

FOR LEASE | 435 GREGOIRE DRIVE

Radisson Hotel & Suites

AFFORDABLE & FLEXIBLE SPACES FOR LEASE IN GREGOIRE

A variety of spaces are available for lease in the lower level of the Radisson Hotel & Suites, ranging in size from a single office of 365 SF up to 1,895 SF. With lobby and rear access, elevator service, and ample surface parking both front and rear, the location provides exceptional convenience for both clients and staff. The spaces are ideally suited for a wide range of uses including spa and wellness, daycare, non-profit or community services, entertainment and social uses, meeting or workspaces, and professional office users.

Supported by the hotel and benefiting from strong synergy with hotel operations, the premises enjoy excellent exposure and accessibility in the vibrant community of Gregoire. The property is also easily accessible by public transit, and the gross lease rate includes utilities and operating costs, making it an affordable and flexible opportunity in a high-profile setting.



FORTMCMURRAY
COMMERCIALPROPERTIES.COM



9905 SUTHERLAND ST.
FORT MCMURRAY, AB
T9H 1V3

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

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PROPERTY INFORMATION

LEASE RATE:	\$15.00 PSF
OPERATING COSTS:	Included in lease rate. (Utilities: Power, Gas, and Water)
LEGAL ADDRESS:	Plan: 0320559, Block: 47, Lot: 7A
YEAR BUILT:	2002
PROPERTY SIZE:	365 SF up to 1,895 SF
ZONING:	C4
LOCATION:	Gregoire Commercial Park

AVAILABLE SPACES Lower Level		
UNIT #	UNIT NAME	SQFT.
1	Woodbridge	935 SF
2	Woodbuffalo	365 SF
4	Wentworth	1,228 SF
5	Charlesgate	1,056 SF
6	Vista	1,895 SF

LOCATION INFORMATION:

The area is surrounded by residential neighbourhoods such as Prairie Creek, Beacon Hill, and Saprae Creek, and is in close proximity to major industrial hubs including the Gregoire, Mackenzie, L. Roberts, and YMM Industrial Parks, as well as the Fort McMurray International Airport. Nearby amenities such as the Points West Trail system, Vista Ridge All Seasons Park, Clearwater Horse Club, Keyano College Industrial Campus, the Oilsands Discovery Centre, and the Rotary Links 18-hole Golf Course further draw business to this location.



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Electrical		
Wentworth 1,228 sqft (4)		Ravencrest 830 sqft
		Kitchen
Charles Gate 1,056 sqft (5)		Washrooms
		Wood Buffalo 365 sqft (2)
		Stairs
		Elevator
Vista 1,895 sqft (6)		Maintenance
		Woodbridge 935 sqft (1)
Laundry		



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UNIT # 1 | 935 SF WOODBRIIDGE



UNIT # 2 | 365 SF WOODBUFFALO



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PROPERTY INFORMATION

UNIT # 4 | 1,228 SF
WENTWORTH



UNIT # 5 | 1,056 SF
CHARLESGATE



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PROPERTY INFORMATION

UNIT # 6 | 1,895 SF
VISTA

COMMON AREA



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