

FOR LEASE | 9816 HARDIN STREET

Hardin Street Building

PRIME OFFICE OPPORTUNITIES - DOWNTOWN FORT MCMURRAY

The Hardin Street Building offers 48,461 square feet of high-quality office space in the heart of Fort McMurray's vibrant downtown business district. With flexible demising options, this property can accommodate a wide range of space requirements, from modest suites to full-floor tenancies. Its strategic location provides excellent visibility and direct access to Highway 63/Memorial Drive, with close proximity to retail, dining, and shopping amenities.

This professional building is ideally suited for a variety of users, including corporate offices, medical or dental practices, professional service providers, tech or creative firms, learning centres, and non-profit or community organizations. The landlord is open to custom build-outs and space planning to suit tenant needs, offering flexible layouts and affordable operating costs. Featuring modern interior improvements and a professional atmosphere, the Hardin Street Building presents a unique opportunity for businesses looking to establish or expand their presence in Fort McMurray. Now available for lease - Contact us for more information and to book a showing.



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:	\$17.00 - \$22.00 PSF
OPERATING COSTS:	\$15.38 PSF <i>(Utilities Included)</i>
LEGAL ADDRESS:	Plan 616AO, Block 15, Lot 1,2,3
ZONING:	CBD1
YEAR BUILT:	1984
PROPERTY SIZE:	Total Available Space: 48,461 SF (Flexible/Demisable)

PROPERTY HIGHLIGHTS:

- 48,461 SF of quality space with flexible demising options
- Custom build-outs available – Landlord will work with you to create a space that fits your business
- Modern improvements throughout
- Two elevators, full air conditioning, secured access and camera surveillance
- Responsive, professional property management team
- Ample surface, energized parking available
- Flexible lease terms
- Tenant improvements & incentives negotiable based on terms
- Available for immediate or flexible occupancy

AVAILABLE SPACES		
UNIT #	LEVEL	SQFT.
102	Main Floor	1,954 SF
135	Main Floor	400 SF
101B	Basement	1,851.72 SF
103	Basement	3,289 SF
2nd Floor (Full Floor)		20,908 SF <i>(flexible/demisable)</i>
3rd Floor (Full Floor)		18,361 SF <i>(flexible/demisable)</i>
3 RD FLOOR DEMISED OPTIONS:		
300	3 rd Floor	8,035 SF
301	3 rd Floor	6,015 SF
320	3 rd Floor	1,956 SF
350	3 rd Floor	2,846 SF
Additional Space	3 rd Floor	179 SF
105A	LEASED	
102B	LEASED	
106B	LEASED	
107B	LEASED	
108B	LEASED	



