

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

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

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

TRISTAN PARKER REALTOR®
TRISTAN@THELOREGROUP.COM
(780) 799 - 1509

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PROPERTY INFORMATION

LEASE RATE:	Starting at \$19.50 PSF
OPERATING COSTS:	\$13.50 PSF <i>(Utilities Included)</i>
LEGAL ADDRESS:	Plan 0840460, Block 1, Lot 16
MUNICIPAL ADDRESS:	420 Taiganova Crescent, Fort McMurray, AB T9K 0T4
ZONING:	C4
YEAR BUILT:	2013
PROPERTY SIZE:	From 1,797.90 SF to 9,991.90 SF

LOCATION: 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
400	4th Floor	9,991.90 SF
310	LEASED	

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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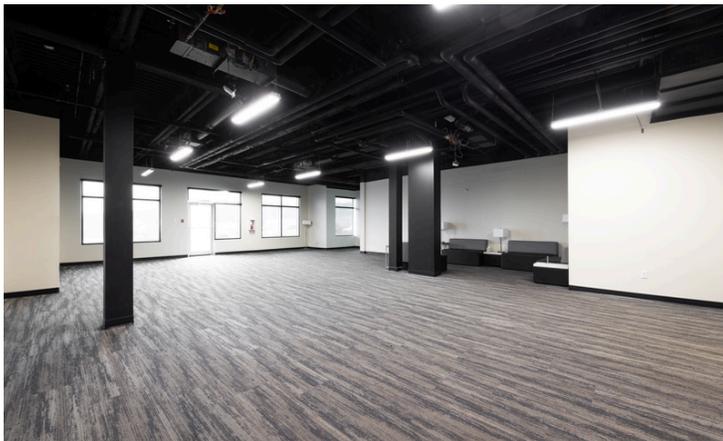
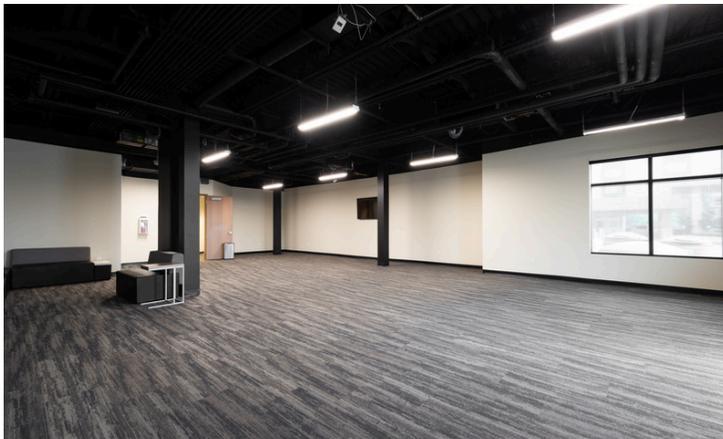
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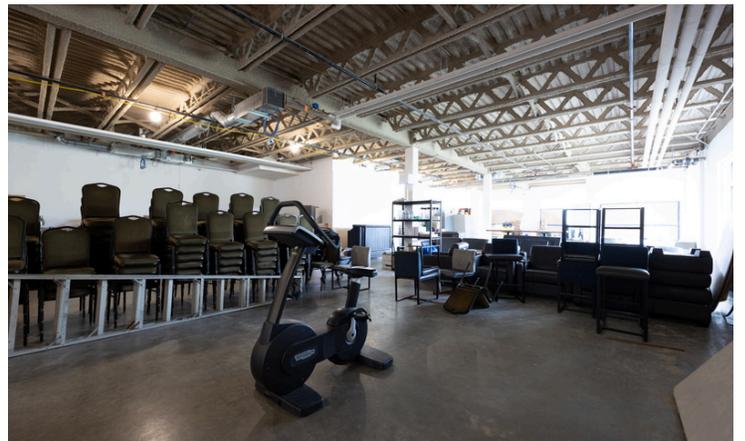
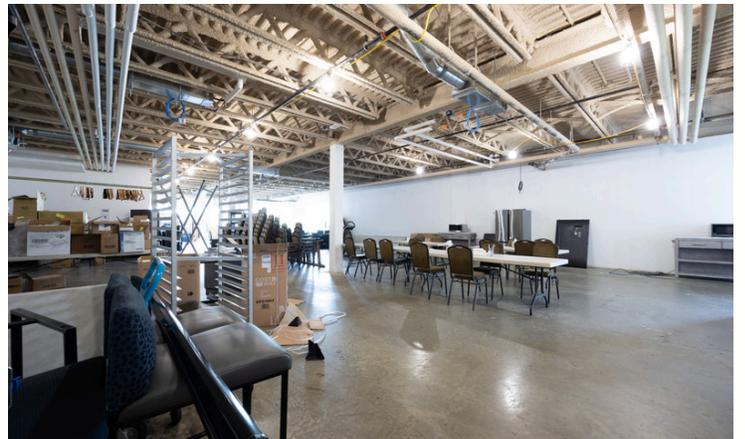
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MAIN FLOOR

UNIT A



UNIT B



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3RD & 4TH FLOOR

UNIT 300



UNIT 400



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