

FOR LEASE | 9816 HARDIN STREET

# Hardin Street Building

PRIME OFFICE OPPORTUNITIES - DOWNTOWN FORT MCMURRAY

The Hardin Street Building offers 24,443 square feet of high-quality office spaces 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®  
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**TRISTAN PARKER** REALTOR®  
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### PROPERTY INFORMATION

<b>LEASE RATE:</b>	<b>\$17.00 - \$22.00 PSF</b>
<b>OPERATING COSTS:</b>	<b>\$16.66 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: 24,443 SF (Flexible/Demisable)

#### PROPERTY HIGHLIGHTS:

- 24,443 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
- Designated parking stalls \$80 per month
- Flexible lease terms
- Tenant improvements & incentives negotiable based on terms
- Available for immediate or flexible occupancy

AVAILABLE SPACES		
UNIT #	LEVEL	SQFT.
102	Main Floor	1,954 SF
101B	Basement	1,851.72 SF
103B	Basement	3,289 SF
2nd Floor (Full Floor)		9,500 SF <i>(flexible/demisable)</i>
3rd Floor (Full Floor)		7,849 SF <i>(flexible/demisable)</i>
135	LEASED	
105A	LEASED	
102B	LEASED	
106B	LEASED	
107B	LEASED	
108B	LEASED	



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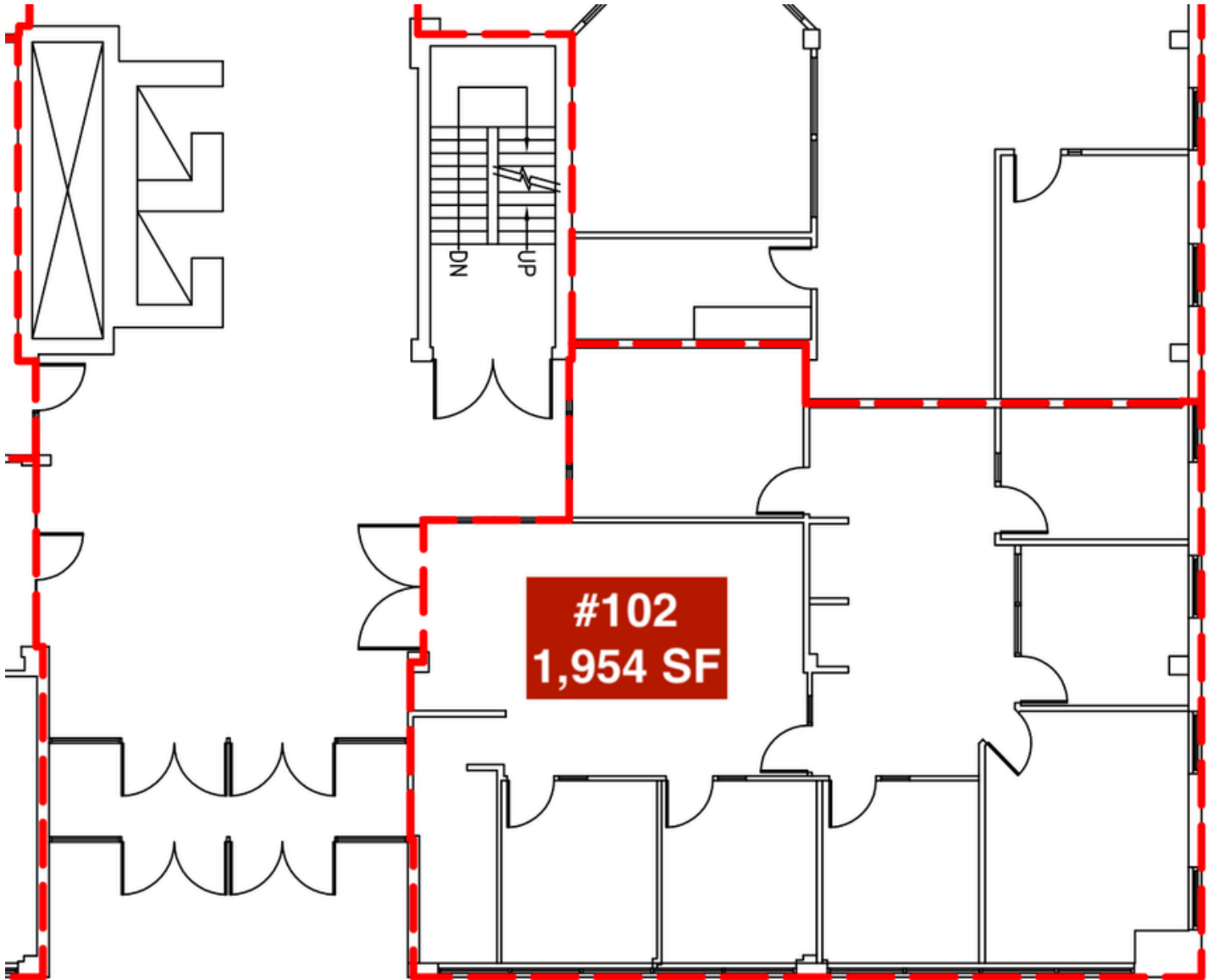
PRIME OFFICE OPPORTUNITIES - DOWNTOWN FORT MCMURRAY

