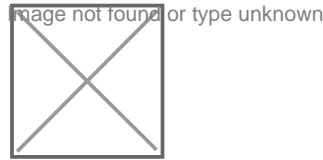


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

ADMINISTRATIVE AND SUPPORT , BARBER/BEAUTY, CHILD CARE, MEDICAL , PROFESSIONAL SERVICE, PROFESSIONAL/OFFICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
28247


MLS ID:
A2145261

\$19.50



 **SUSAN LORE**
 (780) 714-1060

 **COLDWELL BANKER UNITED**
 780-714-5050

 B, 420 Taiganova Crescent , Fort McMurray , Alberta T9K 0T4

Transaction Type For Lease	Days On Market 701	Lease Amount 19.50
Lease Frequency Annually	Zoning C4	Subdivision Taiga Nova Eco-Industrial Park
Building Type Office Building,Retail,See Remarks	Year Built 2013	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Office	Legal Plan 0840460
Building Area (Sq. Ft.) 1797.90	Building Area (Sq. M.) 167.03	Lot Size (Sq. Ft.) 173187
Lot Size (Acres) 3.98	Inclusions N/A	Restrictions Non-Smoking Building
Reports Floor Plans		

Give your business an enviable home in Sawridge Centre Office & retail complex. Available on flexible terms, this business centre is Strategically located in a high-exposure area in the sought-after Taiga Nova Industrial Park adjacent to Hwy 63. 7 km from Downtown Fort McMurray with close proximity to residential communities and commercial districts of Eagle Ridge, Stone Creek, Timberlea and Parsons Creek. Convenient access and easy travel to downtown and Fort McMurray's northern businesses and mining operations are only 15 minutes from the Suncor Base plant and 25 minutes to Syncrude. 1,797.9 flexible office or retail space with direct ground floor access and exposure can be thoughtfully designed around your needs and focused on creativity, collaboration and innovative ideas. A combination of inviting and accessible private offices, conference rooms and open-plan workspaces. Abundant 7' strip windows offer plenty of natural light. Or custom build to suit your business requirements in the divisible areas. Property Highlights include 10' clear ceiling heights, fully sprinklered and a Central lobby with 2 elevators. An abundance of amenities is available at the adjoining Best Western Plus Sawridge Suites offering 151 studio suites Restaurant and Dining Lounge, a Fitness Centre, a Meeting spaces/Conference facility & Convenience Store. Your employees will have unending possibilities for entertainment and business necessities at their convenience. A business campus where culture, cuisine and lifestyle come together. Complimented with ample surface and underground parking and signage opportunities Access to both public and industry transit, making this location an easy commute to work or work and stay at the hotel Affordable Rates starting at \$23.00 PSF, Flexible terms. Operating Costs \$13.50 PSF includes utilities

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