

P R O M E N A D E

343 QUEEN STREET



The Promenade – 343 Queen

More than just an address. Your luxury home at The Promenade is only steps away from fine dining, casual bistros, coffee shops, fashion, and adventure. Unprecedented downtown lifestyle, all at your door.

Luxury Downtown Living.
Defined.

P R THE O M E N A D E

343 QUEEN STREET

Where curated living intersects with downtown adventure...

Downtown living at its best. Walk to groceries, markets, pharmacies, schools, dining, coffee shops, theatre, galleries and museums. Located in the middle of it all with easy access to extensive walking and biking trails, water craft, and parks. Daytime to nighttime, there is always something to do.

Amenities

Take a walk through the forest when you enter the biophilic lobby of The Promenade, rest and relax there, read, meet, work, and enjoy the experience. Luxury units at The Promenade have floor to ceiling Marvin windows to take in the views, air conditioning, quartz countertops in the gourmet kitchens, spacious balconies, large master suites, live-in superintendent, social room, fitness studio, and parking. The Promenade is pet friendly. Managed by State Street Property Management, our service and maintenance team sets the bar high with 24-hour availability.



Welcome home,
let us take care of you.

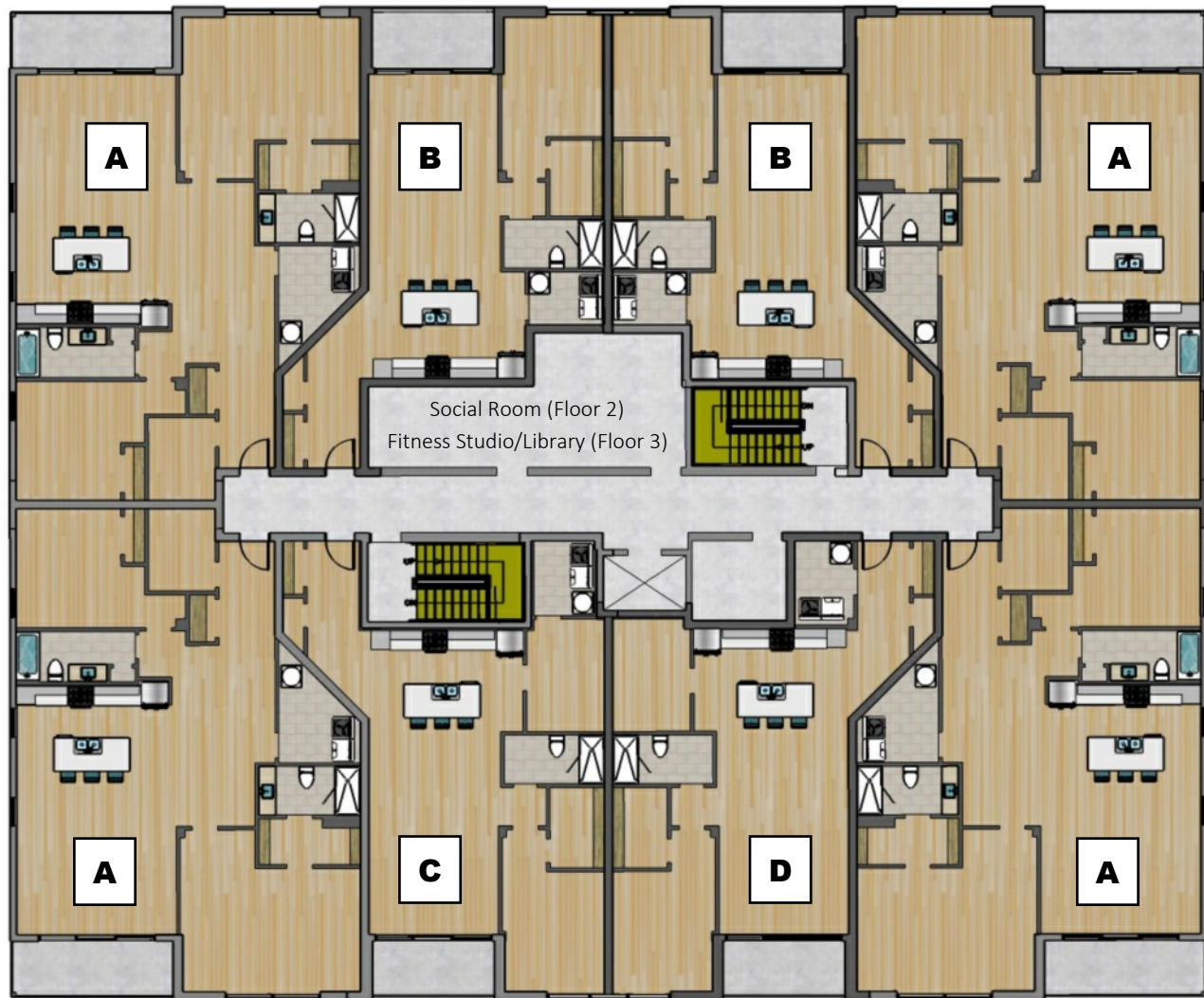
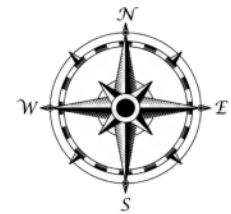


Look What's Nearby

- ① South Riverfront Walking Trail
- ② Public Library
- ③ Museum
- ④ Beaverbrook Art Gallery
- ⑤ Kings Place Mall
- ⑥ Saint John River
- Ⓑ Bus Stop

FLOOR LAYOUT

343 QUEEN STREET, FREDERICTON N.B.



Unit A
(1550 ft²)

2 Bedrooms
2 Bathrooms
100 ft² Balcony
Office

Unit B
(928 ft²)

1 Bedroom
1 Bathroom
75 ft² Balcony

Unit C
(1037 ft²)

1 Bedroom
1 Bathroom
75 ft² Balcony
Office/Den

Unit D
(1049 ft²)

1 Bedroom
1 Bathroom
75 ft² Balcony
Office/Den

* Social room located on Floor 2

* Fitness studio & Library located on Floor 3

P R O M E N A D E

343 QUEEN STREET

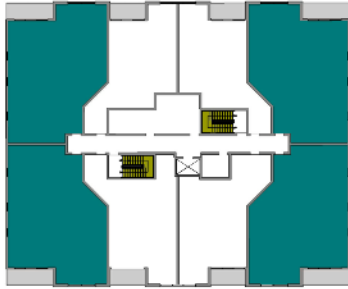
Floors 2 & 3

N.T.S.

