

## FOR SUBLEASE

### High Exposure Office/Warehouse

1005 Memorial Drive  
Fort McMurray, AB

1005 Memorial Drive is situated in a coveted north Fort McMurray location, adjacent to TaigaNova. Fronting onto Highway 63, this premier facility has immediate access to neighborhoods containing the majority of Fort McMurray's population.

Available immediately for sublease.



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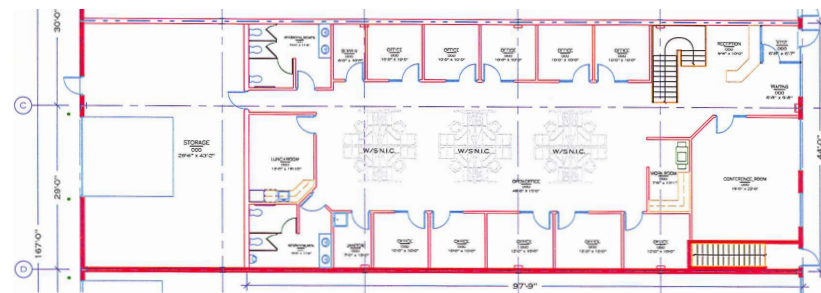


## Property Details

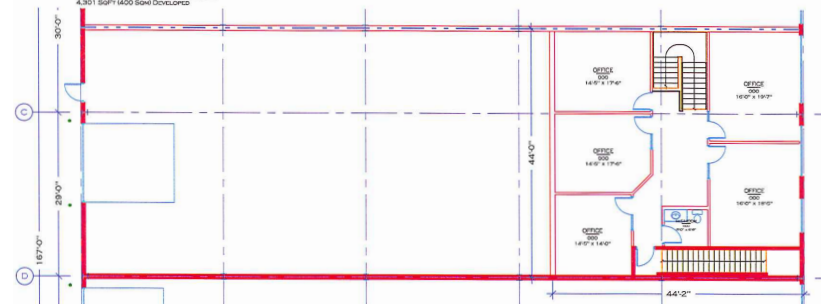
Civic Address:	1005 Memorial Drive Fort McMurray, AB
Legal Address:	Plan 0521834 Block 1 Lot 6
Property Type:	Multi-tenant, two storey office and warehouse facility
Building Area:	7,546 SF, more or less 1,287 SF industrial 4,301 SF main floor office 1,958 SF mezzanine
Yard Area:	9,000 SF
Zoning:	BI - Business Industrial
Exterior Improvements:	Attractive design complimented by exterior landscaping and paved parking
Office Improvements:	High quality lunchroom, boardroom, bullpens and individual offices
Loading:	Grade
Lease Expiry:	September 30, 2025
Sublease Rate:	Market

## Building Plan

### Main Floor



### Second Floor







Fronting onto Highway 63, this well improved facility has immediate access to neighborhoods containing the majority of Fort McMurray's population

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## Additional Details

- Available immediately
- Improved office space
- Excellent on-building signage opportunity

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**7.2 km**  
to Downtown  
Fort McMurray



**HWY 63**  
Immediate Highway  
Access



**125,032**  
Regional  
Municipality of Wood  
Buffalo population

