



FOR LEASE | 9401 FRANKLIN AVENUE

Franklin Professional Centre

PRIME DOWNTOWN COMMERCIAL/PROFESSIONAL OFFICE SPACES FOR LEASE

Unlock your business's full potential with these inspiring and productive spaces designed for success. Located in Fort McMurray's most central business district, this two-storey professional building offers exceptional visibility fronting Franklin Avenue—a prime location for any business. Key Features: Flexible lease terms to suit your needs. Spaces available from 2,117 to 10,508 square feet. Exposure to over 26,880 vehicles a day. Current total available leasable area of 18,134 square feet. Zoned FRA1, ideal for a variety of uses including office, medical, professional services, or spa. Ample surface parking stalls are available. Your Future Business Hub: whether you're a startup or an established brand, this space provides everything you need to thrive. With high foot traffic and a location that caters to both professionals and residents, your business will be perfectly positioned for growth. Don't miss the opportunity to establish a strong presence in Fort McMurray. Contact us today to book a tour and explore the possibilities!



 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

RATE:	Market Rate
OP COSTS:	\$10.56 PSF (Common Area Maintenance: \$9.56 + Taxes: \$1.00)
LEGAL ADDRESS:	Plan 9723566, Block 10, Lot 18
MUNICIPAL ADDRESS:	9401 Franklin Avenue, Fort McMurray, AB T9H 3Z7
ZONING:	FRA1 (Franklin Core)
PROPERTY SIZE:	Site Area: 1.04 Acres (+/-)
PARKING RATIO:	3.0 per 1,000 SF
LOCATION:	Downtown

Unmatched Convenience: Positioned in close proximity to the Northern Lights Regional Hospital, Peter Pond Mall, Pet Valu, Scotia Bank and numerous anchored retail tenants including Alberta Precision Labs and FreshCo, this location offers incredible accessibility. An abundance of nearby amenities includes restaurants and cafes, shopping centres, schools, & recreational facilities.

AVAILABLE SPACES			
UNIT #	LEVEL	SQFT.	RATE
100	MAIN	7,523 SF* <i>*can be combined with Unit 110 for Total Combined: 10,508 SF</i>	\$23 PSF
110	MAIN	2,985 SF* <i>*can be combined with Unit 100 for Total Combined: 10,508 SF</i>	\$10 PSF
120**	MAIN	2,117 SF	\$21 PSF
206	UPPER	2,809 SF* <i>*can be combined with Unit 208 for Total Combined: 5509 SF</i>	\$18 PSF
208	UPPER	2,700 SF* <i>*can be combined with Unit 206 for Total Combined: 5509 SF</i>	\$15 PSF
200	LEASED		

FEATURES:

- **Pylon Signage** - High profile signage opportunity fronting Franklin Ave.
- **Easily accessible** by public transit
- **Anticipated occupancy:** Immediate.
 - ****Unit 120 - available Aug 1/negotiable**

UPPER LEVEL

- Newly renovated turnkey offices
- Fully developed with reception, offices, meeting room, kitchenette
- 2 sets of common area washrooms
- Additional expanded meeting room /storage areas in the rear

MAIN LEVEL

- Flexible use and demisable options.



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FORT MCMURRAY & AREA
Commercial Market Overview

INDUSTRY GROWTH YOU CAN DEPEND ON.

Because of the growth that we continue to experience in the oil sands, Fort McMurray Wood Buffalo has opportunities you can count on.

- 15% of Canada's Oil & Gas Extraction industry workforce is employed in Fort McMurray Wood Buffalo
- There are 158 Billion Barrels of oil remaining in the Athabasca Oil Sands, which is at least 100 years of activity. Over the next 11 years, the Athabasca Oil Sands is projected to contribute \$1 Trillion to the Canadian GDP.
- For 2024, capital investment in the oil sands is forecast at \$13.3 billion. The Oil & Gas industry spends more than any other industry in Canada on environmental protection, and investments are expected to accelerate this year to advance emissions reduction projects.
- Through direct and indirect employment, taxes and royalties that support education, health care, infrastructure construction and more, the oil sands are a source of prosperity across the nation.

Market Opportunity

FORT MCMURRAY WOOD BUFFALO

ROBUST COMMERCIAL /RETAIL DEMAND

\$1.85B - \$3.23B

2022-2030

OIL REMAINING IN THE ATHABASCA OIL SANDS

158 Billion

BARRELS

This means about 100 years of activity.