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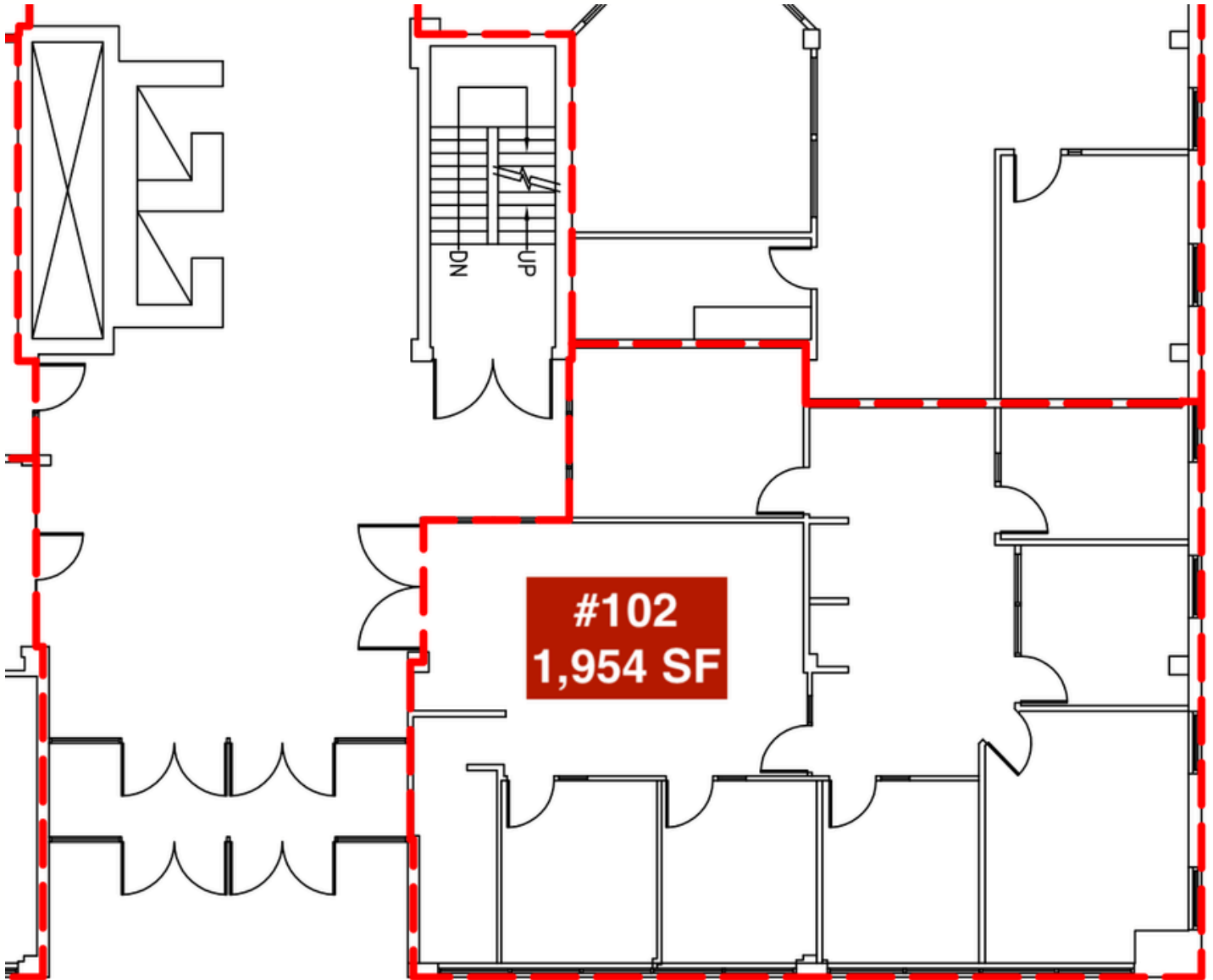
PRIME OFFICE OPPORTUNITIES - DOWNTOWN FORT MCMURRAY

PROPERTY INFORMATION

UNIT # 102

LEASE RATE: \$22.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE: 1,954 SF



