



“One of Canada’s Best Places to Live”
(MoneySense)



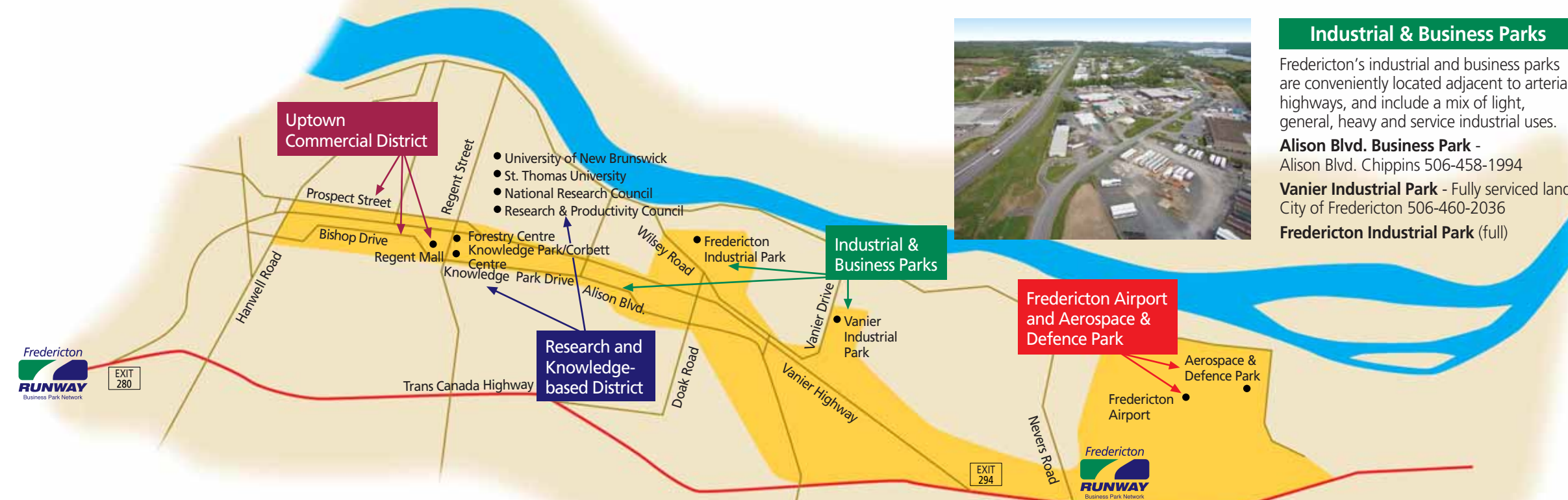
Uptown Commercial District

Fredericton’s major retail district includes:
Regent Mall - Largest shopping centre with major anchor stores & movie complex 506-452-1005
Bishop Drive - Prime commercial area with available land. Irving 506-333-3717 & RAR Properties 506-451-8111
Corbett Centre - The newest edition to Fredericton’s retail family, ideally suited for big box stores in close proximity to the major mall. 506-453-4525
Prospect Street - A bustling area with abundant retail, including the Uptown Centre, restaurants, banks, hotels, car dealerships and other goods & services.



Industrial & Business Parks

Fredericton’s industrial and business parks are conveniently located adjacent to arterial highways, and include a mix of light, general, heavy and service industrial uses.
Alison Blvd. Business Park - Alison Blvd. Chippins 506-458-1994
Vanier Industrial Park - Fully serviced land City of Fredericton 506-460-2036
Fredericton Industrial Park (full)



Research & Knowledge-based District

Fredericton offers a synergistic environment for industry with state-of-the-art facilities.
Knowledge Park 506-444-4686 (leasing)
Hugh John Flemming Forestry Centre
Research & Productivity Council (RPC)
Universities including UNB, STU & Meritus
National Research Council (NRC)

