centre offers.

Cyber Centre is a dedicated, Class A office facility within a premier established office node and Atlantic Canada's only Research and Technology Campus, Knowledge Park, which has been designed with a collaborative strategy in mind – where all levels of government, academia, and private industry can be co-located in a high-security environment to address today's cyber challenges in critical infrastructure protection.

## KEY HIGHLIGHTS

Level II security capabilities  
location for national defence

Resilient building design  
and infrastructure

Easily accessible and close  
to a vast array of amenities

Ample free onsite surface  
parking

Flexible floor plans  
and room for growth

Build-to-suit space, immediately  
ready for tenant fit-up

Tenant inducements

# About the Area

## FREDERICTON

Nestled along the shores of the beautiful Saint John River, Fredericton, the capital city of New Brunswick, offers the perfect balance of urban energy and small-town charm.

Not only has this vibrant riverside city grown into a thriving cultural, educational, and economic center for the region, it's also become a global leader in cybersecurity innovation and application, with training and R&D assets, multiple cybersecurity firms, and critical infrastructure.

Fredericton invests in cyber-focused training from elementary school, all the way up to post-graduate studies, and therefore has a deep pool of cybersecurity expertise, which has attracted leaders from around the globe, including IBM, Siemens, Bulletproof, Mariner Innovations, Beauceron Security, Global Intelligence, Difenda, and more.



2021 POPULATION | [Canadian Census](#)

Fredericton **64,812**





## BUSINESS ADVANTAGES

- Fredericton boasts a highly educated workforce, having the 4th highest university-educated population in Canada
- 4 universities and 6 training colleges that produce 2,800 graduates annually (UNB's Computer Science / Engineering programs, and NBCC's ICT / Engineering / Technologists programs produce top-caliber, industry-ready graduates)
- A diverse workforce, with close to a quarter of the population fluent in both official languages – English and French
- A loyal workforce – Fredericton has the longest average job tenure in Canada at 9.4 years
- 80% of all research in the province of New Brunswick takes place in Fredericton
- Business ROI – According to KPMG, Fredericton is the most competitive location in North America