(506) 478-3409

leaseadmin@statestreetproperties.ca

Floor Key



Second Floor

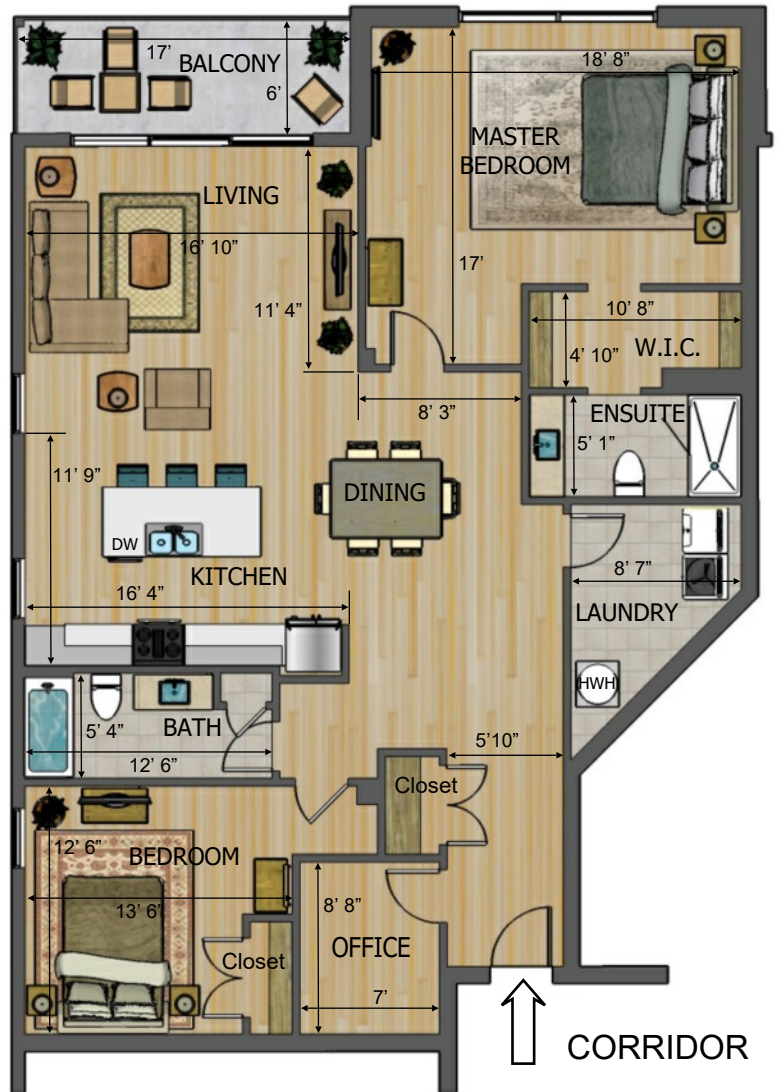
201 204 205 208

Third Floor

301 304 305 308

*As Shown or Reversed

*All Dimensions Approximate



FEATURES

- In-Suite laundry room and storage
- Master bedroom with ensuite and walk-in closet
- Spacious living and dining areas
- Home office area
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 100 ft² balcony offers outdoor living space

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P R THE M E N A D E

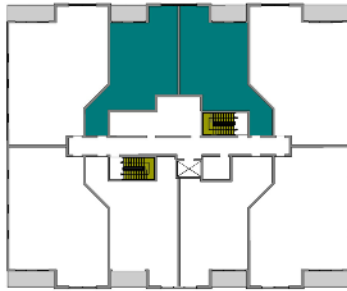
343 QUEEN STREET

UNIT TYPE A

2- Bedroom: 1550 ft²

N.T.S.

Floor Key



Second Floor

206

207

Third Floor

306

307

*As Shown or Reversed

*All Dimensions Approximate



FEATURES

- In-Suite laundry room and storage
- Master bedroom with walk-in closet
- Spacious living and dining areas
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 75 ft² balcony offers outdoor living space

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P R THE M E N A D E

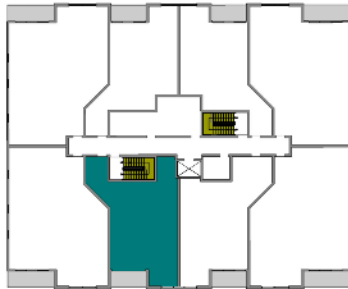
343 QUEEN STREET

UNIT TYPE B

1- Bedroom: 928 ft²

N.T.S.

Floor Key



Second Floor

202

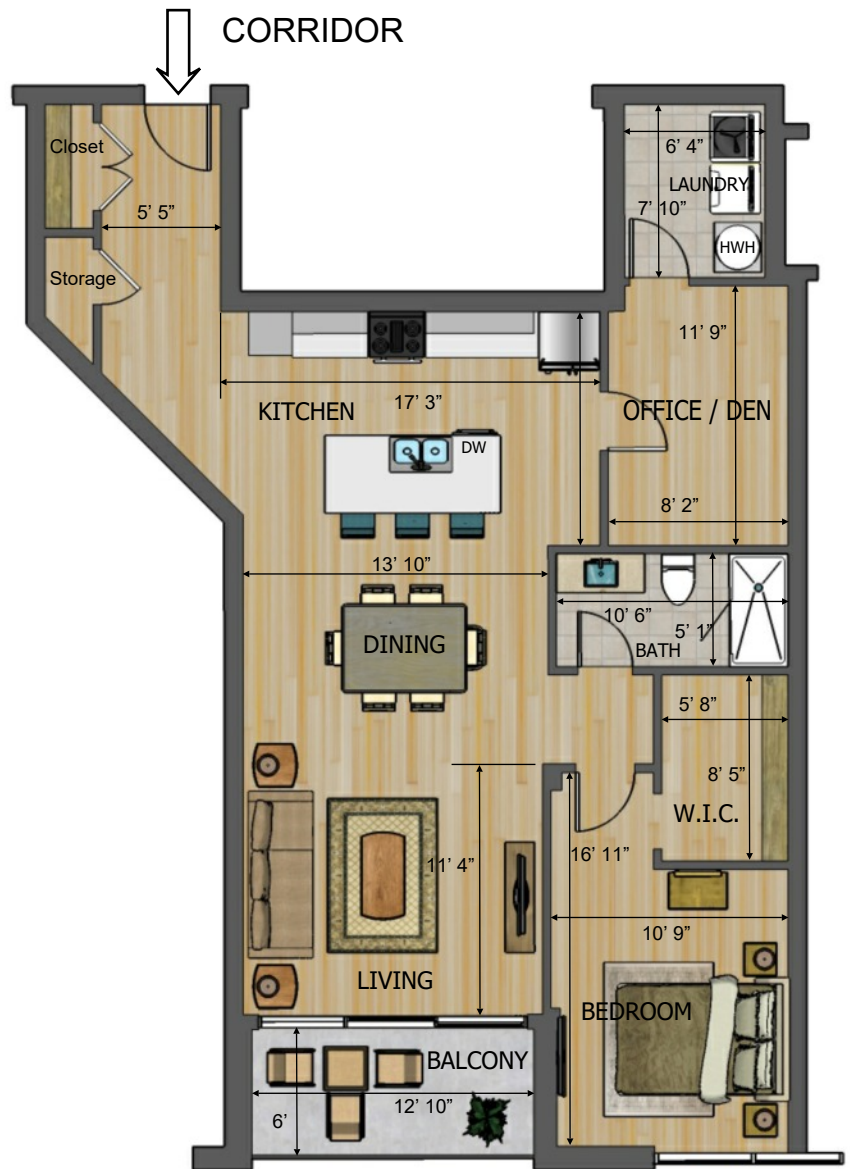
Third Floor

302

*All Dimensions Approximate

FEATURES

- In-Suite laundry room and storage
- Master bedroom with walk-in closet
- Spacious living and dining areas
- Home office area
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 75 ft² balcony offers outdoor living space



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P R THE M E N A D E

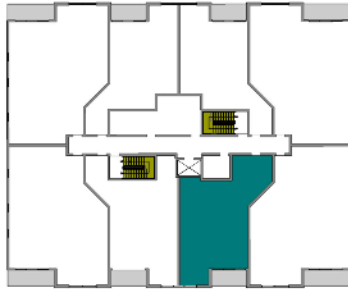
343 QUEEN STREET

UNIT TYPE C

1- Bedroom: 1037 ft²

N.T.S.

