

FOR LEASE | 420 TAIGANOVA CRESCENT

# Sawridge Centre - Office & Retail in Taiga Nova

Give your business an enviable home in the Sawridge Centre. This office and retail complex is strategically located in a high-exposure area in the sought-after Taiga Nova Industrial Park adjacent to Highway 63. Flexible office/retail spaces thoughtfully designed around your needs and focused on creativity, collaboration and innovative ideas. A combination of inviting and accessible private offices, conference rooms and open-plan workspaces. Or custom build to suit your business requirements in the divisible areas. Access to both public and industry transit, making this location an easy commute to work, or work and stay at the hotel. Available on flexible terms.



FORTMCMURRAY  
COMMERCIALPROPERTIES.COM



9905 SUTHERLAND ST.  
FORT MCMURRAY, AB  
T9H 1V3

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**SUSAN LORE** REALTOR®  
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(780) 799 - 1509

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### PROPERTY INFORMATION

<b>LEASE RATE:</b>	<b>Starting at \$23.00 PSF</b>
<b>OPERATING COSTS:</b>	<b>\$13.50 PSF</b> <i>(Utilities Included)</i>
<b>LEGAL ADDRESS:</b>	Plan 0840460, Block 1, Lot 16
<b>MUNICIPAL ADDRESS:</b>	420 Taiganova Crescent, Fort McMurray, AB T9K 0T4
<b>ZONING:</b>	C4
<b>YEAR BUILT:</b>	2013
<b>PROPERTY SIZE:</b>	From 1,797.90 SF to 9,991.90 SF
<b>LOCATION:</b>	Taiga Nova Eco-Industrial Park

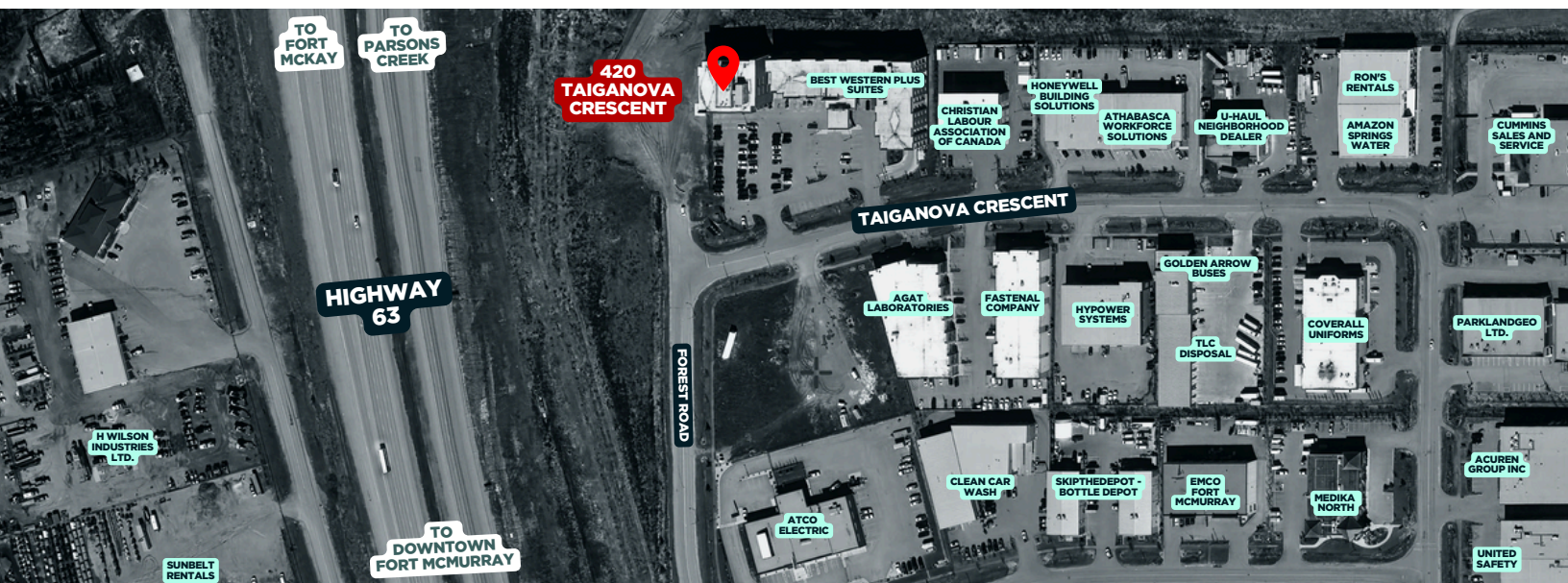
*Strategically located in a high-exposure area in the sought-after Taiga Nova Industrial Park adjacent to Highway 63. 7 km from Downtown Fort McMurray with close proximity to residential communities and commercial districts of Eagle Ridge, Stone Creek, Timberlea and Parsons Creek. Convenient access and easy travel to downtown and Fort McMurray's northern businesses and mining operations are only 15 minutes from the Suncor Base plant and 25 minutes to Syncrude.*

AVAILABLE SPACES		
UNIT #	LEVEL	SQFT.
A	Main Floor	4,315.40 SF
B	Main Floor	1,797.90 SF
200	2nd Floor	7,315.30 SF
210	2nd Floor	2,821.50 SF
300	3rd Floor	5,630.70 SF
310	3rd Floor	1,921 SF
400	4th Floor	9,991.90 SF

- PROPERTY FEATURES:**
- Central A/C
  - Central Lobby with 2 elevators
  - Parking: ample surface and underground parking

- SECURITY FEATURES:**
- Each elevator can also have secure "card access only"
  - Abundant 7' strip windows offer plenty of natural light.
  - 10' clear ceiling heights,
  - Fully sprinklered

- FEATURED AMENITIES:**
- Adjoining Best Western Plus Sawridge Suites:
- 151 Studio Suites
  - Restaurant and Dining Lounge
  - Fitness Centre
  - Meeting/Event Spaces
  - Conference Facilities
  - Convenience Store



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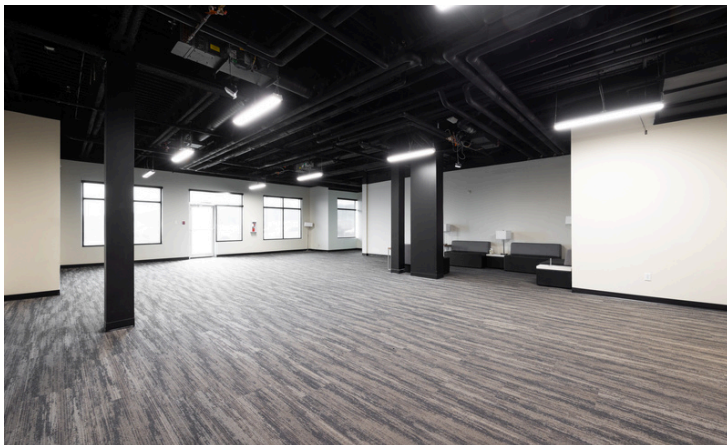
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MAIN FLOOR

UNIT A



UNIT B



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3RD FLOOR

UNIT 300



UNIT 310



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4TH FLOOR



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