## PROPERTY INFORMATION

**UNIT # 102**

LEASE RATE: \$22.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE: 1,954 SF



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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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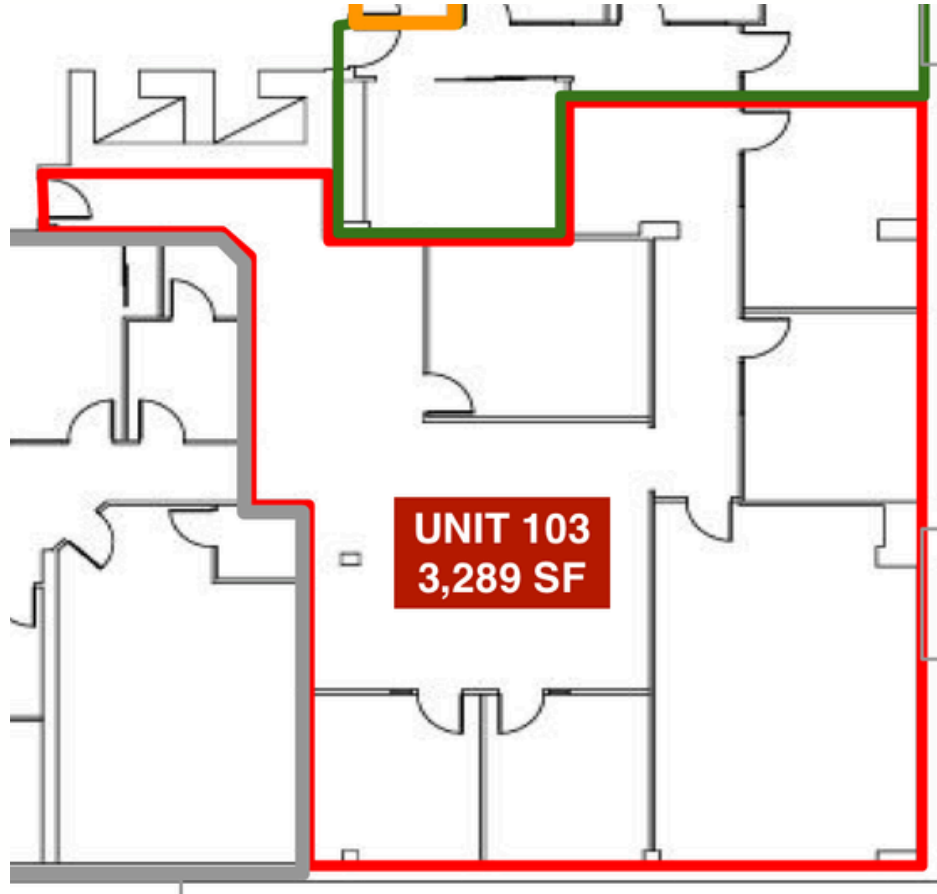
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## PROPERTY INFORMATION

