

FOR LEASE | 9911 MACDONALD AVENUE

Borealis Building

PRIME & FLEXIBLE DEVELOPED OFFICE AND RETAIL SPACES IN DOWNTOWN FORT MCMURRAY

The Borealis Building offers an exceptional opportunity for businesses seeking flexible leasing options in a high-profile downtown location. This fully developed professional building features both premium main floor commercial space and versatile lower-level space, accommodating a wide range of business types and operational needs.

Tenants will appreciate the ability to tailor their space, with both move-in-ready and build-to-suit options. The building features elevator access, barrier-free design, abundant natural light (main floor), and an excellent parking ratio of two stalls per 1,000 square feet, ensuring accessibility and convenience for staff and clients alike.

Whether you are looking to establish a strong street presence or secure efficient, lower-cost space to support your operations, the Borealis Building provides flexible leasing opportunities tailored to your business needs.



COLDWELLBANKERUNITED.CA
FORTMCMURRAYCOMMERCIALPROPERTIES.COM
9905 SUTHERLAND ST. FORT MCMURRAY, AB T9H 1V3

COLIN HARTIGAN REALTOR®
LEADER@COLINHARTIGAN.COM
(780) 799 - 5555

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

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PROPERTY INFORMATION

LEASE RATE:	\$12.00 PSF to \$21.00 PSF
OPERATING COSTS:	\$15.38 PSF <i>(Utilities included on rate)</i>
LEGAL ADDRESS:	Plan 616AO, Block 15, Lot 5,6,7,19,20
MUNICIPAL ADDRESS:	9911 MacDonald Avenue, Fort McMurray, AB T9H 1S7
ZONING:	CBD1
YEAR BUILT:	1979
PROPERTY SIZE:	Total Available Space: 16,731 SF (+/-) <ul style="list-style-type: none">• Main Level: 8,366 SF• Basement: 8,365 SF
PARKING:	Shared Scrambled Parking
LOCATION:	Downtown

LOCATION INFORMATION:

Strategically located across from the Regional Municipality of Wood Buffalo (RMWB) and Provincial Building, the property enjoys direct access to Highway 63 and Franklin Avenue, offering exceptional exposure and convenience. The location is within walking distance to Peter Pond Mall, dining, and essential services, and just minutes from MacDonald Island Park, Fort McMurray's premier event and recreation destination. Its proximity to the Northern Lights Regional Health Centre further enhances its appeal for medical and wellness-oriented users.



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Fort McMurray Wood Buffalo Canada's Energy Capital

—A Market Built on Industry, Income and Long-Term Growth

Fort McMurray Wood Buffalo is one of Canada's most important economic regions and serves as the operational centre of the Athabasca Oil Sands. The area is home to major global energy producers including Suncor Energy, Canadian Natural Resources Limited, Imperial Oil, and Cenovus Energy, along with hundreds of supporting service, logistics, construction, and technology companies.

This industrial base drives a high-income workforce and strong consumer spending, supporting consistent demand for retail, hospitality, healthcare, professional services, and commercial development. As the regional hub for northern Alberta's energy sector, Fort McMurray continues to attract investment, skilled labour, and long-term infrastructure development.

Alberta's competitive business environment further strengthens the region's investment appeal, highlighted by Canada's lowest corporate tax rate at 8% and municipal initiatives designed to encourage private development.

Fort McMurray Wood Buffalo continues to present strong opportunities across multiple sectors including retail, mixed-use development, hospitality, healthcare, restaurants, logistics and distribution, automotive retail, technology-based commercial space, and cultural tourism destinations.

With sustained industrial activity, a growing permanent population, and one of the highest household income levels in Canada, Fort McMurray Wood Buffalo continues to evolve into a stable regional centre offering long-term opportunities for commercial investment and development.

KEY MARKET INDICATORS

Oil Sands Reserves
(Third Largest Proven Reserves in the World)
165+ Billion Barrels

Share of Canadian Oil Production
60-65%

Annual Oil Sands Capital Investment (2024)
\$13.3 Billion

Projected Contribution to Canadian GDP
\$1 Trillion over the next 11 years

Oil & Gas Workforce Presence
15% of Canada's Extraction Workforce

MARKET OPPORTUNITIES

ROBUST COMMERCIAL /RETAIL DEMAND

\$1.85B - \$3.23B

2022-2030

HIGH HOUSEHOLD INCOME

\$217,261

2023 Average

AVERAGE DISPOSABLE INCOME

\$151,589

2023 Average

OIL REMAINING IN THE ATHABASCA OIL SANDS

158 Billion

BARRELS

This means about 100 years of activity.