Fredericton Airport and Aerospace & Defence Park

Airport - Serviced daily by international and national flights, and just fifteen minutes from city centre.
Aerospace & Defence Park (in progress) - Ideally situated beside the Airport with plentiful and affordable land available for sale. 506-460-0920



“One of the World’s Top 7 Intelligent Communities”
(Intelligent Community Forum)



Strategic Location & Access to Markets

Fredericton, the Provincial Capital and Gateway to Atlantic Canada, is centrally located within:

- an hour's drive of the U.S. Interstate;
- less than a day's drive of Halifax (4 hrs), Montreal (8 hrs), New York (10 hrs) and Toronto (13hrs);
- less than an hour from the region's busiest seaport; and
- just a fifteen-minute drive from the city centre to the Fredericton International Airport -- serviced daily by Air Canada.

Fredericton offers the competitive edge you need to ensure business success with access to 100 million consumers within an 8-hour drive or 1-hour flight.

With our strategic location and world-class infrastructure, the global marketplace is at your fingertips!



Touch down in Fredericton's *Runway* Business Park Network!

The *RUNWAY* Business Park Network is the place to be in Fredericton. As the largest business park network in the Maritime provinces, the *RUNWAY* is an 18 km commercial corridor stretching from the west-end to the east-end of the City encompassing four nodes:

- Industrial & Business Parks
- Uptown Commercial District
- Research & Knowledge-based District
- Fredericton International Airport and Aerospace & Defence Park

Land and space is available for development with access to amenities and services. There is a "perfect location" for every type of business!

To learn more about Fredericton's cost competitive business environment, world-class reputation as a smart, sustainable city, and balanced lifestyle – take a digital tour at: www.fredericton.ca (click "Economic Development" then "Videos").