Floor Key



Second Floor

203

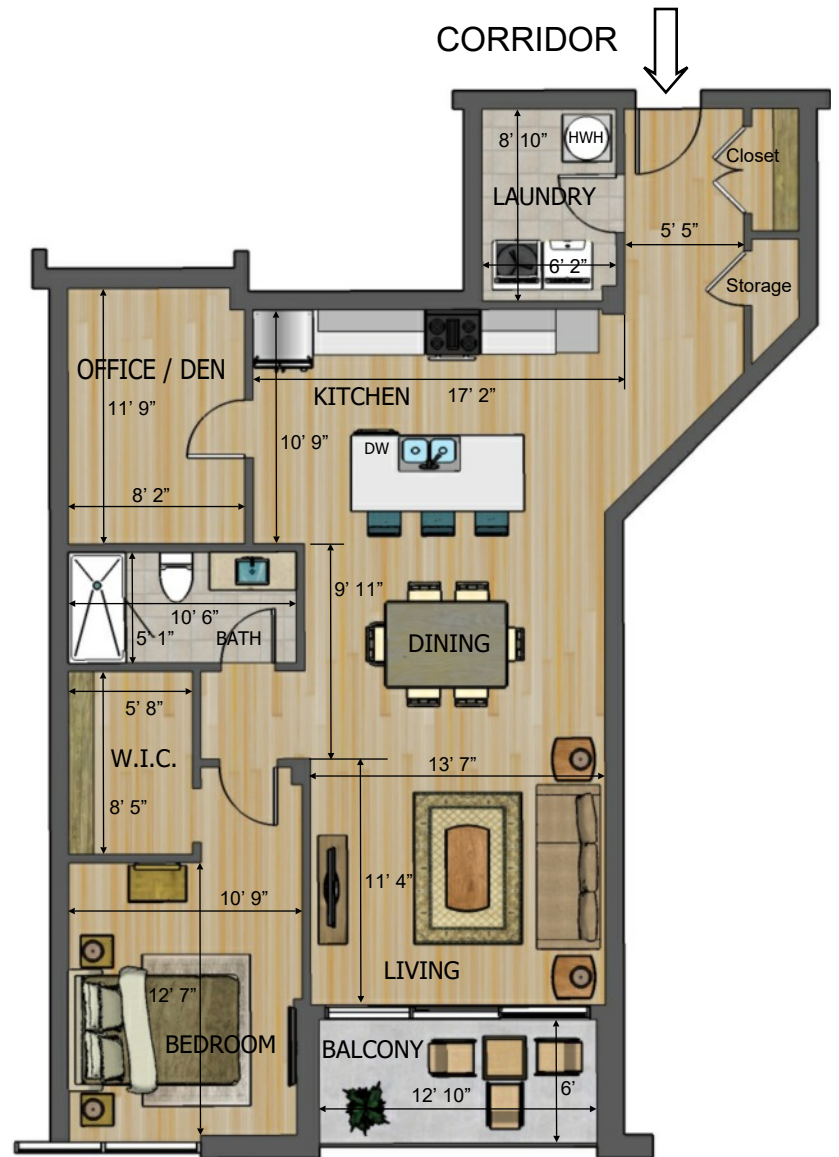
Third Floor

303

*All Dimensions Approximate

FEATURES

- In-Suite laundry room and storage
- Master bedroom with walk-in closet
- Spacious living and dining areas
- Home office area
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 75 ft² balcony offers outdoor living space



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P R THE M E N A D E

343 QUEEN STREET

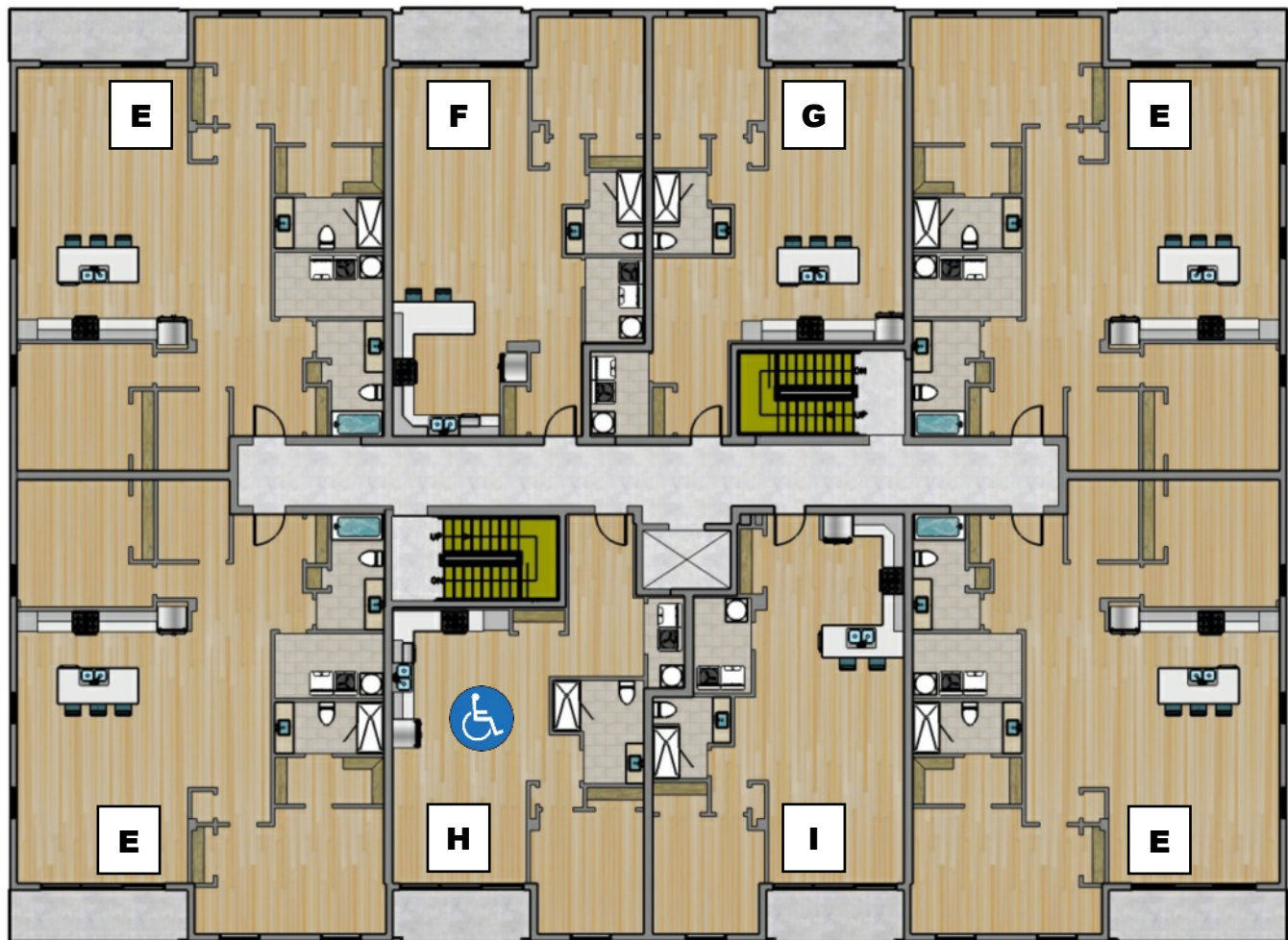
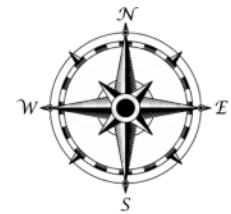
UNIT TYPE D

1- Bedroom: 1049 ft²

N.T.S.

FLOOR LAYOUT

343 QUEEN STREET, FREDERICTON N.B.



Unit E
(1480 ft²)


2 Bedrooms
2 Bathrooms
90 ft² Balcony
Office

Unit F
(900 ft²)

1 Bedroom
1 Bathroom
70 ft² Balcony

Unit G
(845 ft²)

1 Bedroom
1 Bathroom
70 ft² Balcony

Unit H 
(818 ft²)

1 Bedroom
1 Bathroom
70 ft² Balcony

Unit I
(840 ft²)

1 Bedroom
1 Bathroom
70 ft² Balcony

P R  M E N A D E

343 QUEEN STREET

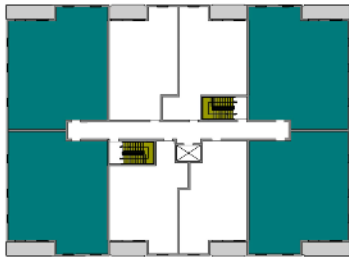
Floors 4 - 6

N.T.S.