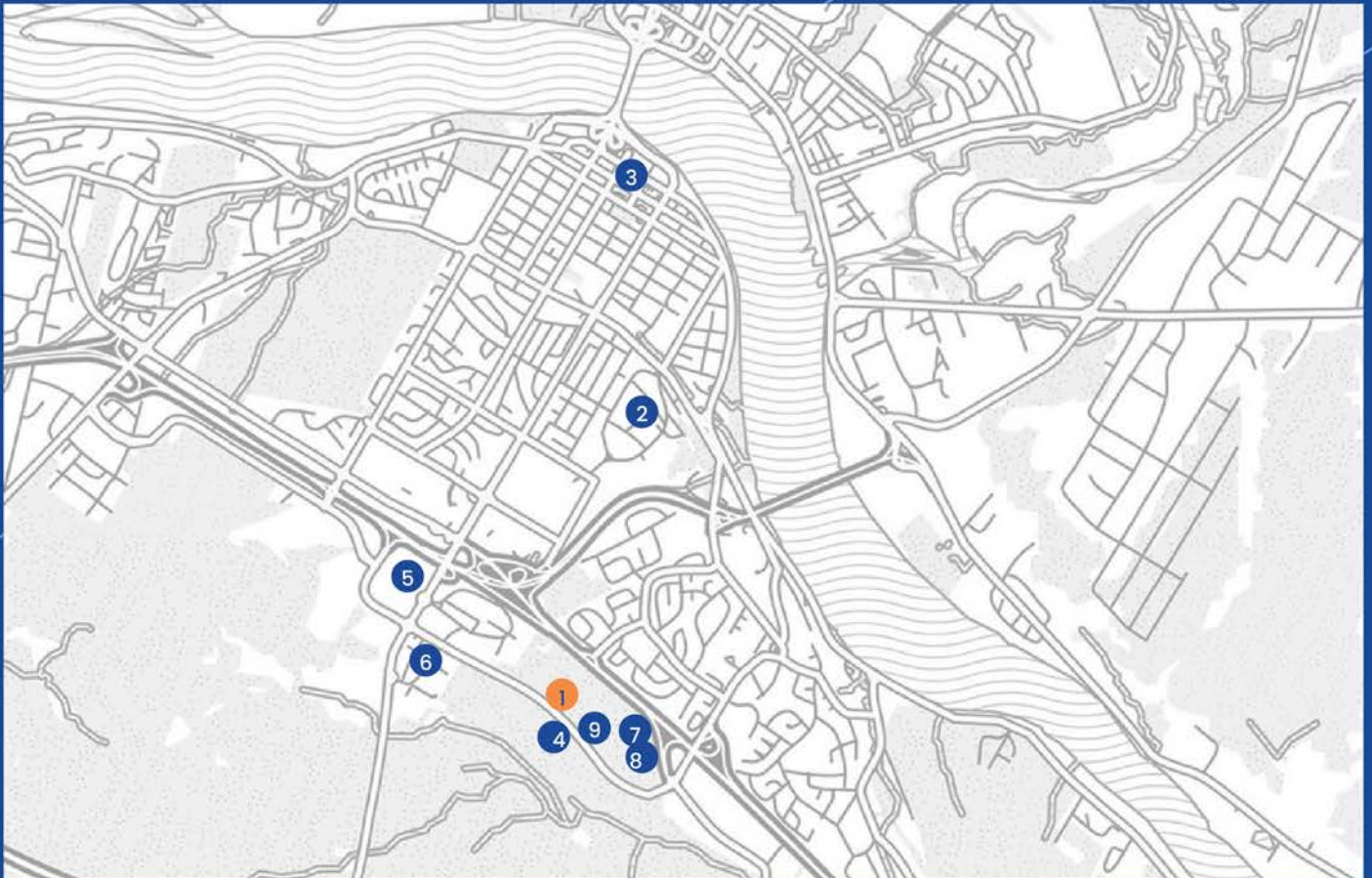
## LOCATION ADVANTAGES

- 100 km from the US border, providing quick and easy access to the entire North American market
- International Airport, with daily flights to Toronto, Montreal, Ottawa, and Halifax
- 1 hour from New Brunswick's deep sea port, providing direct sea access to Europe and the Eastern Seaboard of the US
- Located in time zone GMT -4.0, North America's best time zone for global business

## LIFESTYLE ADVANTAGES

- Second Best Place to Live in Canada – 2021, Macleans
- Fredericton is #3 on the list of Most Affordable Cities in Canada – 2021, University Magazine
- Atlantic Canada's Craft Brewing Capital, and among the most taprooms per capita in all of Canada
- Average commute time of 15 minutes or less
- Also known as 'Forest City', Fredericton has more trees than any other city in Canada and enjoys over 120 kms of multi-use trails, plus 138 park spaces, 5 golf courses, and a ski resort
- World-class arts & culture scene, including the Beaverbrook Art Gallery, Fredericton Playhouse, Harvest Music Festival, etc.

# Surrounding Amenities



- ① Cyber Centre (Subject Property)
- ② University of New Brunswick, New Brunswick Community College, St. Thomas University
- ③ Downtown Fredericton
- ④ Access to trails in woodlot
- ⑤ Regent Mall  
(Enclosed shopping centre with 100+ stores and services)

- ⑥ Corbett Centre  
(Commercial power centre with big-box retail and dining)
- ⑦ Abony Family Tennis Centre and proposed aquatic centre
- ⑧ Grant Harvey Centre (Rink)
- ⑨ Soccer / football fields

CFB Gagetown

**DRIVE TIME: 20 MINUTES**

Fredericton International Airport

**DRIVE TIME: 15 MINUTES**

# Knowledge Park

Being a tenant within Knowledge Park means more than just office space.

Knowledge Park is Atlantic Canada's only Research and Technology Park, and since its inception in 1998, it has grown into the dominant center for IT activity in the region. The campus comprises 35+ acres, with over 300,000 square feet of Class A, executive office space, which has been strategically designed to house globally-focused companies in a unique and collaborative environment. Perfectly positioned within close proximity to over 60 university and private-sector research partners, the Park acts as a launching pad for companies to convert big ideas, into game-changing technologies.



## NETWORK ACCESS:

Knowledge Park is a proud member of the Association of University Research Parks (AURP).

## VALUE-ADD AMENITIES INCLUDING:

- On-site daycare facility
- 24-hour tenant services
- Access to Planet Hatch collaboration facility, a technology company incubator that has worked with more than 250 entrepreneurs since 2013
- Close proximity to shopping & services

Additionally, Knowledge Park is prepared to grow with its tenants. Its campus master plan allows for future infrastructure growth, to support company and employment expansion.

# Why Cyber Centre

Cyber Centre is a dedicated facility within Knowledge Park focused on cybersecurity and critical infrastructure protection. The Centre fosters an environment where like-minded individuals and organizations can collaborate and grow, in an innovative and functional, yet high security environment.

## BUILDING FEATURES

- Level II Security Provisions (SCIF)
- 96-hour post-disaster resilience
- Canada's most advanced networking and internet fiber infrastructure
- Physical and electronic security layers enabled 24-7-
- 365 Redundant and diversified commercial power and data connectivity
- Onsite backup generation for full building capacity
- Alternate heating and cooling
- Option to utilize shared data center
- Designed to be a Level III data facility







EMERSON CENTRE | 1-800-368-7272 | FUTURE WITH US

A place for  
secure  
innovation

# Building Overview

With a modern building design and flexible floor plans, Cyber Centre has the space your business needs.

