780-832-5880
cord@gpremax.com

210, 420 Taiganova Crescent
Fort McMurray, Alberta

MLS # A2145268

$19 per sq.ft.

Division:	Taiga Nova Eco-Industrial Park
Type:	Office
Bus. Type:	Professional/Office
Sale/Lease:	For Lease
Bldg. Name:	Sawridge Centre Office Building
Bus. Name:	-
Size:	2,822 sq.ft.
Zoning:	C4

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	3.98 Acres
Sewer:	-	**Lot Feat:**	-
Inclusions:	N/A		

Give your business an enviable home in the Sawridge Centre Office & Retail Complex. Available on flexible terms, this business centre is Strategically located in a high-exposure area in the sought-after Taiga Nova Industrial Park adjacent to Hwy 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. 2,821.5 of flexible office spaces can be built to suit and 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. Abundant 7’ strip windows offer plenty of natural light. Or custom build to suit your business requirements in the divisible areas. Property Highlights include 10’ clear ceiling heights, fully sprinklered and a Central lobby with 2 elevators. An abundance of amenities is available at the adjoining Best Western Plus Sawridge Suites offering 151 studio suites Restaurant and Dining Lounge, a Fitness Centre, a Meeting spaces/Conference facility & Convenience Store. Your employees will have unending possibilities for entertainment and business necessities at their convenience. A business campus where culture, cuisine and lifestyle come together. Complimented with ample surface and underground parking and signage opportunities Access to both public and industry transit, making this location an easy commute to work or work and stay at the hotel Affordable Rates starting at $23.00 PSF, Flexible terms. Operating Costs $13.50 PSF includes utilities

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