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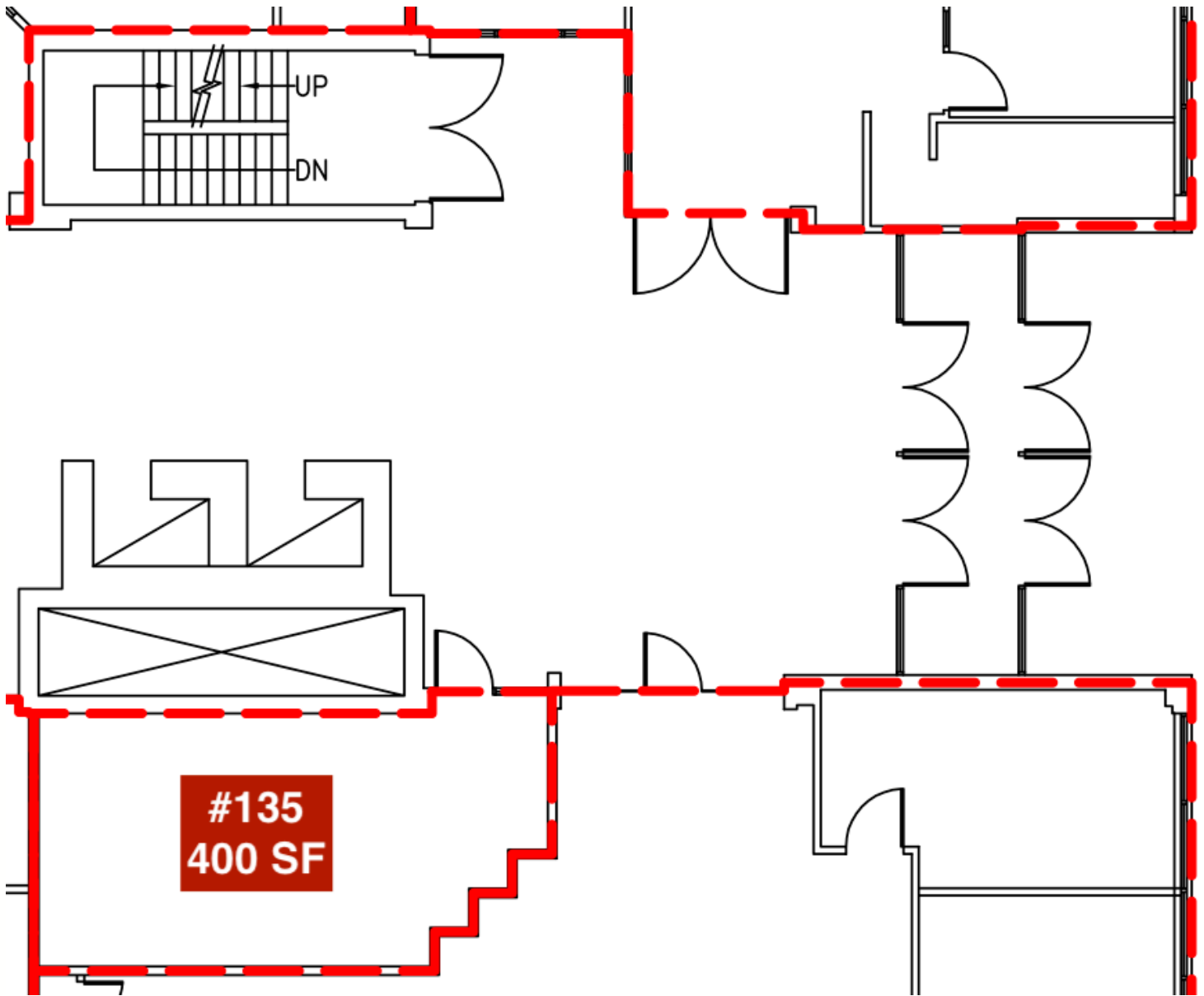
PRIME OFFICE OPPORTUNITIES - DOWNTOWN FORT MCMURRAY