YOUNG AFFLUENT
CONSUMER BASE

33.9

Median Age

TOTAL POPULATION

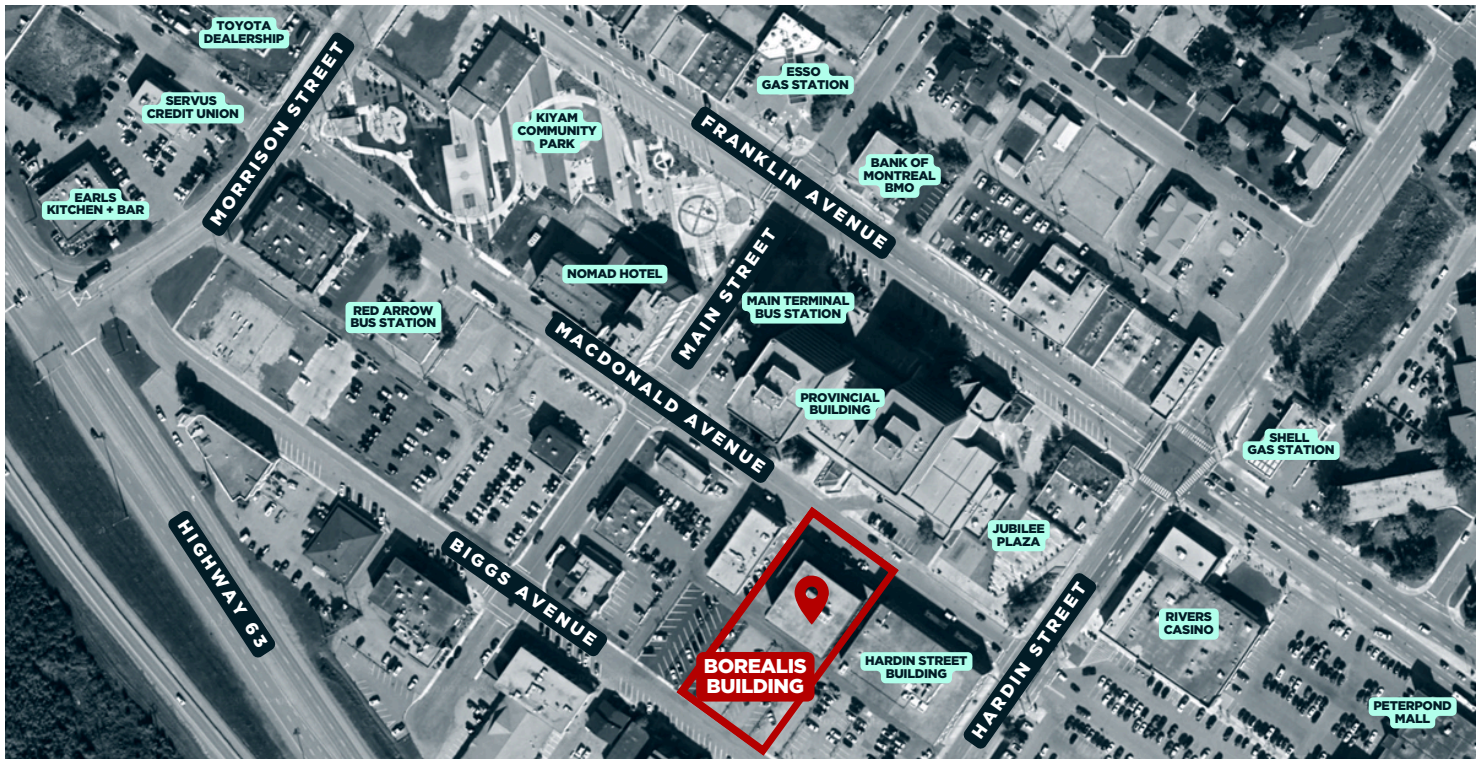
107,740

2025

PRIVATE DWELLINGS

32,062

2025



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MAIN LEVEL

LEASE RATE: \$21.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE: 8,366 SF (+/-)