(506) 478-3409

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Floor Key



Fourth Floor

401 404 405 408

Fifth Floor

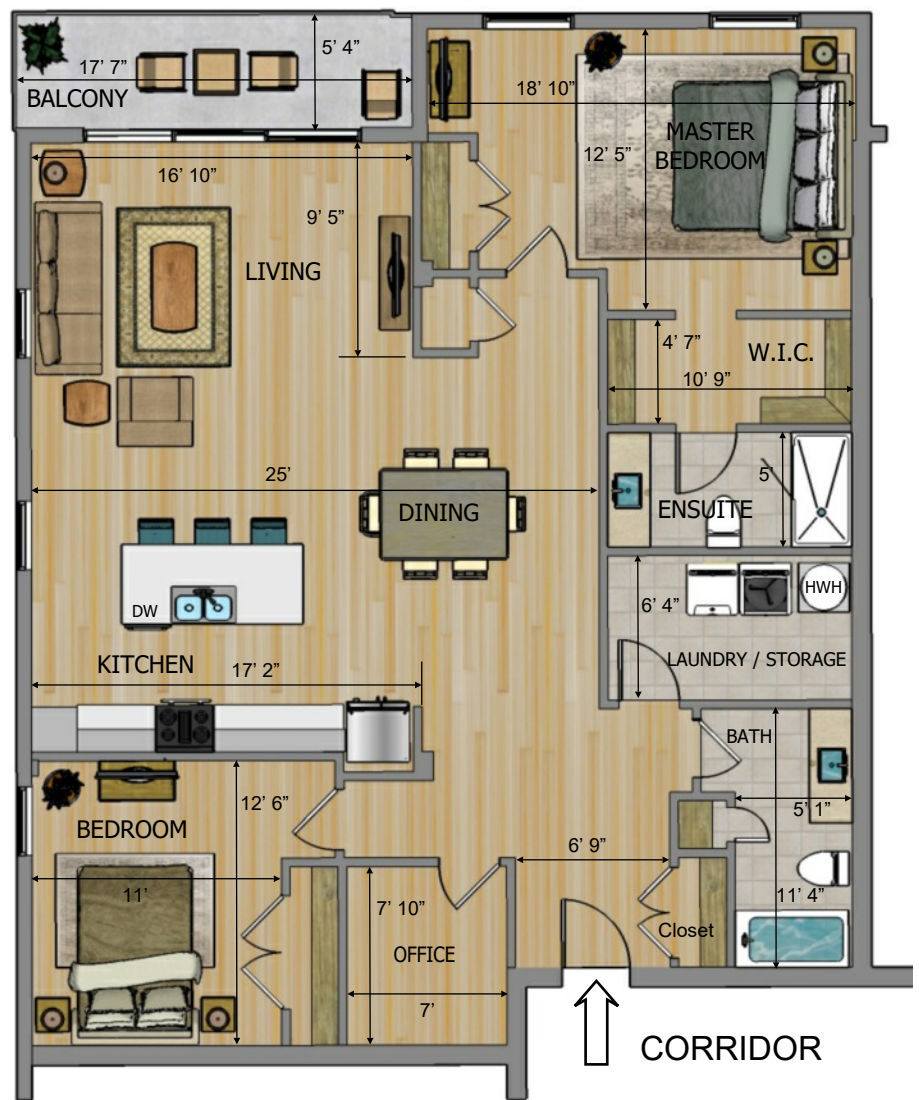
501 504 505 508

Sixth Floor

601 604 605 608

*As Shown or Reversed

*All Dimensions Approximate



FEATURES

- In-Suite laundry room and storage
- Master bedroom with ensuite and walk-in closet
- Spacious living and dining areas
- Home office area
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 90 ft² balcony offers outdoor living space

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P R THE M E N A D E

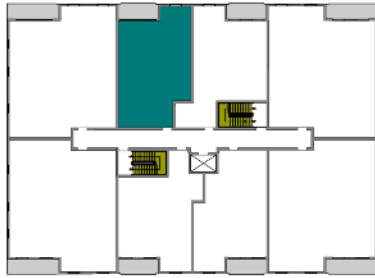
343 QUEEN STREET

UNIT TYPE E

2- Bedroom: 1480 ft²

N.T.S.

Floor Key



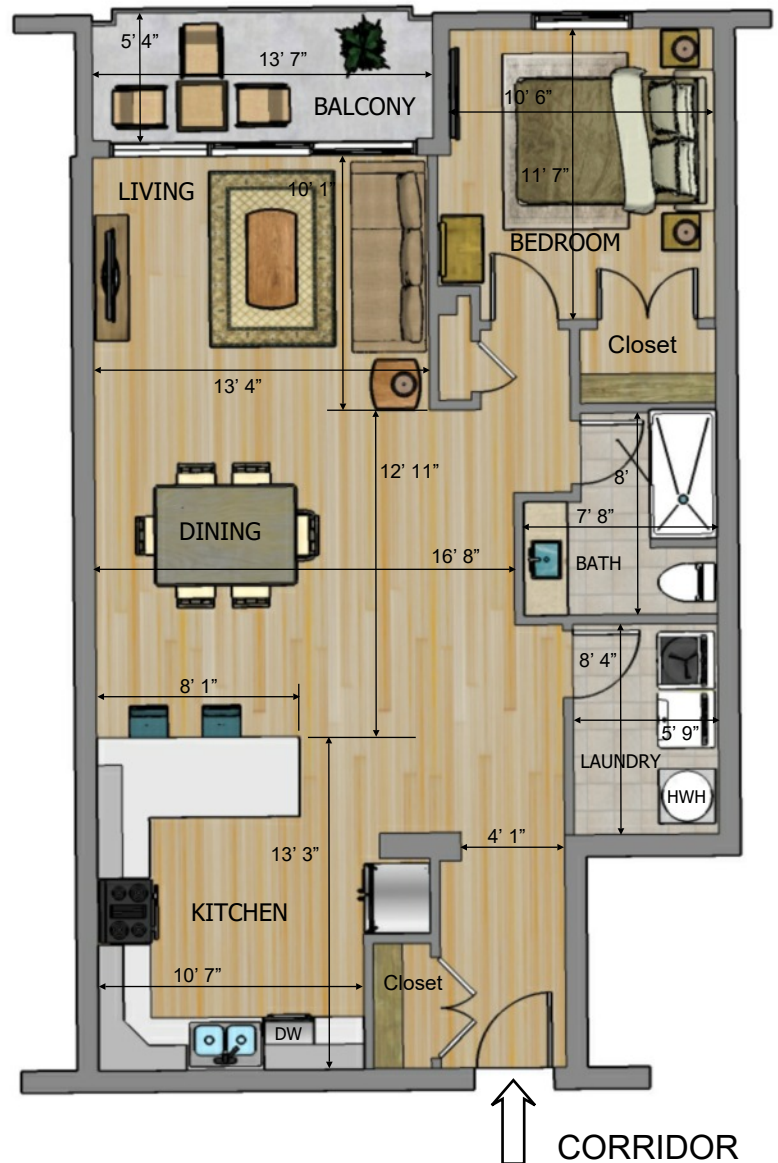
Fourth Floor Fifth Floor Sixth Floor

406

506

606

*All Dimensions Approximate



FEATURES

- In-Suite laundry room and storage
- Spacious living and dining areas
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 70 ft² balcony offers outdoor living space

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P R THE M E N A D E

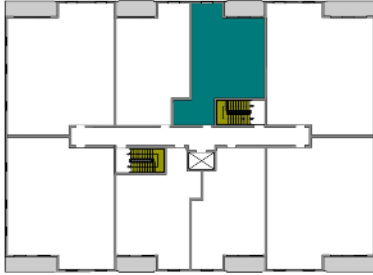
343 QUEEN STREET

UNIT TYPE F

1- Bedroom: 900 ft²

N.T.S.

