

FOR LEASE | 9816 HARDIN STREET

# Hardin Street Building

PRIME OFFICE OPPORTUNITIES - DOWNTOWN FORT MCMURRAY

The Hardin Street Building offers 48,461 square feet of high-quality office space in the heart of Fort McMurray's vibrant downtown business district. With flexible demising options, this property can accommodate a wide range of space requirements, from modest suites to full-floor tenancies. Its strategic location provides excellent visibility and direct access to Highway 63/Memorial Drive, with close proximity to retail, dining, and shopping amenities.

This professional building is ideally suited for a variety of users, including corporate offices, medical or dental practices, professional service providers, tech or creative firms, learning centres, and non-profit or community organizations. The landlord is open to custom build-outs and space planning to suit tenant needs, offering flexible layouts and affordable operating costs. Featuring modern interior improvements and a professional atmosphere, the Hardin Street Building presents a unique opportunity for businesses looking to establish or expand their presence in Fort McMurray. Now available for lease - Contact us for more information and to book a showing.



FORTMCMURRAY  
COMMERCIALPROPERTIES.COM



9905 SUTHERLAND ST.  
FORT MCMURRAY, AB  
T9H 1V3

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

**SUSAN LORE** REALTOR®  
SUSAN@THELOREGROUP.COM  
(780) 714 - 1060

**TRISTAN PARKER** REALTOR®  
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(780) 799 - 1509



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## Hardin Street Building

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### PROPERTY INFORMATION

<b>LEASE RATE:</b>	<b>\$17.00 - \$20.00 PSF</b>
<b>OPERATING COSTS:</b>	<b>\$15.38 PSF</b> <i>(Utilities Included)</i>
<b>LEGAL ADDRESS:</b>	Plan 616AO, Block 15, Lot 1,2,3
<b>ZONING:</b>	CBD1
<b>YEAR BUILT:</b>	1984
<b>PROPERTY SIZE:</b>	Total Available Space: 48,461 SF (Flexible/Demisable)

#### PROPERTY HIGHLIGHTS:

- 48,461 SF of quality space with flexible demising options
- Custom build-outs available – Landlord will work with you to create a space that fits your business
- Modern improvements throughout
- Two elevators, full air conditioning, secured access and camera surveillance
- Responsive, professional property management team
- Ample surface, energized parking available
- Flexible lease terms
- Tenant improvements & incentives negotiable based on terms
- Available for immediate or flexible occupancy

AVAILABLE SPACES		
UNIT #	LEVEL	SQFT.
101B	Basement	1,851.72 SF
108B	Basement	2,234.82 SF
2nd Floor (Full Floor)		20,908 SF <i>(flexible/demisable)</i>
3rd Floor (Full Floor)		20,908 SF <i>(flexible/demisable)</i>
3 <sup>RD</sup> FLOOR DEMISED OPTIONS:		
300	3 <sup>rd</sup> Floor	8,035 SF
301	3 <sup>rd</sup> Floor	6,015 SF
320	3 <sup>rd</sup> Floor	1,956 SF
350	3 <sup>rd</sup> Floor	2,846 SF
Additional Space	3 <sup>rd</sup> Floor	179 SF
106B	LEASED	
107B	LEASED	



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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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**UNIT # 108B**