## ADDRESS

150 Knowledge Park Drive

## PARKING

Abundant, free and secure access parking lot

## YEAR BUILT

Opened Fall 2021

## PARKING RATIO

6 spaces per 1,000 sf

## TOTAL BUILDING SIZE

135,000 sf

## SECURITY CLEARANCE

Built to Level II security standards

## TYPICAL FLOOR PLATE

31,570 sf

## LOADING

Two (2) x dock level doors (14' high)

## NUMBER OF STORIES

Four (4)

## ELEVATORS

Two (2) x passenger and One (1) x freight

## SPACE AVAILABLE

**LEVEL 1** Fully occupied / common  
**LEVEL 2** areas Up to 16,800 sf

**LEVEL 3** Up to 21,090 sf

**LEVEL 4** Up to 31,570 sf

## AVAILABILITY

Available immediately for tenant fit-up

## TENANT INDUCEMENTS

Negotiable

## NET RENT

Contact the listing agents for rental rates

## ADDITIONAL NOTES

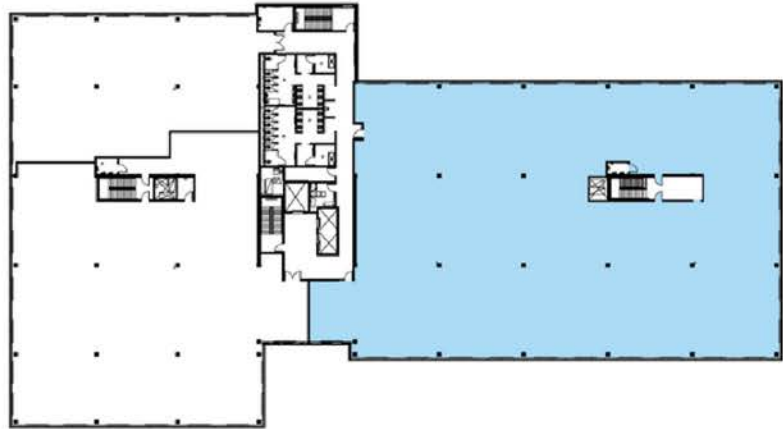
Exterior signage opportunities available

## ADDITIONAL RENT

\$15.00 psf (2021)

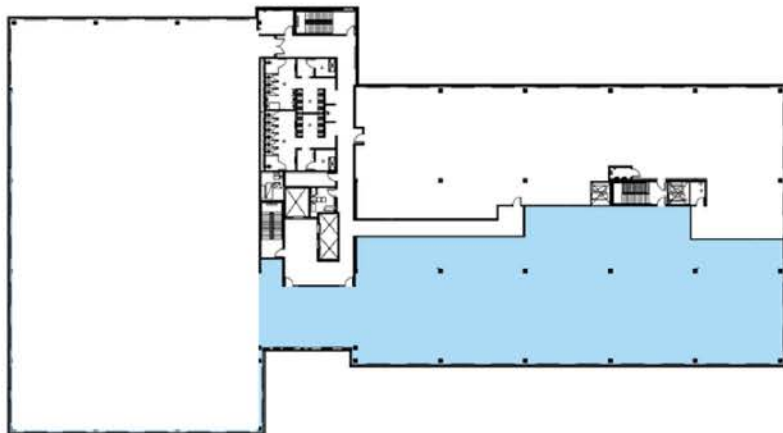
**LEVEL 2 | FLOOR PLAN**

Up to 16,800 sq. ft.



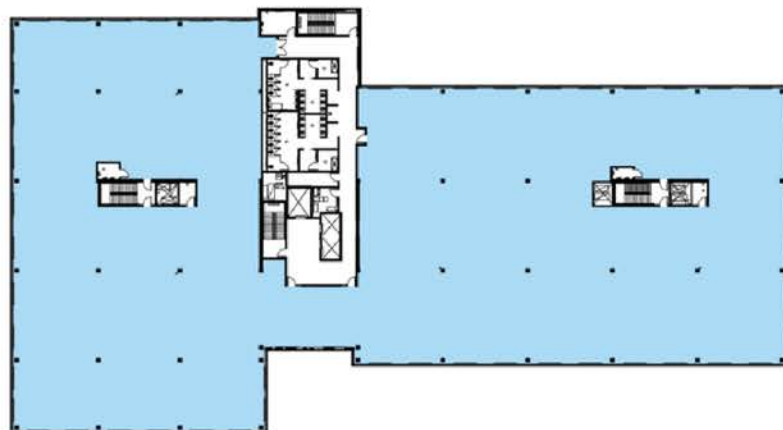
**LEVEL 3 | FLOOR PLAN**

Up to 21,090 sq. ft.



**LEVEL 4 | FLOOR PLAN**

Up to 31,570 sq. ft.



- Vacant
- Leased



# Join the fastest growing high-tech cluster in Eastern Canada

All inquiries regarding this opportunity should be directed to:

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