



FOR LEASE | 9816 HARDIN STREET

Hardin Street Building

HIGH EXPOSURE DOWNTOWN FORT MCMURRAY OFFICE SPACES

WELCOME TO THE HARDIN STREET BUILDING - NESTLED AMIDST THE HUSTLE AND BUSTLE IN THE HEART OF FORT MCMURRAY'S VIBRANT BUSINESS DISTRICT. Perfect for professional office, service, medical, yoga and more. Landlord can demise spaces / custom build-out to perfectly fit your use. Excellent access to Highway 63/Memorial Drive and retail, shopping and dining amenities. The Hardin Street Building is complete with modern improvements, two elevators, full air conditioning, secured access, camera surveillance and an experienced, responsive professional management team. Lease terms are flexible and parking is available. Estimated Op cost is \$15.38 PSF (includes utilities). Available for immediate occupancy.



 FORTMCMURRAY
COMMERCIALPROPERTIES.COM
 9905 SUTHERLAND ST.
FORT MCMURRAY, AB
T9H 1V3

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

SUSAN LORE REALTOR®
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(780) 714 - 1060

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

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PROPERTY INFORMATION

LEASE RATE:	\$17.00 PSF
OPERATING COSTS:	\$15.38 PSF <i>(Utilities Included)</i>
LEGAL ADDRESS:	Plan 616AO, Block 15, Lot 1,2,3
MUNICIPAL ADDRESS:	9816 Hardin Street, Fort McMurray, AB T9H 4K3
ZONING:	CBD1
YEAR BUILT:	2013
PROPERTY SIZE:	From 1,181.63 SF to 7,866.03 SF
LOCATION:	Downtown

FEATURES:

- Professionally managed
- Upgraded interior renovations to the common areas
- Complete with 2 elevators
- Full air conditioning
- Secured access
- Camera surveillance

AVAILABLE SPACES		
UNIT #	LEVEL	SQFT.
101B	Basement	1,851.72 SF
106B*	Basement	5,631.21 SF <i>or Total Combined: 7,866.03 SF</i>
<i>*can be combined with 108B</i>		
107B	Basement	1,181.63 SF
108B*	Basement	2,234.82 SF <i>or Total Combined: 7,866.03 SF</i>
<i>*can be combined with 106B</i>		

Downtown appeals to a wide range of residents including long-time Fort McMurrtes, trendy urbanites, young couples, families and students. Enjoy the vibrant activities, festivals and outdoor markets with a special Fort McMurray flair.

Relax along the river bank of the Snye River or visit one of our stunning parks and world-class recreational facilities, such as Syncrude Sport and Wellness Centre, Shell Place, and Suncor Community Leisure Centre.

The hub of this amazing city offers retail and cultural activity, filled with a diverse mix of shops, malls, restaurants, coffee shops, live performances and sports venues as well as cultural centres that line the main streets, river banks, MacDonald Island Park, Canada's largest community recreational, leisure centre with activities and events for all ages.



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PROPERTY INFORMATION

UNIT # 101B

LEASE RATE: \$17.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE: 1,851.72 SF



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PROPERTY INFORMATION

UNIT # 106B

LEASE RATE: \$17.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE: 5,631.21 SF *(Can be combined with Unit #108B - Total SF: 7,866.03 SF)*



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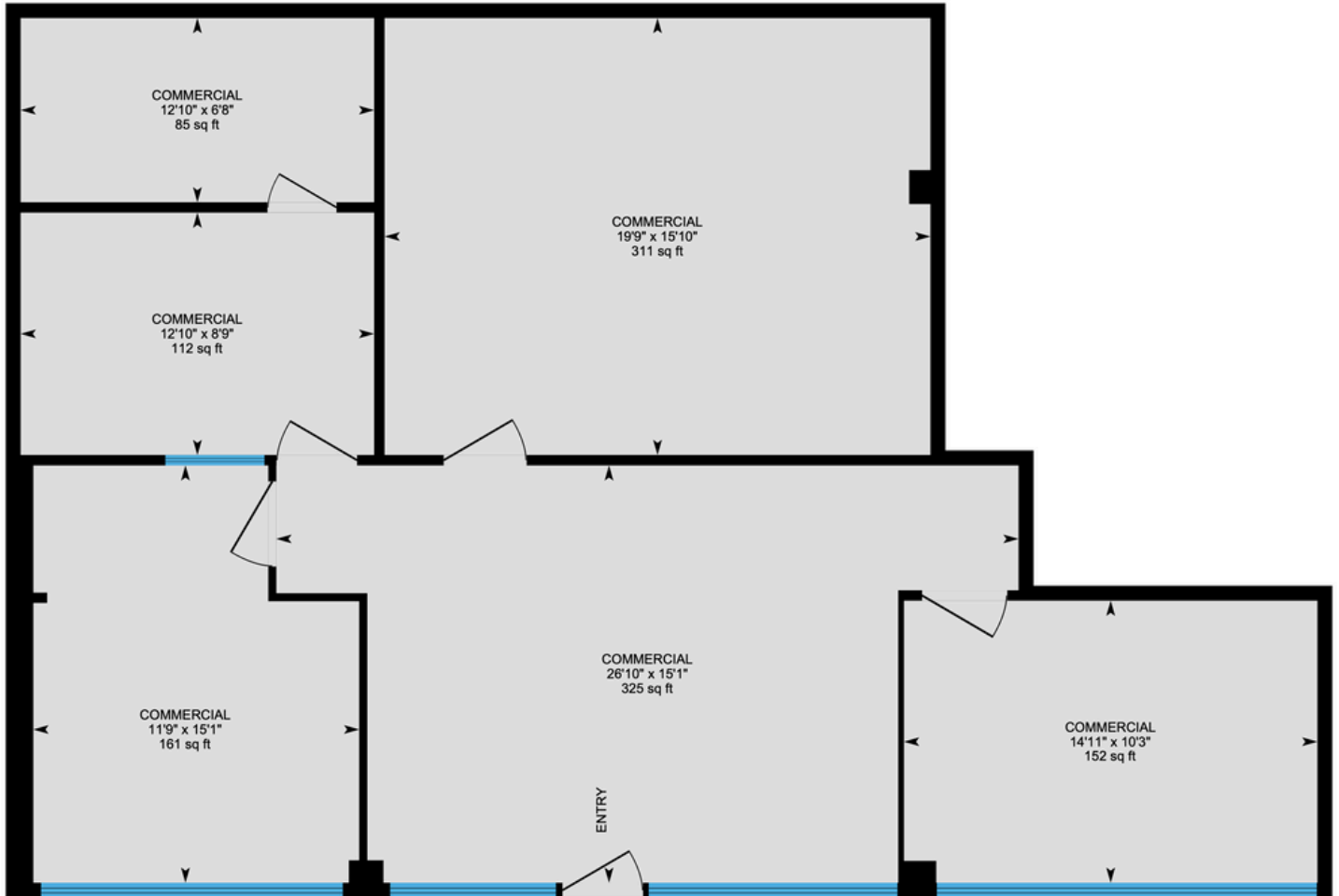
FOR LEASE | 9816 HARDIN STREET

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PROPERTY INFORMATION

UNIT # 107B LEASE RATE: \$17.00 PSF + \$15.38 PSF (OP COSTS)
PROPERTY SIZE: 1,181.63 SF



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PROPERTY INFORMATION

UNIT # 108B

LEASE RATE: \$17.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE: 2,234.82 SF *(Can be combined with Unit #106B - Total SF: 7,866.03 SF)*



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