

## 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](http://tag.ca)

### BUILDING HIGHLIGHTS

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

CONTACT // James Malkin at 780.486.3923 or [jmalkin@tag.ca](mailto:jmalkin@tag.ca)

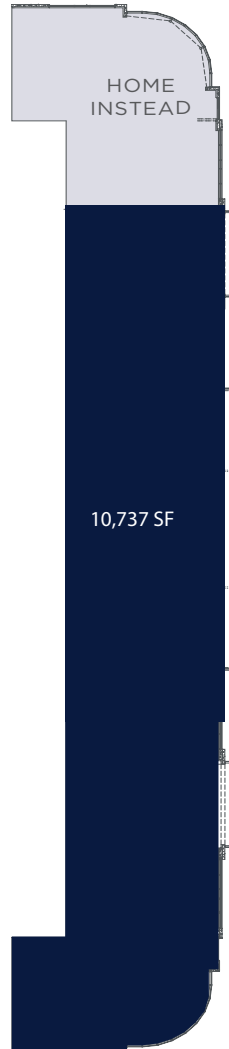
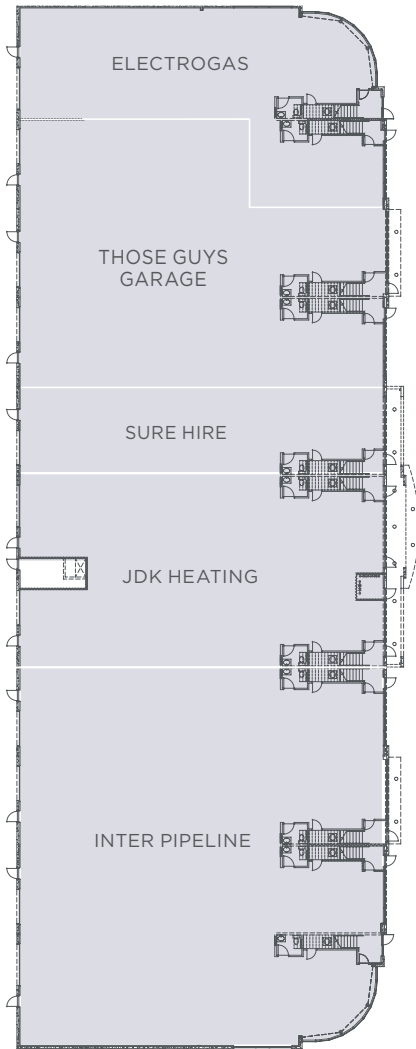


AVAILABLE AREA

SUITE	AREA (SF)	DETAILS
200	10,737 SF	Second floor // Turnkey office

MAIN FLOOR // WAREHOUSE

SECOND FLOOR // OFFICE



ZONING  
C5 - Commercial

HEATING  
Rooftop units

SPRINKLERED  
Yes

PARKING  
Ample surface stalls

LEASE RATE  
Market

INDUSTRIAL RATE  
Market

TIA  
Market

OPERATING COSTS  
\$5.34 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

James Malkin  
p. 780.486.3923  
e. [jmalkin@tag.ca](mailto:jmalkin@tag.ca)

2400, 10104 103 Avenue  
Edmonton, AB, T5J 0H8  
[tag.ca](http://tag.ca)

