



**920 Memorial Drive
Fort McMurray, Alberta**

MLS # A2252752



\$27 per sq.ft.

Division: Taiga Nova Eco-Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,800 sq.ft.

Zoning: C4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 20.11 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

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.