**UNIT # 103B**

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

PROPERTY SIZE: 3,289 SF



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## PROPERTY INFORMATION

### 2<sup>ND</sup> FLOOR

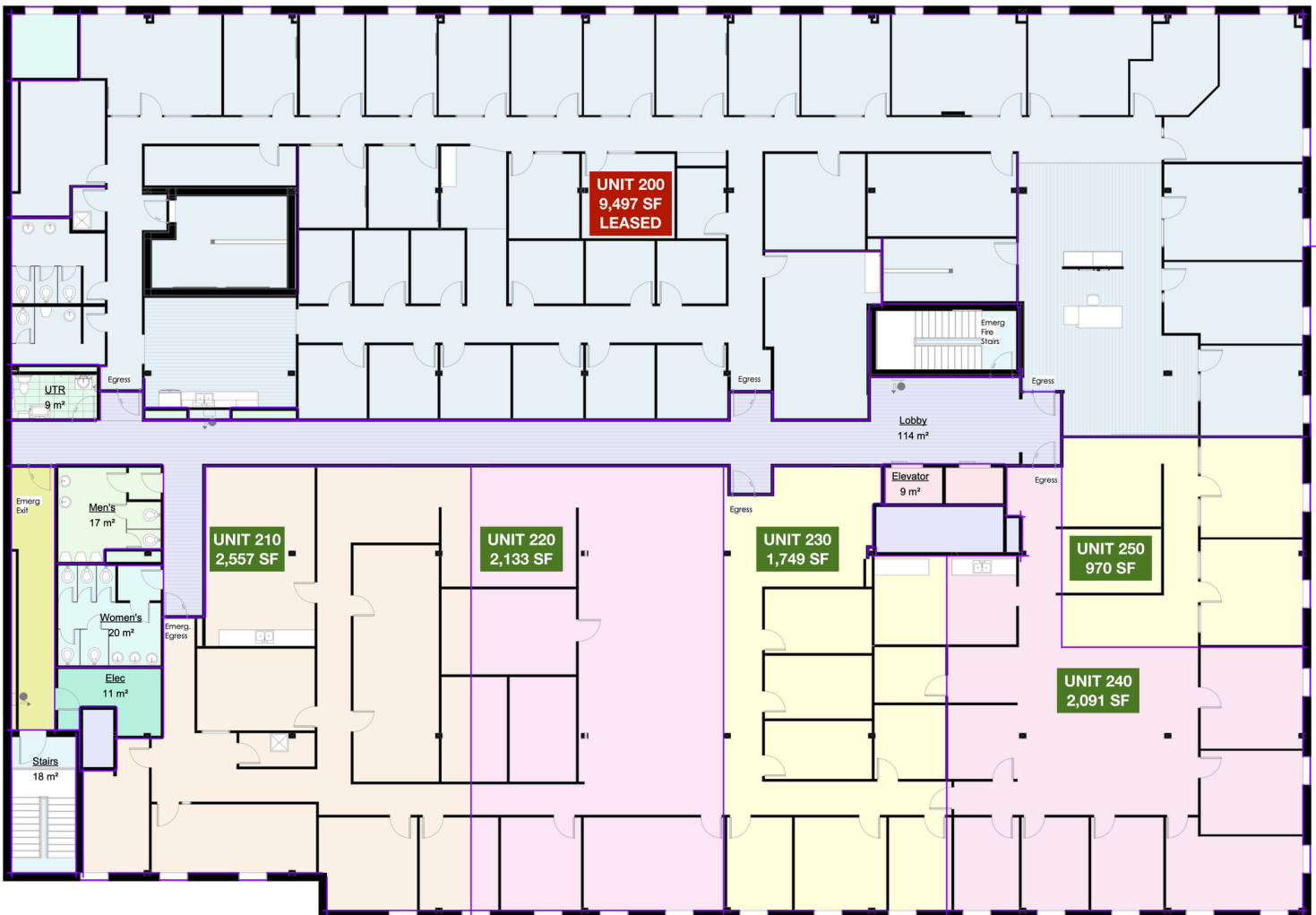
**LEASE RATE:**

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

**PROPERTY SIZE:**

9,500 SF (flexible/demisable)