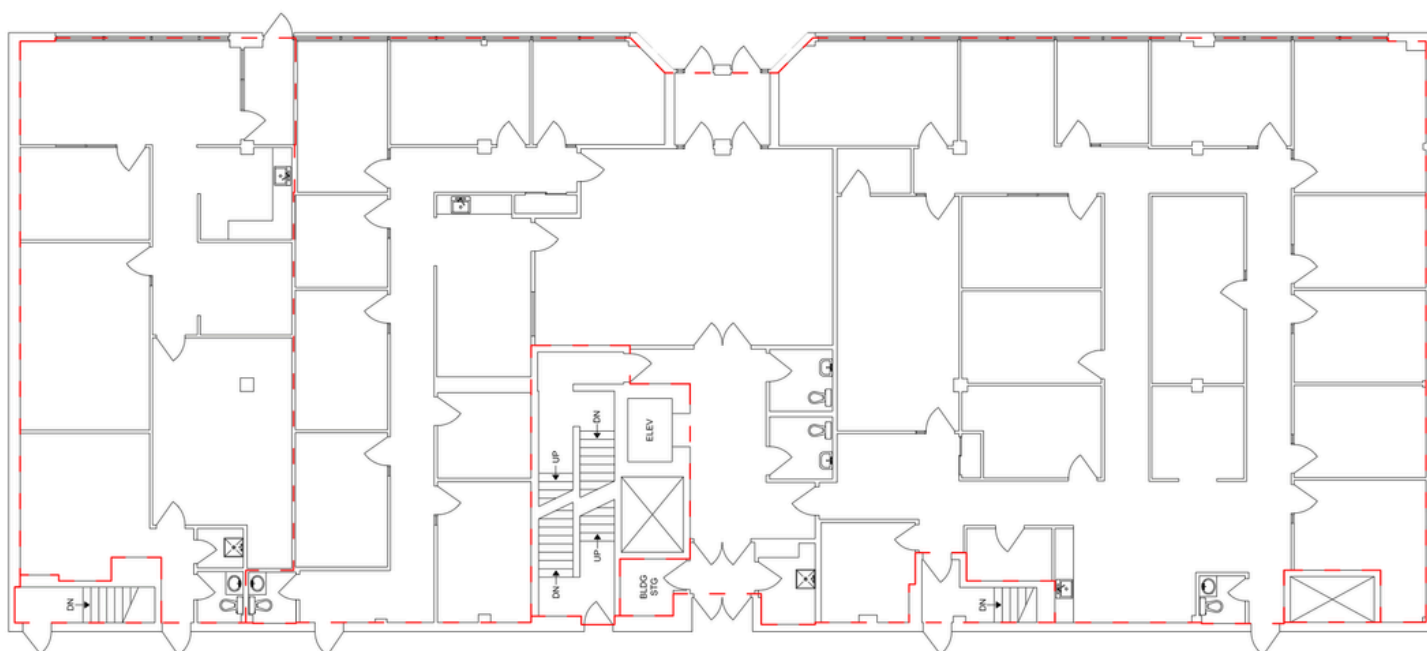
- Private offices
- Meeting spaces
- Multiple kitchen/ettes
- Washrooms
- Elevators & internal stairwell

Main Floor: High Exposure Commercial Space

Prime street-front units offering outstanding visibility, strong pedestrian and vehicle traffic, and excellent signage opportunities along Franklin Avenue.

Ideally suited for retail and boutique shops, café or coffee concepts, health and beauty services, medical and service-based uses, financial and professional services, and convenience retail.

These spaces are designed for businesses looking to maximize brand presence and capture walk-in traffic in a vibrant downtown setting.



Borealis Building

BASEMENT LEVEL

LEASE RATE: \$12.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE: 8,365 SF (+/-)

- Private offices
- Meeting spaces
- Kitchen
- Washrooms
- Elevators & internal stairwell
- Mechanical Room

Lower Level: Flexible & Cost-Effective Space

Functional, open-concept space ideal for a variety of uses, including health and wellness services, fitness or personal training, educational uses, non-profit organizations, administrative or support services, and creative studio space.

A cost-effective alternative to main floor space, the lower level is well-suited for appointment-based or low foot traffic businesses seeking a private and efficient environment with flexibility for customized build-out.

