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INTERNATIONAL



# 2,510 SF Office Space Available Immediately

**FOR LEASE** | 339 Powder Drive, Timberlea Landing Fort McMurray | AB

Located at the intersection of Powder Drive & Millennium Drive in Fort McMurray, this unenclosed centre offers one office unit of 2,510 SF. Timberlea Landing features retailers such as Scotiabank, TD Canada Trust, and Alberta Treasury Branch.

Lease Rate:

## Market

## Specifications

Civic Address 339 Powder Drive,  
Timberlea Landing, Fort  
McMurray, AB

Legal Plan Plan 0722052, Block 14,  
Lot 55

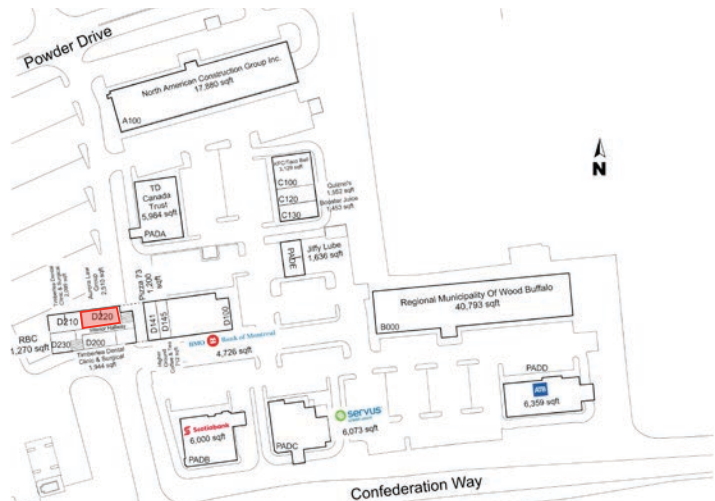
Access Confederation Way

Location Timberlea Landing

Available Area Unit D220 - 2,510 SF

Amenities Ample parking  
Centrally located  
Easily Accessible  
Strong tenant mix

Availability Immediately



SITE PLAN



### Regional Municipality of Wood Buffalo

Population 125,032



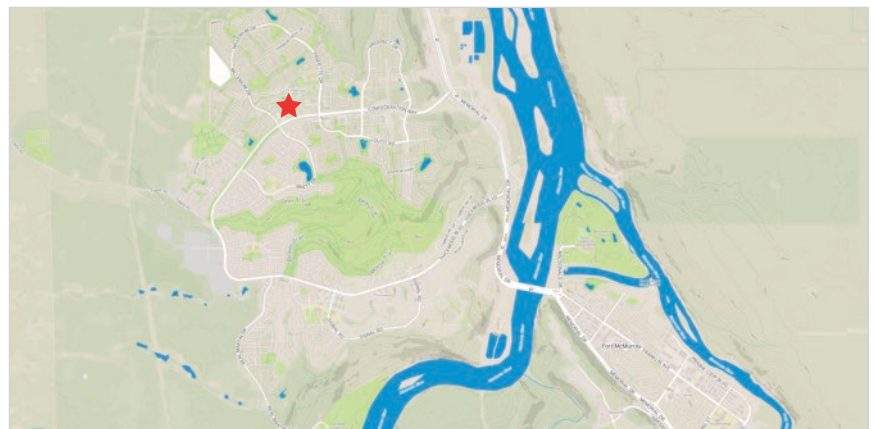
### Average Household Income

\$189,458



### Distance to Downtown

7.8 km



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