Floor Key



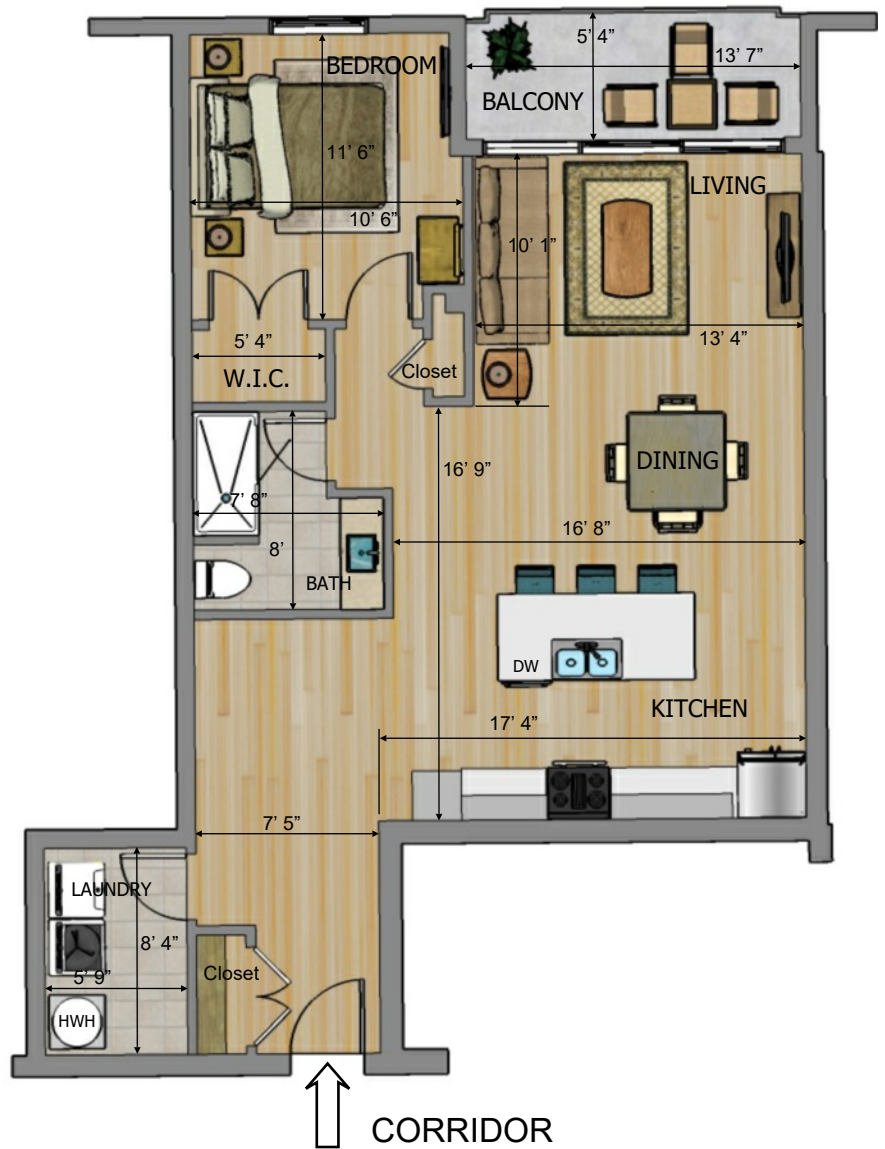
Fourth Floor Fifth Floor Sixth Floor

407

507

607

*All Dimensions Approximate



FEATURES

- In-Suite laundry room and storage
- Master bedroom with walk-in closet
- Spacious living and dining areas
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 70 ft² balcony offers outdoor living space

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P R THE M E N A D E

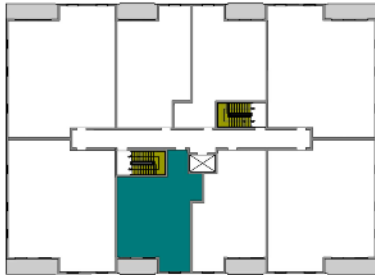
343 QUEEN STREET

UNIT TYPE G

1- Bedroom: 845 ft²

N.T.S.

Floor Key



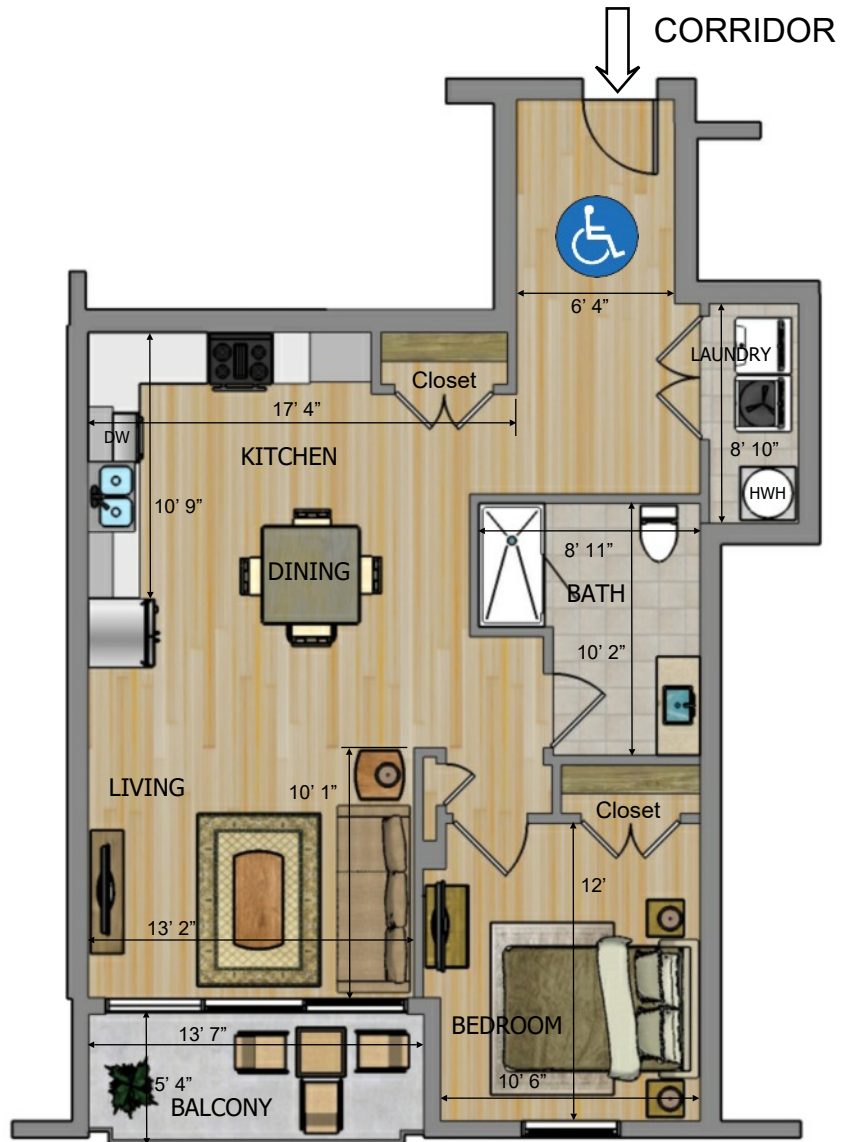
Fourth Floor Fifth Floor Sixth Floor

402

502

602

*All Dimensions Approximate



FEATURES

- In-Suite laundry room and storage
- Spacious living and dining areas
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 70 ft² balcony offers outdoor living space

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P R THE M E N A D E

343 QUEEN STREET

UNIT TYPE H

1- Bedroom: 818 ft²

N.T.S.



