

## PORTAGE PLAZA

241 PORTAGE CLOSE, SHERWOOD PARK, AB



### PORTAGE PLAZA

FOR LEASE // OFFICE + WAREHOUSE

Portage Plaza is an office/warehouse building that totals 45,000 square feet. Beautiful floor to ceiling windows and circular access in the back make Portage Plaza an excellent choice for companies looking for first class offices or showrooms. Located with easy access from Broadmoor Boulevard and the Yellowhead Highway.

See this property on [tag.ca](https://tag.ca)

### BUILDING HIGHLIGHTS

- High warehouse ceilings, ample surface parking, and circular access
- Easily accessible from Broadmoor Boulevard and Yellowhead Highway

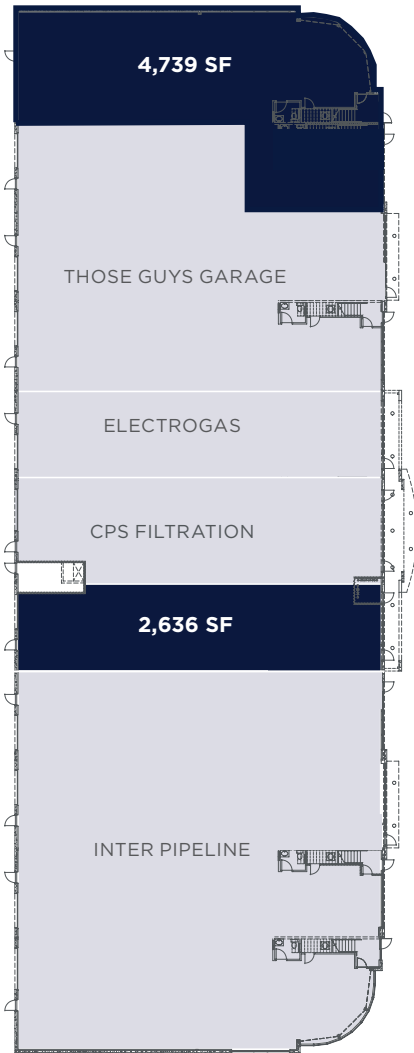
**CONTACT** // Rayann Bungay at 780.298.5182 or [rbungay@tag.ca](mailto:rbungay@tag.ca)



AVAILABLE AREA		
SUITE	AREA (SF)	DETAILS
120	2,636	Main floor // Developed // 60% high bay with 1 grade door
130	2,827	<b>LEASED</b>
150	4,739	Main floor // West endcap // 50% office/high bay // 1 grade door
250	2,617	Second floor // Undeveloped office endcap
260	4,724	Second floor // Developed office east endcap

**MAIN FLOOR // WAREHOUSE**

**SECOND FLOOR // OFFICE**



**ZONING**

C5 - Commercial

**HEATING**

Rooftop units

**SPRINKLERED**

Yes

**PARKING**

Ample surface stalls

**LEASE RATE**

Office: From \$15.00 PSF

**INDUSTRIAL RATE**

Industrial: From \$13.00 PSF

**TIA**

Up to full landlord turnkey

**OPERATING COSTS**

\$5.06 PSF





**GROWING ECONOMY**

39.2% increase in new businesses over 5 years (2017)



**NO BUSINESS TAXES**

On top of low energy costs



**LOCATED ON MAJOR TRANSPORTATION ROUTES**

Easily accessible from Yellowhead Highway



**NEARBY SKILLED LABOUR FORCE**

15,800 working population in Strathcona County

Proximity to industry partners, petrochemical feedstock, and excellent road, rail, air and pipeline infrastructure has resulted in a thriving diverse economy. The region's continual investment in diversification and social well-being has made Strathcona County an ideal location for businesses.



**CONTACT US FOR MORE INFORMATION**

Rayann Bungay  
p. 780.298.5182  
e. rbungay@tag.ca

2400, 10104 103 Avenue  
Edmonton, AB, T5J 0H8  
**tag.ca**

