

**AVISON  
YOUNG**

**For Lease  
High Exposure Office/Warehouse**

1005 Memorial Drive  
Fort McMurray, AB



**Get more  
information**

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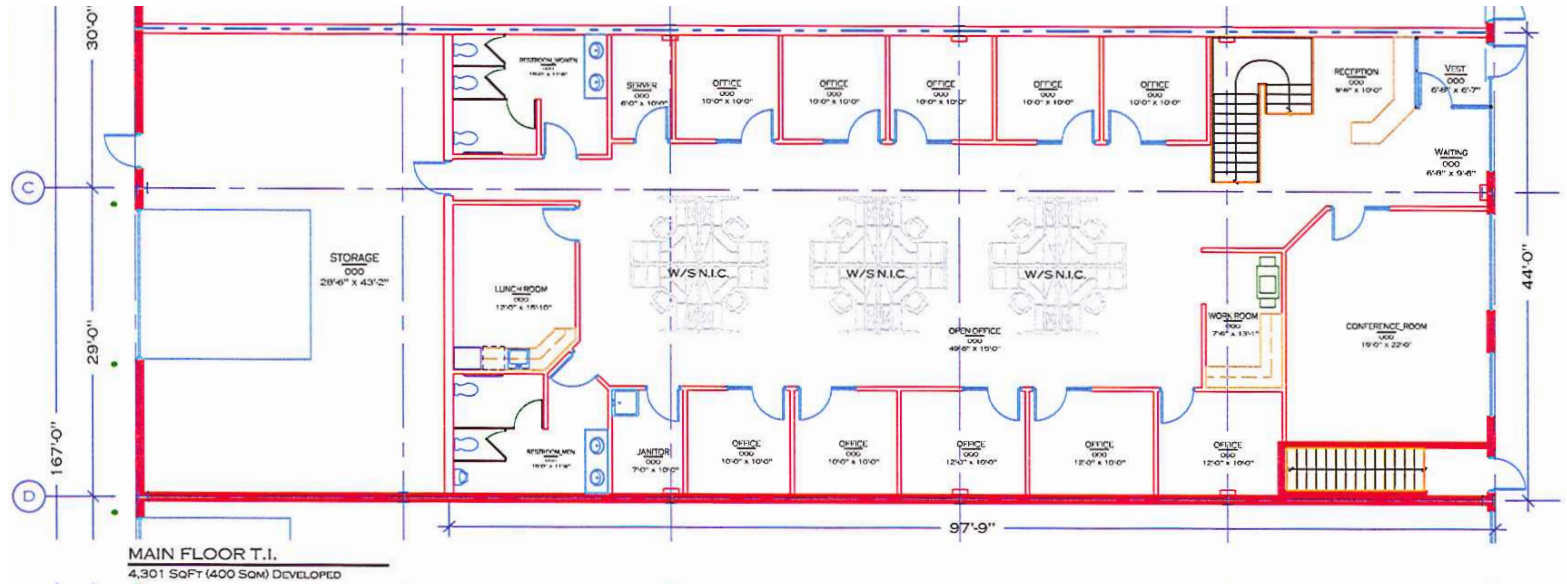
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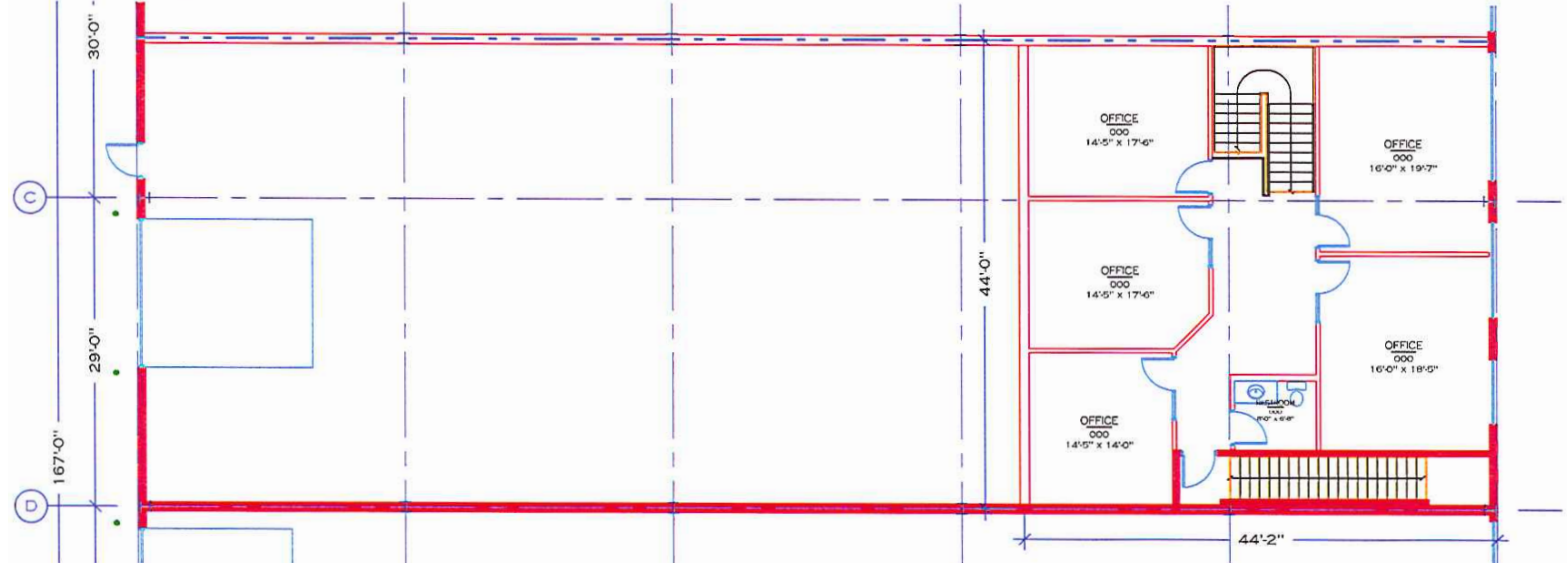