594 ACRES

of commercial land available

HIGH HOUSEHOLD INCOME

\$217,261

2023 Average

AVERAGE DISPOSABLE INCOME

\$151,589

2023 Average

YOUNG AFFLUENT CONSUMER BASE

35

Median Age

Population Forecast 2016-2030

OSCA projection generated a high and low growth forecast scenario for the Regional Municipality of Wood Buffalo, separated into urban and rural populations. According to the Alberta Population Dashboard, Wood Buffalo had a population of 74,532 in 2022, the 7th highest in the province. The population of Wood Buffalo increased 1.20% year-over-year and increased 3.99% in the last five years.



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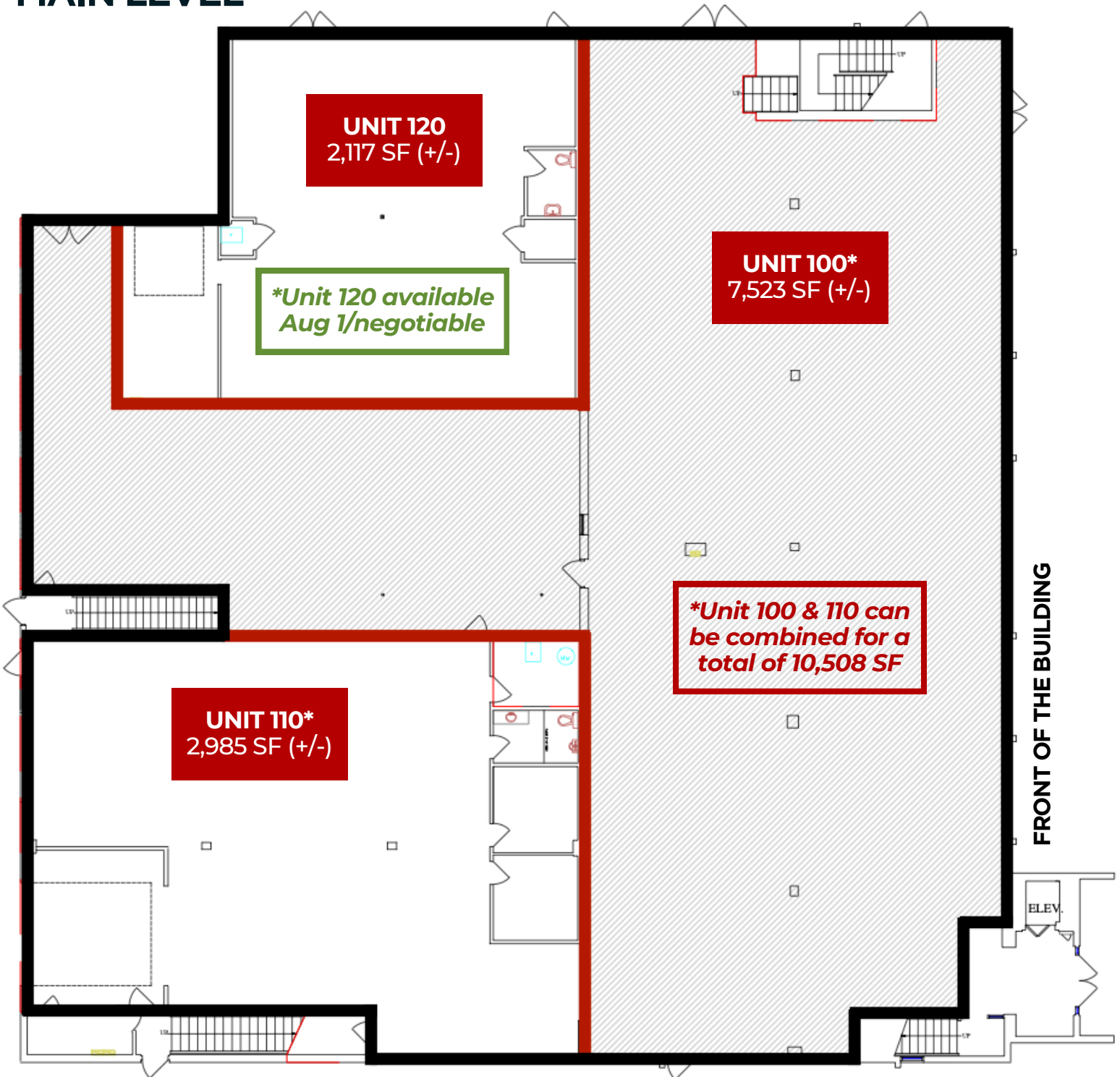
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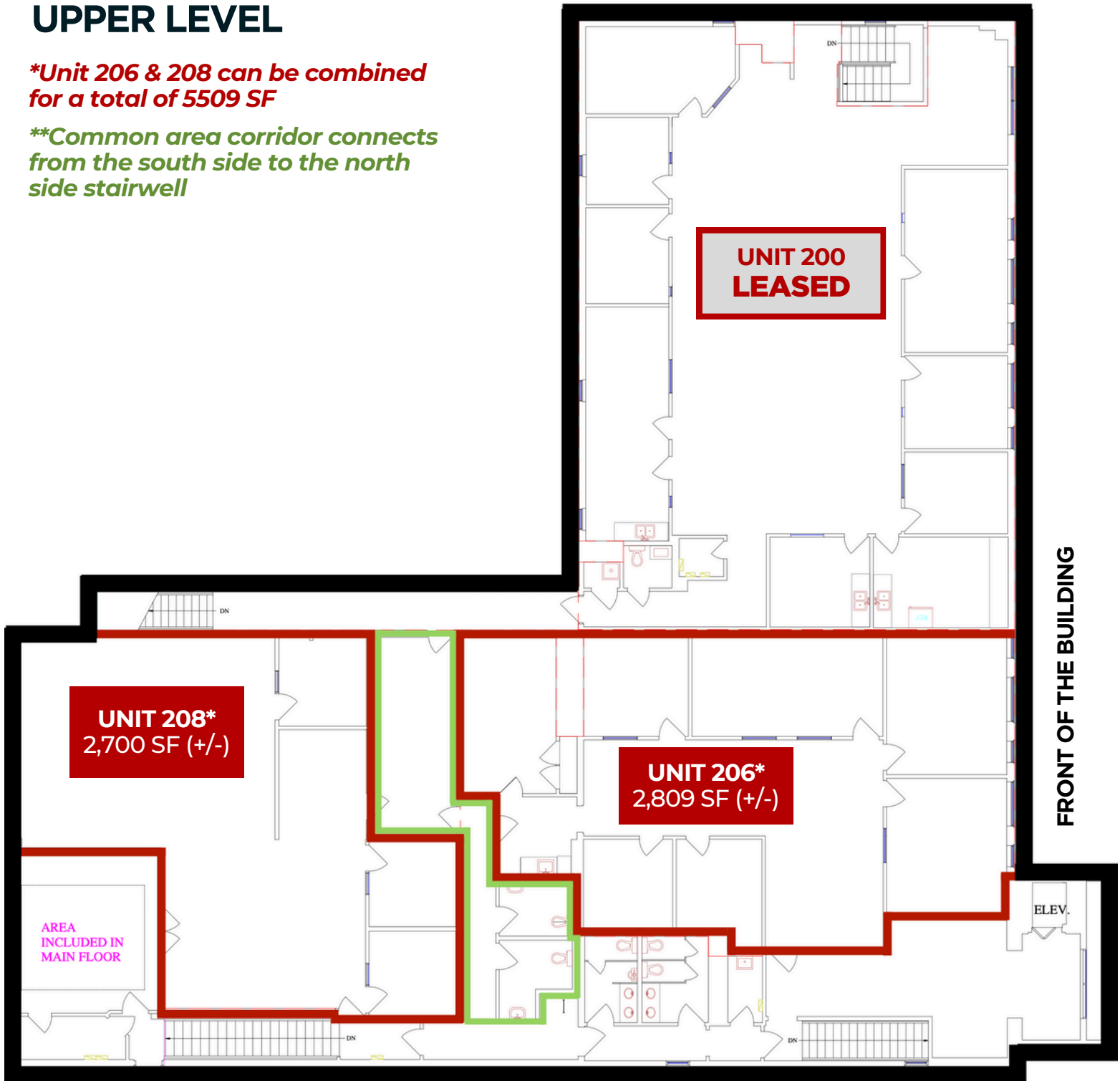
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UPPER LEVEL

**Unit 206 & 208 can be combined for a total of 5509 SF*

***Common area corridor connects from the south side to the north side stairwell*



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