Floor Key



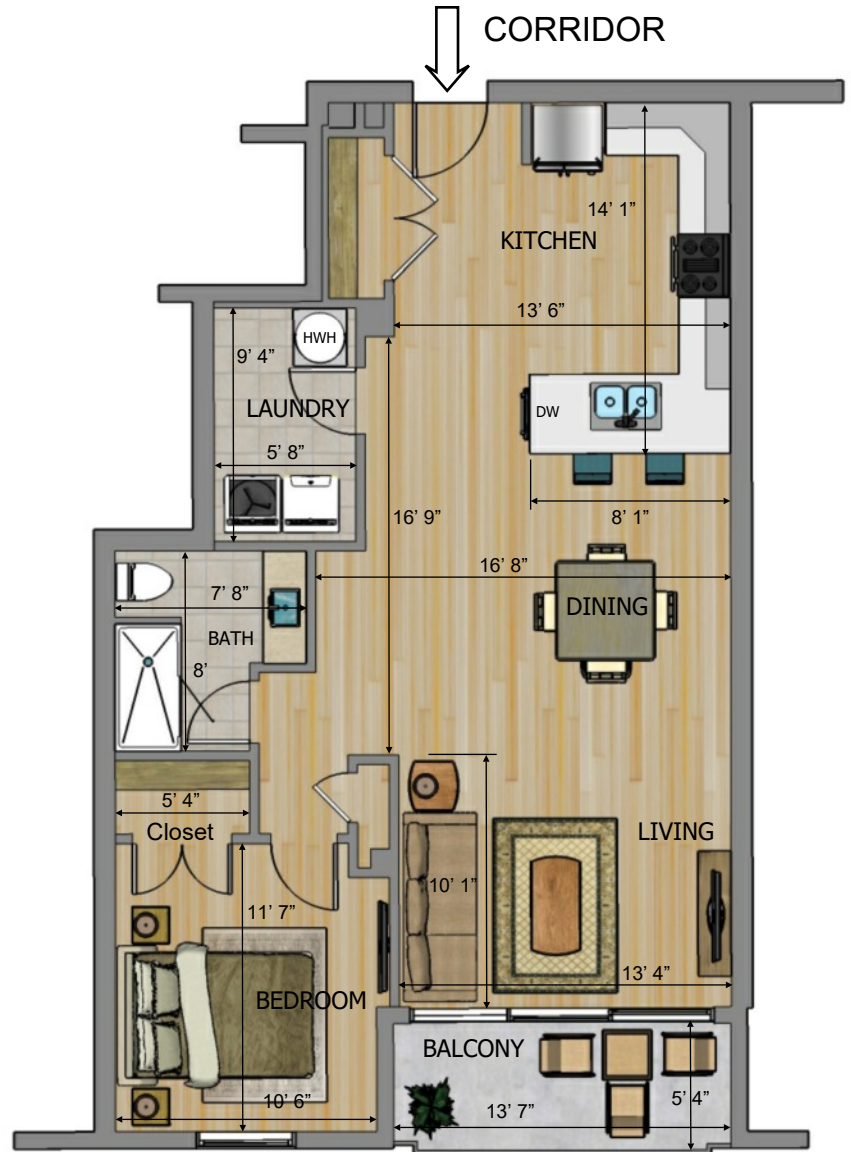
Fourth Floor Fifth Floor Sixth Floor

403

503

603

*All Dimensions Approximate



FEATURES

- In-Suite laundry room and storage
- Spacious living and dining areas
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 70 ft² balcony offers outdoor living space

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P R THE M E N A D E

343 QUEEN STREET

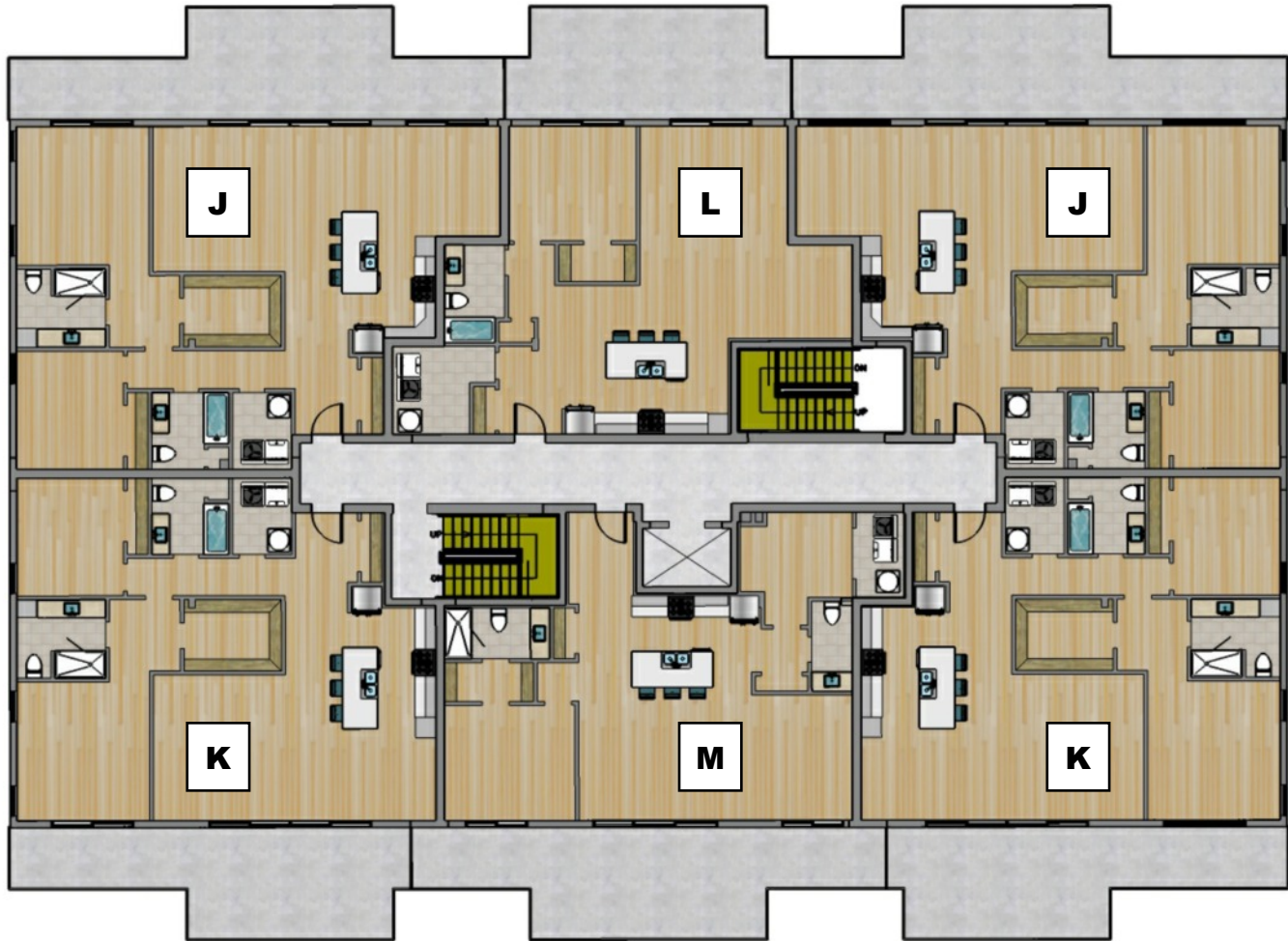
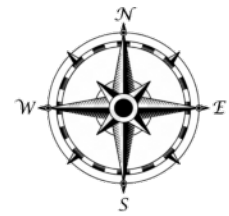
UNIT TYPE I

1- Bedroom: 840 ft²

N.T.S.

FLOOR LAYOUT

343 QUEEN STREET, FREDERICTON N.B.



Unit J
(1367 ft²)

2 Bedrooms
2 Bathrooms
405 ft² Balcony

Unit K
(1295 ft²)

2 Bedrooms
2 Bathrooms
350 ft² Balcony

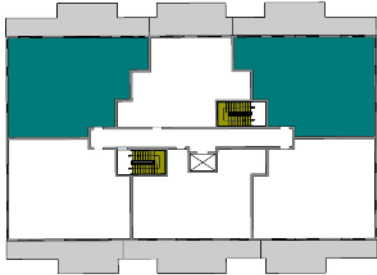
Unit L
(1000 ft²)

1 Bedroom
1 Bathroom
290 ft² Balcony

Unit M
(1058 ft²)