Building Plans

Main Floor



Second Floor



## Site Specifications

Address: 1005 Memorial Drive, Fort McMurray, AB

Legal Address: Plan 0521834 Block 1 Lot 6

Zoning: BI - Business Industrial

Site Size: 9,000 SF

Available Size:  
1,287 SF industrial  
4,301 SF main floor office  
1,958 SF mezzanine  
±7,546 SF Total

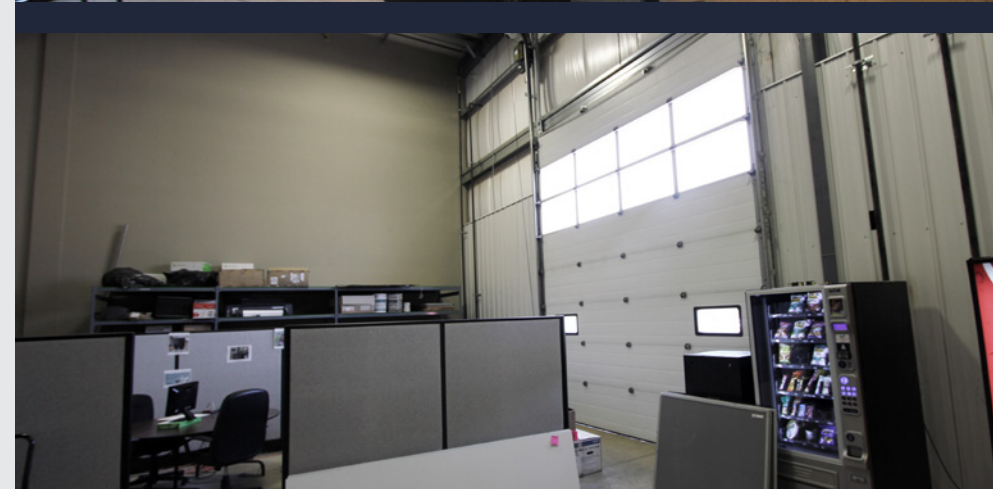
Make Up Air: Yes

Loading: 1 Grade

Lease Rate: Market

### Offering highlights include:

- Attractive design complemented by exterior landscaping and paved parking
- High quality lunchroom, boardroom, bullpens and individual offices
- Excellent on-building signage opportunity





HIGHWAY 63

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