PROPERTY INFORMATION

UNIT # 135

LEASE RATE: \$20.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE: 400 SF



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PROPERTY INFORMATION

UNIT # 101B LEASE RATE: \$17.00 PSF + \$15.38 PSF (OP COSTS)
PROPERTY SIZE: 1,851.72 SF



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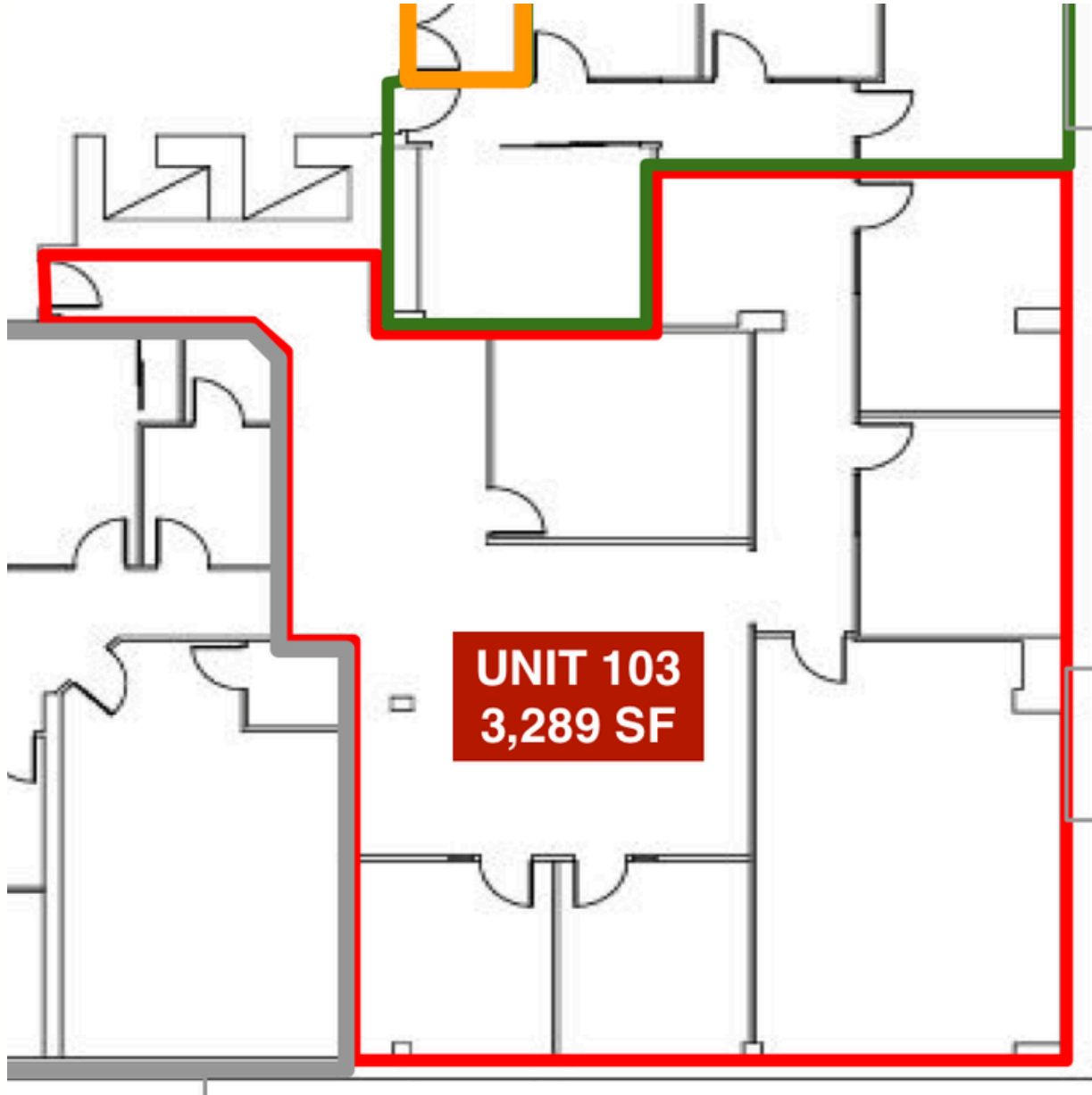
PRIME OFFICE OPPORTUNITIES - DOWNTOWN FORT MCMURRAY

PROPERTY INFORMATION

UNIT # 103

LEASE RATE: \$17.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE: 3,289 SF



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PROPERTY INFORMATION

2ND FLOOR (UNIT # 200)

LEASE RATE:

\$20.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE:

20,908 SF (flexible/demisable)



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2ND FLOOR (UNIT # 200)