1 Bedroom
1-½ Bathrooms
410 ft² Balcony
Office/Den

Floor Key



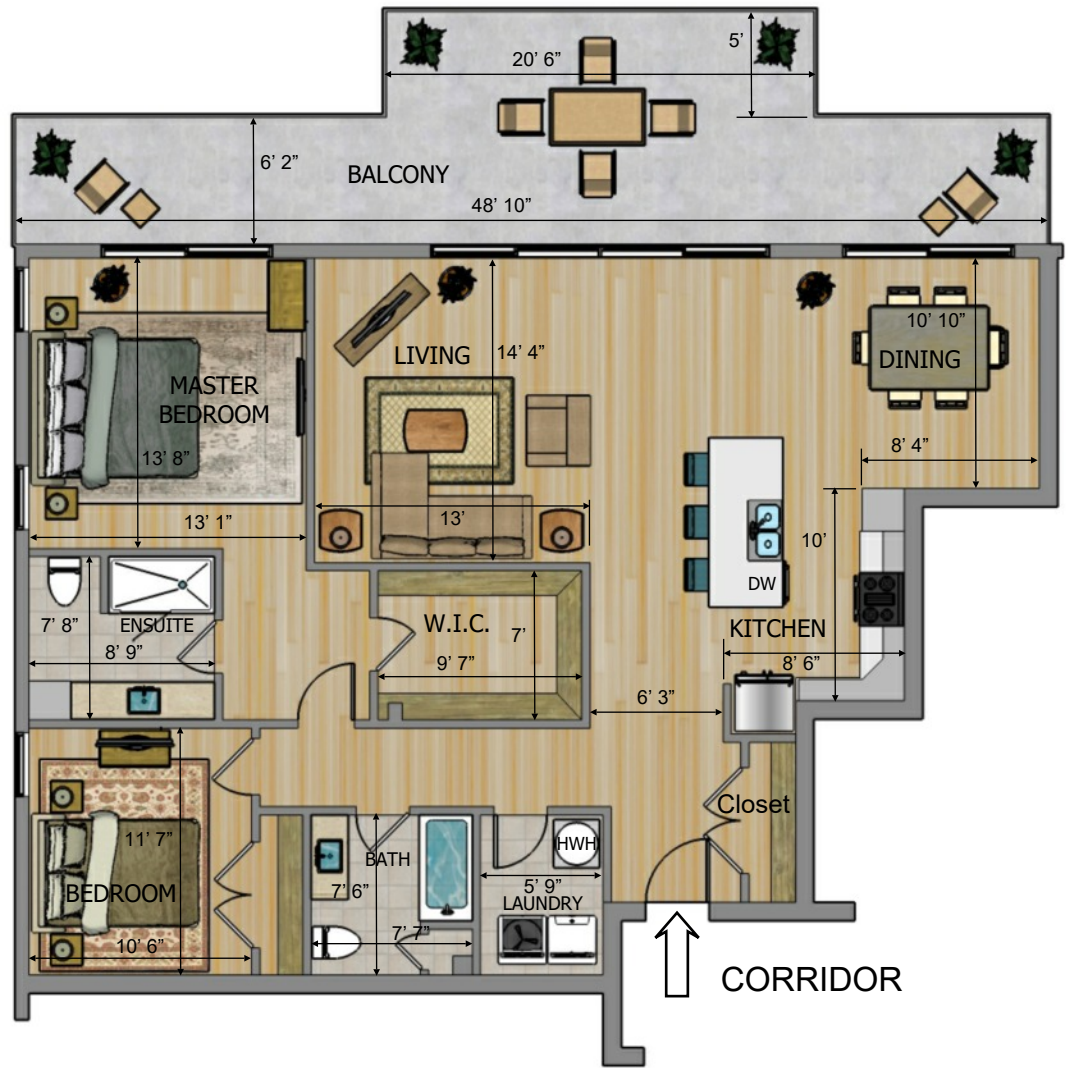
Seventh Floor

704

706

*As Shown or Reversed

*All Dimensions Approximate



FEATURES

- In-Suite laundry room and storage
- Master bedroom with ensuite and walk-in closet
- Spacious living and dining areas
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 405 ft² balcony offers outdoor living space

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P R THE M E N A D E

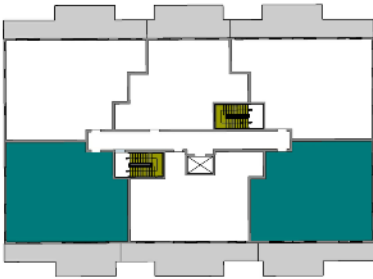
343 QUEEN STREET

UNIT TYPE J

2- Bedrooms: 1367 ft²

N.T.S.

Floor Key



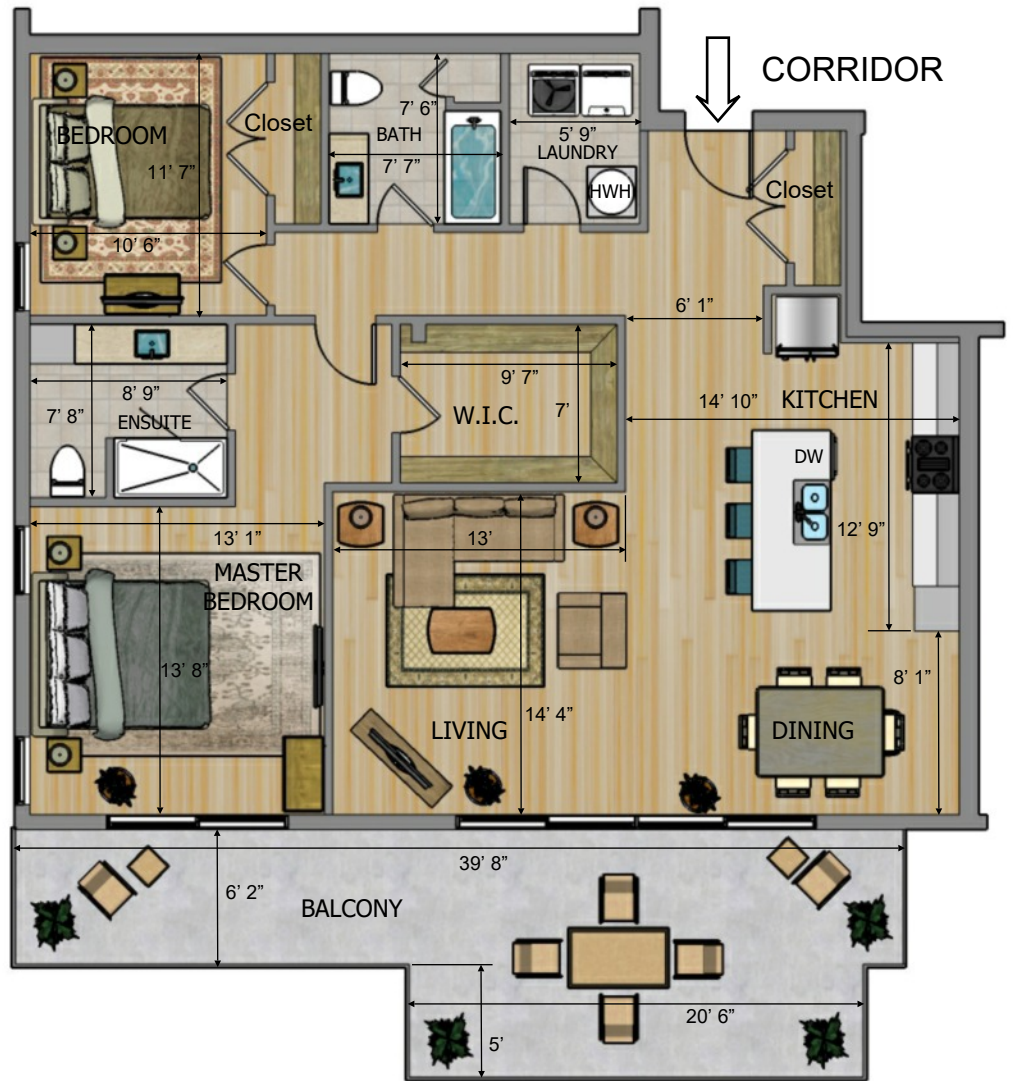
Seventh Floor

701

703

*As Shown or Reversed

*All Dimensions Approximate



FEATURES

- In-Suite laundry room and storage
- Master bedroom with ensuite and walk-in closet
- Spacious living and dining areas
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 350 ft² balcony offers outdoor living space

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P R THE M E N A D E

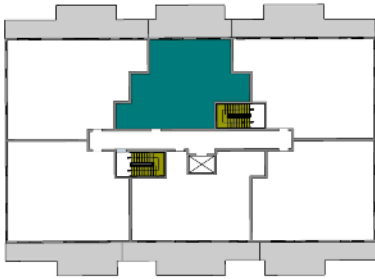
343 QUEEN STREET

UNIT TYPE K

2- Bedrooms: 1295 ft²

N.T.S.