AVAILABLE SPACES	
UNIT #	SQFT.
210	2,557 SF
220	2,133 SF
230	1,749 SF
240	2,091 SF
250	970 SF
<b>200</b>	<b>LEASED</b>



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## PROPERTY INFORMATION

### 2<sup>ND</sup> FLOOR



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### PROPERTY INFORMATION

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

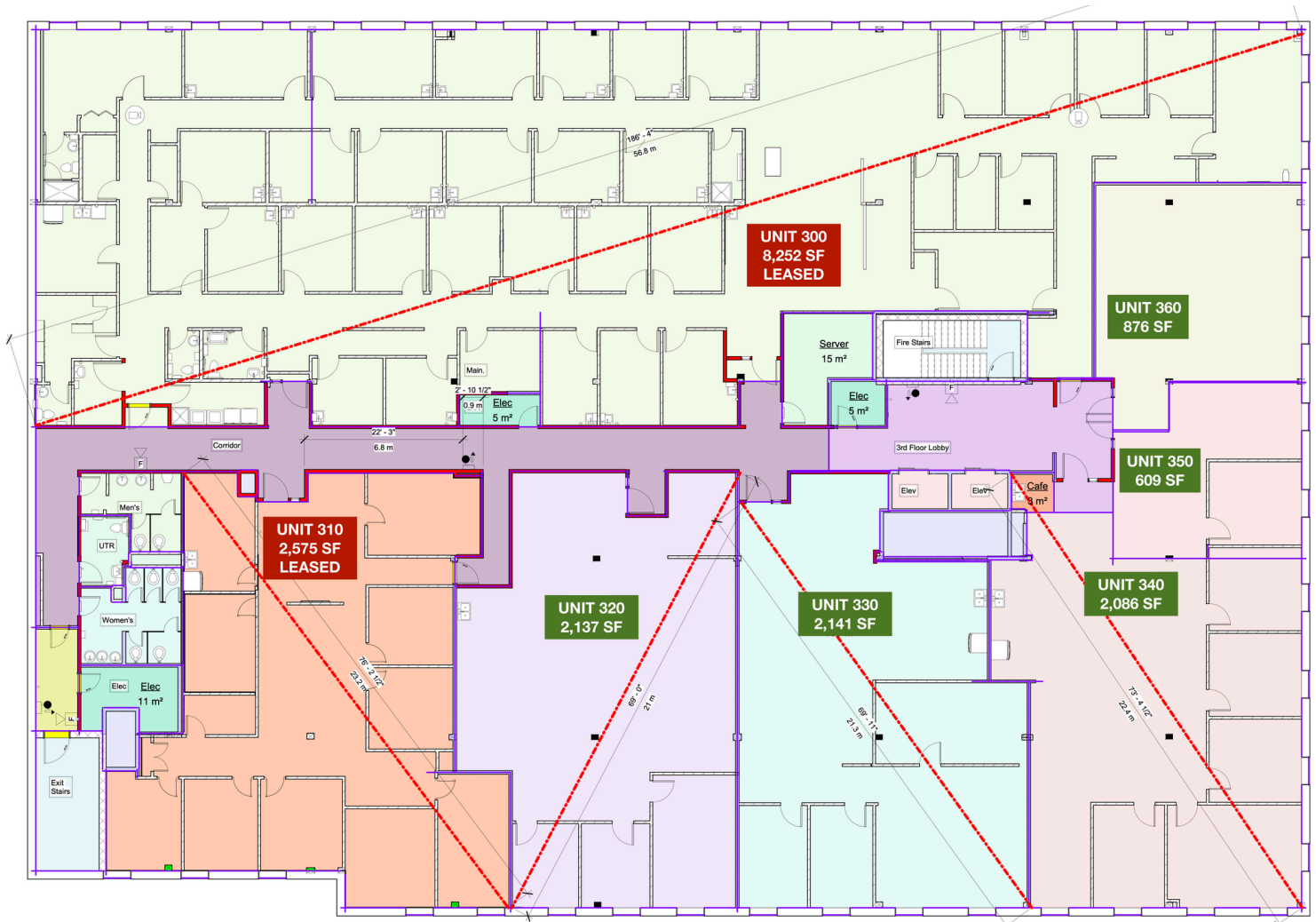
#### LEASE RATE:

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

#### PROPERTY SIZE:

7,849 SF (flexible/demisable)

AVAILABLE SPACES	
UNIT #	SQFT.
320	2,137 SF
330	2,141 SF
340	2,086 SF
350	609 SF
360	876 SF
<b>300</b>	<b>LEASED</b>
<b>310</b>	<b>LEASED</b>



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**PROPERTY INFORMATION**

**3<sup>RD</sup> FLOOR**



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