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PROPERTY INFORMATION

3RD FLOOR

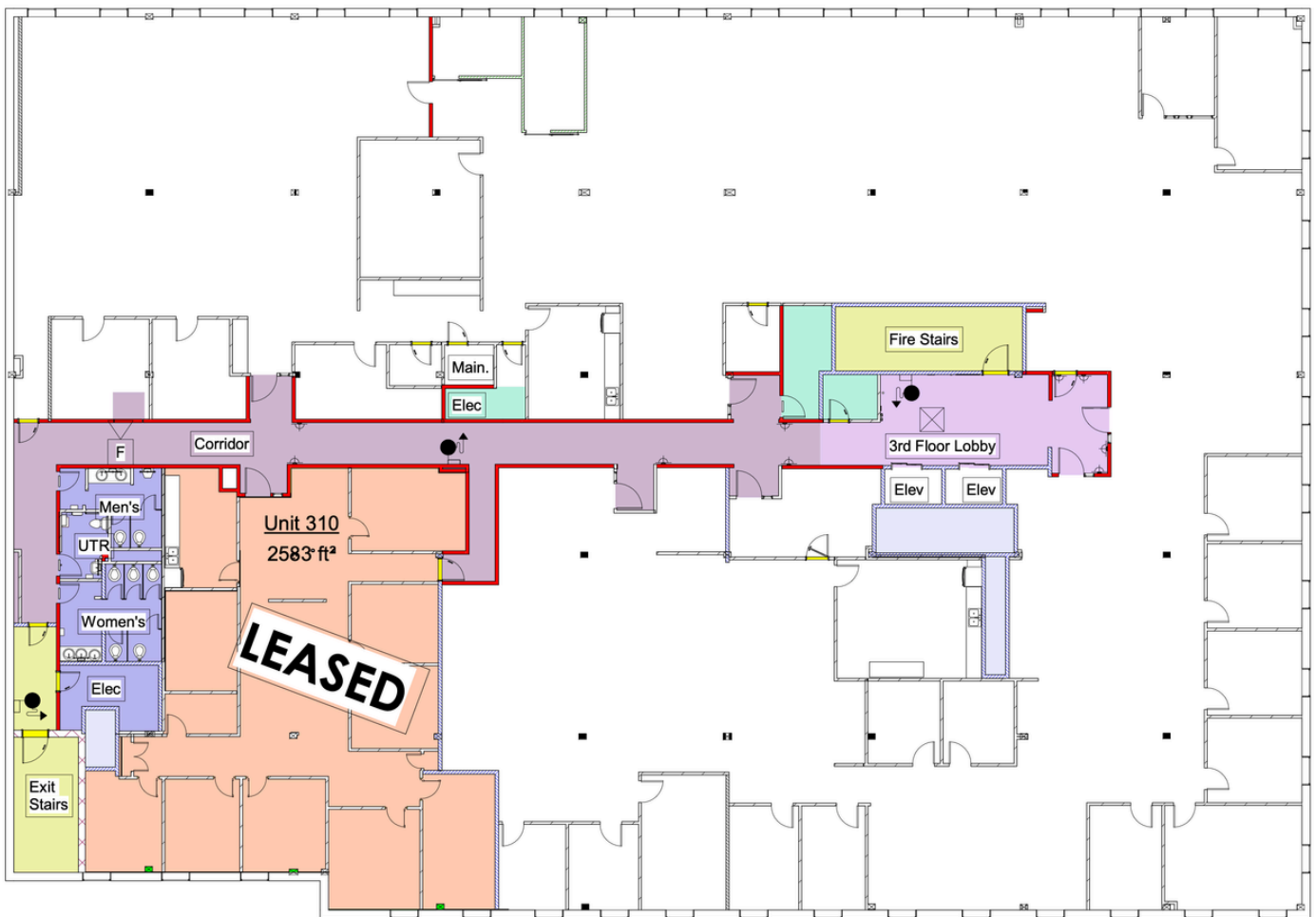
LEASE RATE:

\$20.00 PSF + \$15.38 PSF (OP COSTS)

PROPERTY SIZE:

18,361 SF (flexible/demisable)

AVAILABLE SPACES	
UNIT #	SQFT.
3rd Floor (Full Floor)	18,361 SF (flexible/demisable)
3 RD FLOOR DEMISED OPTIONS:	
300	8,035 SF
301	6,015 SF
320	1,956 SF
350	2,846 SF
Additional Space	179 SF





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3RD FLOOR



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