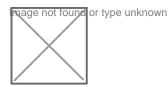


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

PROFESSIONAL/OFFICE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Fort McMurray, Alberta

Listing ID:

28253

MLS ID:

A2145273

\$23



[△] SUSAN LORE

(780) 714-1060

■ COLDWELL BANKER UNITED

2 780-714-5050

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400, 420 Taiganova Crescent , Fort McMurray , Alberta T9K 0T4

Transaction Type

Days On Market

Lease Amount

For Lease

367

23.00

Lease Frequency

Zoning

Subdivision

Annually

C4

Taiga Nova Eco-Industrial Park

Building Type Office Building

Year Built 2013

Structure Type

Low Rise (2-4 stories)

Property Type

Legal Plan

Commercial

Office

0840460

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Property Sub Type

Lot Size (Sq. Ft.)

9991.90

3.98

928.27

173187

Commercial Amenities

Lot Size (Acres)

Elevator Passenger, Emergency Lighting, Exercise Room, Paved

N/A

Inclusions

Yard, See Remarks

Restrictions

Reports Non-Smoking Building Floor Plans

Give your business an enviable home in the 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. 9,991.90 of Demisable and Flexible fully developed office space 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

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