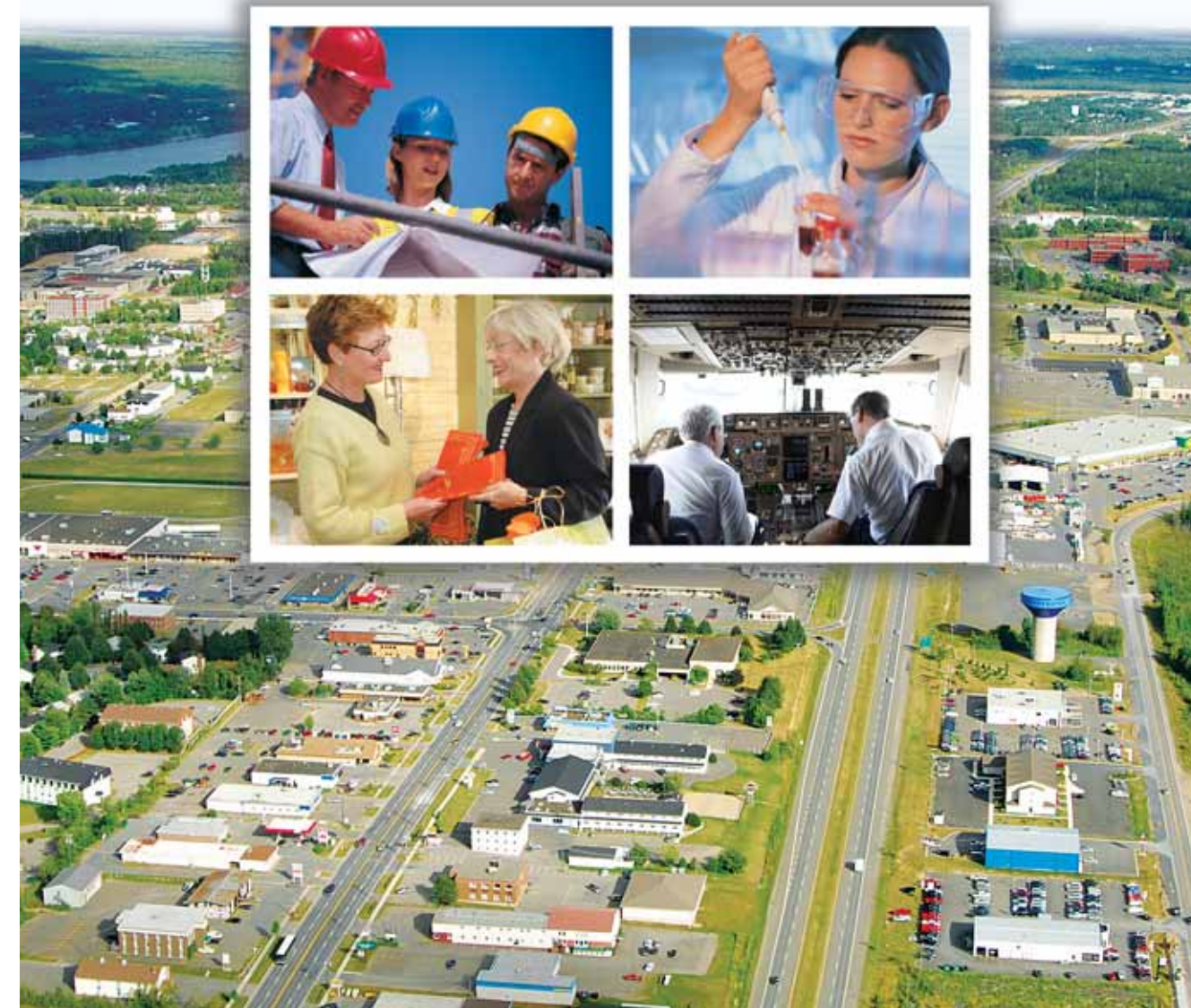


Fredericton
Smart. Sustainable.

City of Fredericton
PO Box 130, 397 Queen Street
Fredericton, NB, E3B 4Y7
506-460-2942
1-877-460-8326
economicdevelopment@fredericton.ca
www.fredericton.ca (click "Economic Development")

Fredericton
RUNWAY
Business Park Network

The perfect
location for your
business!



The Fredericton Advantage Smart, Sustainable City

- "One of the World's Top Seven Intelligent Communities" (*Intelligent Communities Forum*).
- Knowledge-based capital of New Brunswick home to over 70% of the province's knowledge industry, over 60 R&D organizations, and Canada's largest per capita engineering cluster.
- Canada's 1st free, wireless city with Fred-eZone (wi-fi network), part of the city-owned fibre optic network, e-Novations. Fred-eZone earned a prestigious Canadian Information Productivity Award.
- Centre of education with six universities, which fuel the City's skilled, young workforce.
- "One of the North American Cities of the Future" (*Financial Times of London*).
- Leaders in policy and practice for sustainable development recognizing the balance between economic growth, environmental stewardship and social advancement.

Cost Competitive

- One of the most cost competitive places to do business on the eastern seaboard (*KPMG Competitive Alternatives study*).
- Flourishing entrepreneurial community, with one business for every 14 people, in diverse industries like information & environmental technologies, R&D, life sciences, education, light manufacturing, aerospace & defence, and retail.
- Lowest property taxes in New Brunswick, and among the lowest in Canada.
- "Best City for Business" (*Canadian Business Magazine*).
- "One of the Best Cities for Export" (*Globe & Mail Report on Business Magazine*).
- Retail sales consistently above the national average, and the highest household income in the province translating to consumer spending.

Balanced Lifestyle

- Vibrant, young culturally-diverse city named "One of Canada's Best Places to Live" three years running (*Moneysense*), and the "2009 Cultural Capital of Canada" (*Government of Canada*).
- Abundant recreational amenities and family-oriented activities.
- Short commutes and affordable living with the cost of housing being well below the national average.
- Safe place to live and work with a low rate of crime.
- Clean, safe drinking water - delivered by a well maintained distribution system.



Accessible • Affordable • Available