

PROVINCIAL PLACE

167 PROVINCIAL AVENUE, SHERWOOD PARK, AB



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FOR LEASE // OFFICE + WAREHOUSE

Provincial Place is an office/warehouse building that totals 55,000 square feet with premier exposure right off of the Yellowhead Trail. Ample surface parking stalls, 22' warehouse ceilings, and prime visibility from the highway make Provincial Place an excellent choice for companies who require first class offices or showrooms, warehouse workspaces, and exceptional exposure. Located with easy access from Broadmoor Boulevard and Yellowhead Trail.

BUILDING HIGHLIGHTS

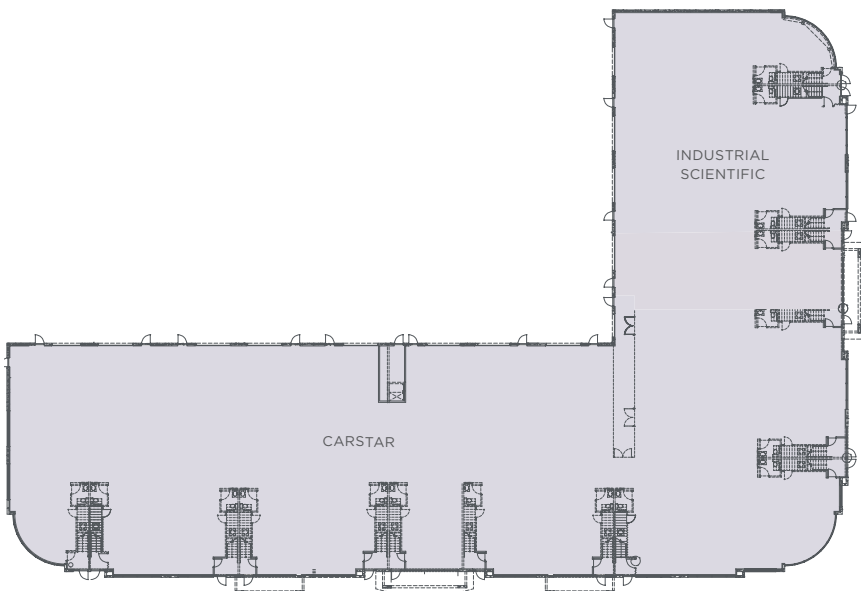
- Direct East/West Exposure from Yellowhead Trail
- Easily accessible from Broadmoor Boulevard and Yellowhead Highway

CONTACT // Richard Knibbs at 780.486.3923 or rknibbs@tag.ca



AVAILABLE AREA		
SUITE	AREA (SF)	DETAILS
200 - 210	6,119 SF	LEASED
215 - 260	+/- 13,931 SF	Second floor // Demisable office space

MAIN FLOOR // WAREHOUSE



ZONING

C5 - Commercial

CEILING HEIGHT

22' clear

HEATING

Rooftop units

SPRINKLERED

Yes

PARKING

Ample surface stalls

SECOND FLOOR // OFFICE



INDUSTRIAL LEASE RATE

\$15.95 PSF

INDUSTRIAL TIA

30% turn key

OFFICE LEASE RATE

\$17.95 PSF

OFFICE TIA

\$50 PSF

OPERATING COSTS

\$4.95 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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