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

PROPERTY SIZE: 2,234.82 SF



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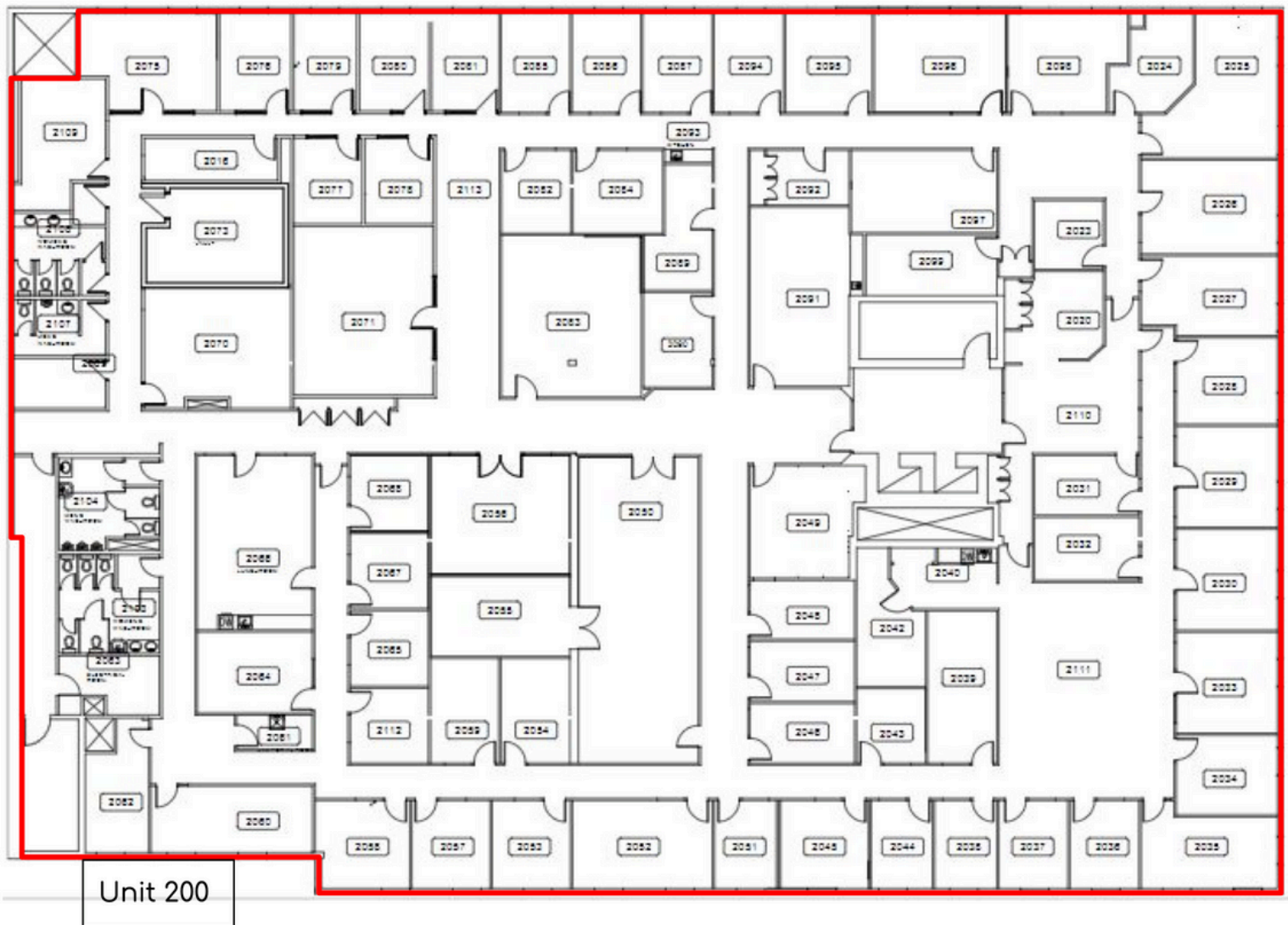
### 2<sup>ND</sup> FLOOR (UNIT # 200)

**LEASE RATE:**

\$20.00 PSF + \$15.38 PSF (OP COSTS)

**PROPERTY SIZE:**

20,908 SF (flexible/demisable)



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**PROPERTY INFORMATION**

**2<sup>ND</sup> FLOOR (UNIT # 200)**



# Hardin Street Building

## PROPERTY INFORMATION

### 3<sup>RD</sup> FLOOR

**\$20.00 PSF + \$15.38 PSF (OP COSTS)**

**20,908 SF (flexible/demisable)**

AVAILABLE SPACES	
UNIT #	SQFT.
3rd Floor (Full Floor)	20,908 SF (flexible/demisable)
3 <sup>RD</sup> FLOOR DEMISED OPTIONS:	
300	8,035 SF
301	6,015 SF
320	1,956 SF
350	2,846 SF
Additional Space	179 SF



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