

PORTAGE PLAZA

241 PORTAGE CLOSE, SHERWOOD PARK, AB



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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

BUILDING HIGHLIGHTS

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

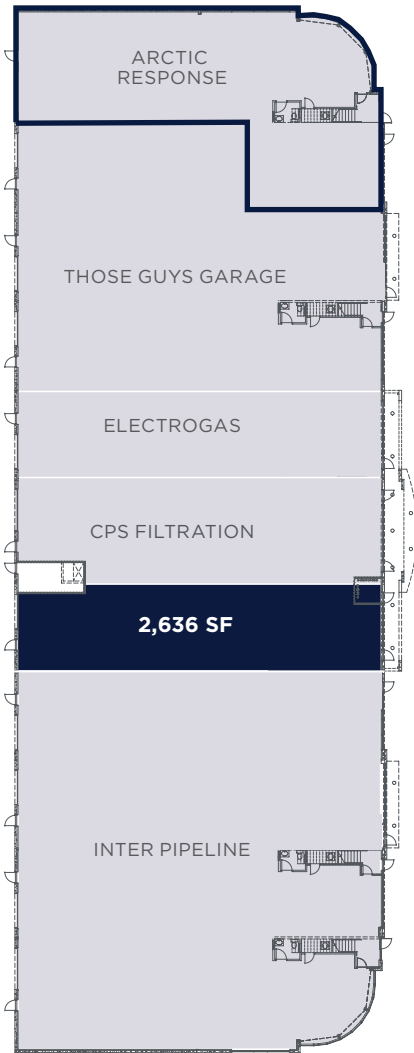
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AVAILABLE AREA		
SUITE	AREA (SF)	DETAILS
120	2,636	Main floor // Developed // 60% high bay with 1 grade door
130	2,827	LEASED
150	4,739	Main floor // Developed office endcap +/- 2,400 SF with remaining high bay// 1 grade door Available June 1, 2020
250	2,617	Second floor office space endcap
260	4,724	Second floor developed office endcap

MAIN FLOOR // WAREHOUSE

SECOND FLOOR // OFFICE



ZONING

C5 - Commercial

HEATING

Rooftop units

SPRINKLERED

Yes

PARKING

Ample surface stalls

OFFICE LEASE RATE

\$17.95 PSF

INDUSTRIAL RATE

\$15.95 PSF

TIA

TURNKEY AVAILABLE

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

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