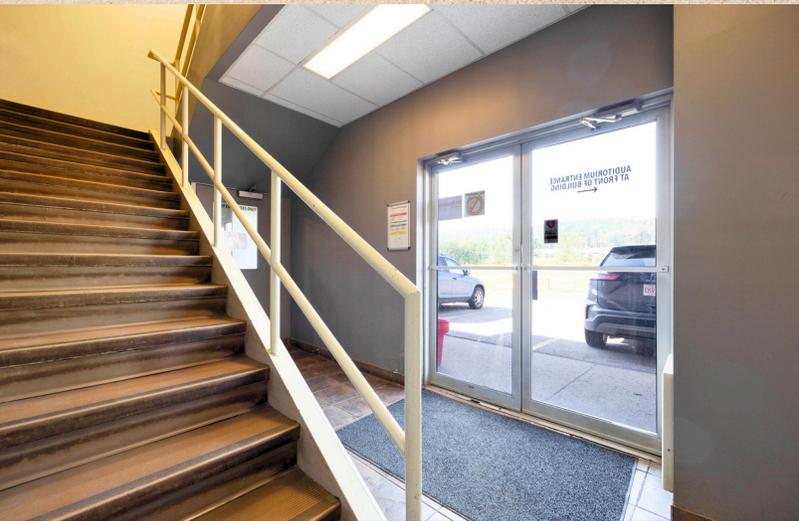


FOR SUBLEASE | 920 MEMORIAL DRIVE

## Professionally Developed & Affordable Office Space in Taiganova Industrial Park

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. Gross lease rate includes power, gas, and water separate and common area costs. Flexible lease terms are available, providing an excellent opportunity for tenants seeking value and convenience. Gross rent includes power, gas, water, and operation costs.



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9905 SUTHERLAND ST.  
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T9H 1V3

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**SUSAN LORE** REALTOR®  
SUSAN@THELOREGROUP.COM  
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**TRISTAN PARKER** REALTOR®  
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(780) 799 - 1509

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PROPERTY INFORMATION

**LEASE RATE:** \$27.00 PSF

**OPERATING COSTS:** N/A  
*(Gross rent includes power, gas, water, and operation costs)*

**LEGAL ADDRESS:** Plan 1125223, Block 1, Lot 24

**MUNICIPAL ADDRESS:** 920 Memorial Drive  
 Fort McMurray, AB T9K 0N9

**ZONING:** C4

**YEAR BUILT:** 2001

**PROPERTY SIZE:** 4,800 SF (+/-)

**PROPERTY FEATURES:**

- Reception
- Large Boardroom
- 12 Private Offices
- 6 Open Cubicles
- 2 Flexible Open Areas
- Staff Room w/ kitchenette, washrooms, & ample storage
- Ample Paved Parking

**IDEAL USE:**

- Shared Workspace
- Co-working Hub
- Training Centre
- Classroom Use
- Call Centre
- Support Services

**LOCATION:** Taiga Nova Eco-Industrial Park

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.



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