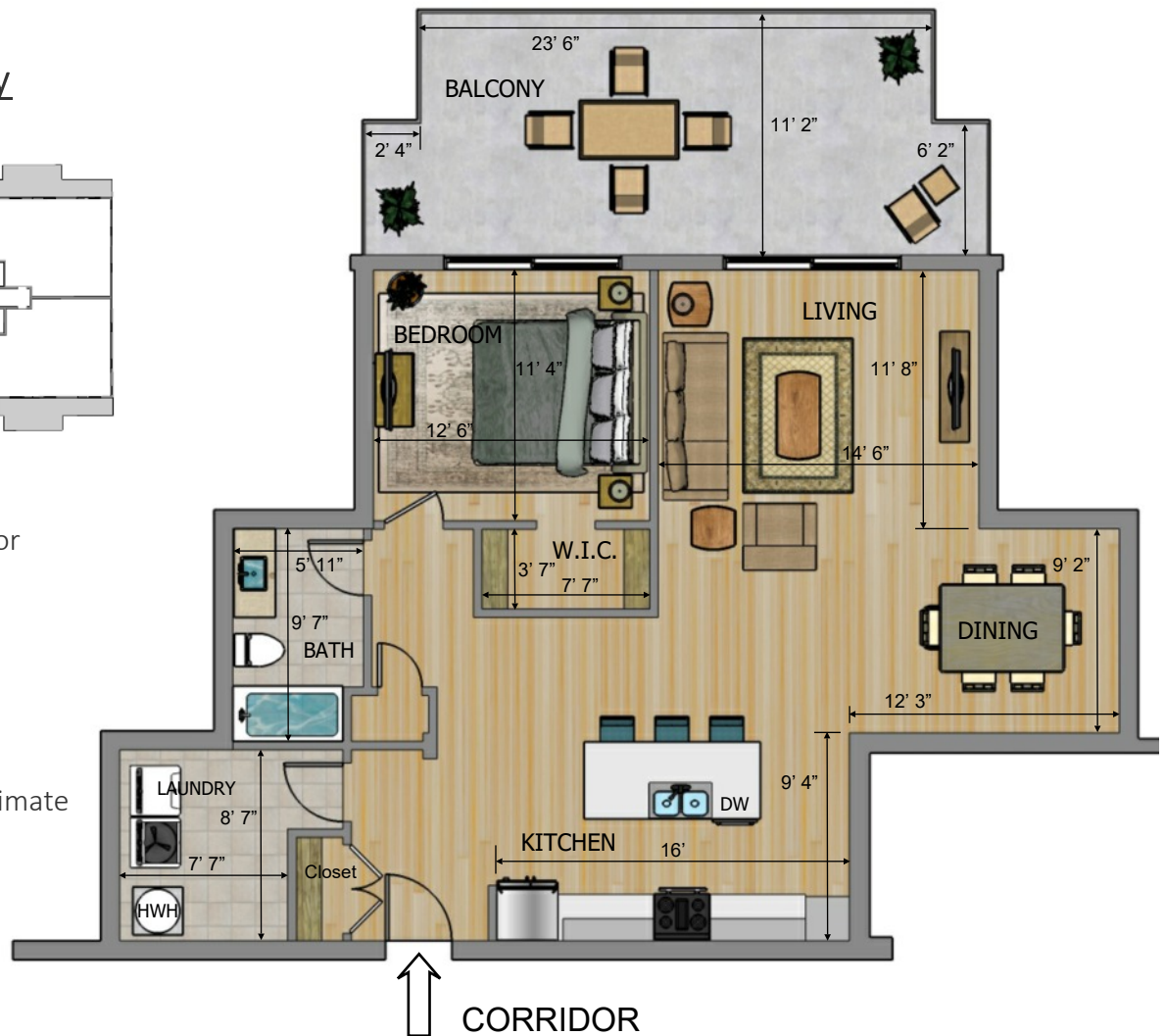
Floor Key



Seventh Floor

705

*All Dimensions Approximate



FEATURES

- In-Suite laundry room and storage
- Master bedroom with walk-in closet
- Spacious living and dining areas
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 290 ft² balcony offers outdoor living space

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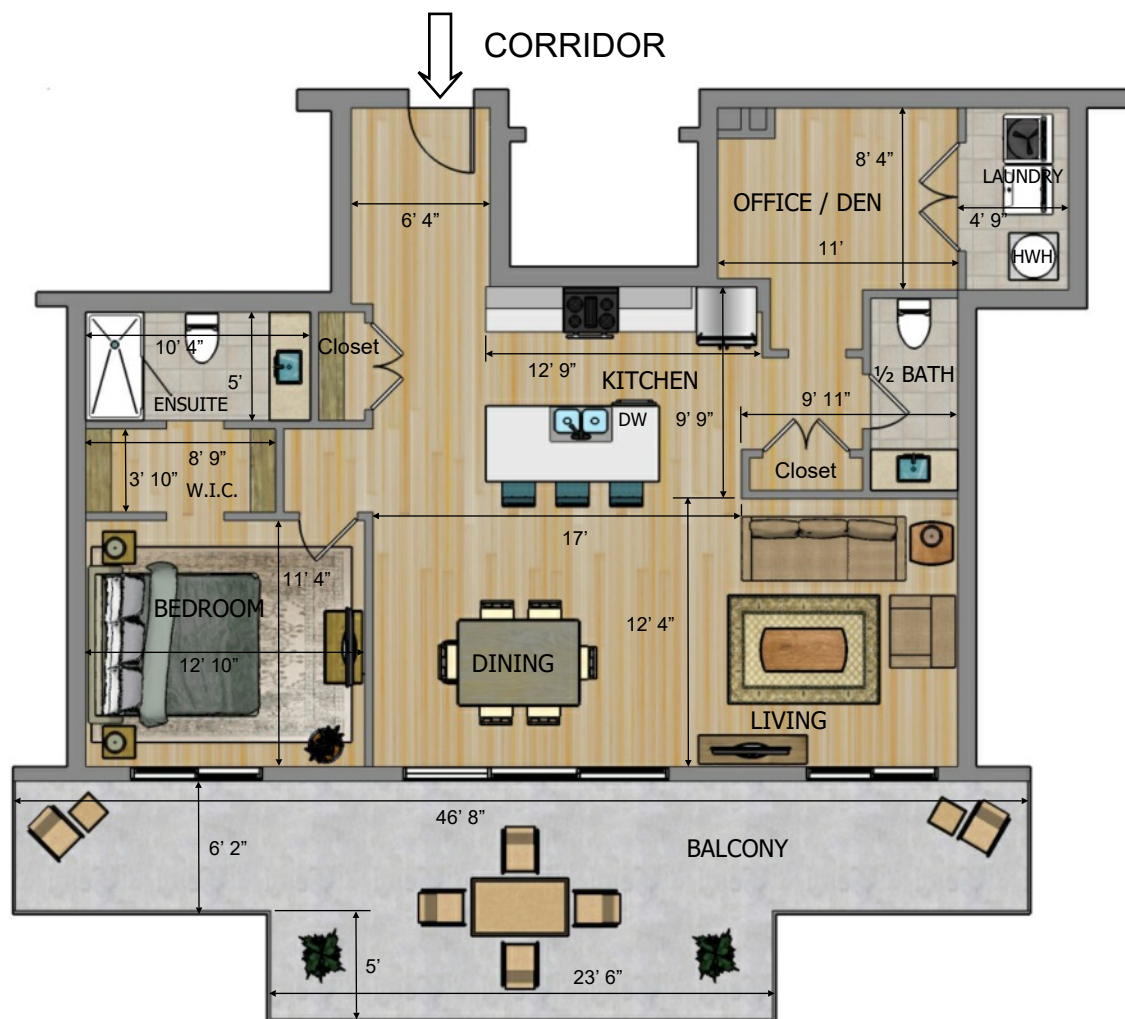
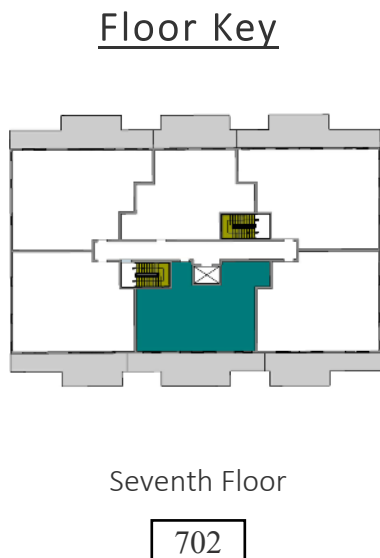
P R THE O M E N A D E

343 QUEEN STREET

UNIT TYPE L

1- Bedroom: 1000 ft²

N.T.S.



*All Dimensions Approximate

FEATURES

- In-Suite laundry room and storage
- Master bedroom with ensuite and walk-in closet
- Spacious living and dining areas
- Home office area
- Modern appliances, fixtures & countertops
- Elevator for convenient, easy access
- Private 410 ft² balcony offers outdoor living space

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P R THE M E N A D E

343 QUEEN STREET

UNIT TYPE M

1- Bedroom: 1058 ft²

N.T.S.