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920 MEMORIAL DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
32096

MLS ID:
A2252752

\$27



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

 **920 Memorial Drive , Fort McMurray , Alberta T9K 0N9**

Transaction Type	Days On Market	Lease Amount
For Lease	125	27.00
Lease Frequency	Sub Lease	Zoning
Annually	1	C4
Subdivision	Building Type	Year Built
Taiga Nova Eco-Industrial Park	See Remarks	2001
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1125223	4800.00	445.93
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
876036	20.11	N/A
Restrictions	Reports	
None Known	Floor Plans	

4,800 SF Office Space for Sub-Lease — 920 Memorial Drive, Fort McMurray AB This affordable and professionally developed second-floor office offers 4,800 SF of versatile space in a highly visible location. The layout is designed to balance private offices and open-plan work areas, featuring a welcoming reception, a large boardroom, 12 private offices, six open cubicles, and two flexible open areas that can accommodate a shared workspace, co-working hub, training centre, classroom use, call centre, or support services. Additional features include a staff room with kitchenette, washrooms, and ample storage, making this space both functional and adaptable for a variety of business needs. The property is enhanced with ample paved parking for staff and visitors. Flexible lease terms are available, providing an excellent opportunity for tenants seeking value and convenience. Strategically located in the sought-after Taiga Nova Industrial Park, the property offers exceptional exposure adjacent to Highway 63. It is just 7 km from Downtown Fort McMurray and in close proximity to the residential and commercial districts of Eagle Ridge, Stone Creek, Timberlea, and Parsons Creek. The location also provides convenient access to northern business and mining operations, with only a 15-minute drive to the Suncor Base Plant and 25 minutes to Syncrude. Gross rent includes power, gas, water, and operation costs.

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