



## OFFICE // FLEX INDUSTRIAL SHERWOOD PARK



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**Suites 100-105 contiguous up to 7,564 SF**

**Suites 107-111 contiguous up to 7,333 SF**

### MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
100	2,094 SF	Main floor // Undeveloped office or retail
102	2,495 SF	Main floor // Undeveloped office or retail
103	1,711 SF	Main floor // Undeveloped office or retail
105	1,264 SF	Main floor // Undeveloped office or retail
107	1,185 SF	Main floor // Undeveloped office or retail
108	1,506 SF	Main floor // Undeveloped office or retail
110	3,002 SF	Main floor // Undeveloped office or retail
111	1,640 SF	Main floor // Undeveloped office or retail
113	2,086 SF	Main floor // Undeveloped office or retail
205	Up to 5,277 SF	Second floor // Undeveloped office

Lease Rate	TI Allowance	Op. Costs
Market	\$50 PSF After T-Bar, LED Lighting and HVAC	\$10.38 PSF (est. 2020)

### PROVINCIAL PLACE

FOR LEASE // 167 Provincial Avenue, Sherwood Park

Suite	Area	Details
155	2,180 SF	Main floor // Open bay with 1 grade door
215	1,884 SF	Second floor // Undeveloped office space
220	1,532 SF	Second floor // Undeveloped office space
225	2,174 SF	Second floor // Undeveloped office space
255	2,397 SF	Second floor // Undeveloped office space
260	3,190 SF	Second floor // Undeveloped office space

Lease Rate	TI Allowance	Op. Costs
Office: \$17.95 PSF Industrial: \$15.95	Industrial: 30% turnkey Office: \$50 PSF After T-Bar, LED Lighting and HVAC	\$4.97 PSF (est. 2020)



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**Suites 215-260 contiguous up to 11,177 SF**



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### PORTAGE PLAZA

FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
120	2,636 SF	Main floor // Developed // 60% open bay with 1 grade door
130	2,827 SF <b>LEASED</b>	Main floor // Developed // 60% open bay with 1 grade door
150	4,739 SF	Main floor // Developed office endcap +/- 2,400 SF with remaining high bay // 1 grade door // Available June 1, 2020
230	4,724 SF	Second floor // Developed office endcap
250	2,617 SF	Second floor // Undeveloped office endcap

Lease Rate	TI Allowance	Op. Costs
Office: \$17.95 PSF Industrial: \$15.95 PSF	Industrial: 30% turnkey Office: \$50 PSF After T-Bar, LED Lighting and HVAC	\$5.06 PSF (est. 2020)



## INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN



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### ACHESON NEW CONSTRUCTION

FOR LEASE // Up to 18,985 SF on 1.65 Acres (22% Site Coverage)  
11661 Bevington Road, Acheson

Suite	Area	Details
1	7,580 or 15,700 SF	Drive through bays // Turnkeys available
2	1,642 or 3,285 SF	Optional office mezzanine
3	21,780 SF	Yard - 1/2 Acre Prepared (11.8" Gravel)

Lease Rate/Sale Price	TI Allowance	Op. Costs
<b>From: \$16.00/Bldg SF</b> Plus: \$1.85/SF - 1/2 Acre	\$10.00 PSF	\$3.45 (est. 2020)
<b>Sale Price \$4,495,000</b>	N/A	N/A

### FORT INDUSTRIAL PROPOSED NEW CONSTRUCTION

Up to 25,785 SF on 4.47 Acres (12% Site Coverage)  
8626 115 Street, Fort Saskatchewan

Suite	Area	Details
1	11,210 or 22,500 SF	Drive through bays // Turnkeys available
2	1,642 or 3,285 SF	Optional office mezzanine
3	130,680 SF	Yard - 3 Acres Prepared (11.8" Gravel)

Lease Rate	TI Allowance	Op. Costs
<b>From \$13.50/Bldg SF</b> Plus: \$1.40/SF - 3 Acres	\$10.00 PSF	\$3.25 (est. 2020)



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**Pre-Cast and Pre-Eng Turnkey  
Design-Build Budgets In-Hand**



## FLEX INDUSTRIAL FORT SASKATCHEWAN

Developed Office Space



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**Agressive Gross Rent Terms on Move In Ready Office Space**

### HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
120	11,897 SF	Main and second floor // Demisable base building space // Concept suite
148	3,466 SF	Main floor // Move in ready office space
152	3,517 SF <b>LEASED</b>	Main floor // Move in ready office space
196/296	6,638 SF	Main & second floor // Move in ready office space
240-252	+/- 8,357 SF	Second floor // Demisable office space
256	1,664 SF	Second floor // Built out office space
260-288	+/- 8,219 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Industrial: 30% turnkey Office: \$50 PSF After T-Bar, LED Lighting and HVAC	\$3.98 PSF (est. 2020)

### HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details
100/104	5,229 SF	Main floor // Demisable base building
108	7,562 SF	Main floor // Move in ready // 1,716 SF of office with 5,846 SF open bay complete with trench drains
120/220	4,374 SF	Main & second floor // Move in ready // 2,450 SF of office with 1,924 SF open bay
128	7,159 SF	Main floor // Base building // Demisable
168	9,506 SF	Main floor // Base building // Demisable
180	3,369 SF	Main floor // Built out office & industrial
200/204	3,321 SF	Second floor // Demisable office space
208	1,660 SF	Second floor // Demisable office space
292	1,688 SF	Second Floor // Move in ready office space
196/296	3,694 SF	Main & Second floor // Base building
228-284	+/- 24,899 SF	Main & second floor // Demisable flex space

Lease Rate	TI Allowance	Op. Costs
Market	Industrial: 30% turnkey Office: \$50 PSF After T-Bar, LED Lighting and HVAC	\$3.59 PSF (est. 2020)

Developed Industrial Bays



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**Flexible Rates/Terms on Move In Ready Space**

**Cannabis Production Friendly**

- One craft production facility under construction
- Permitted Use per Land Use Bylaw



## RETAIL

### SHERWOOD PARK // DRAYTON VALLEY



#### MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Bldg/Suite	Area	Details
6/200	2,216 SF	Fixtured restaurant
6/201	1,143 SF	Retail space
4/510	2,244 SF	Retail space // Contiguous up to 10,445 SF
4/520	1,317 SF	Retail space // Contiguous up to 10,445 SF
4/530	1,790 SF	Retail space // Contiguous up to 10,445 SF
4/550	5,094 SF	Retail space // Contiguous up to 10,445 SF

Lease Rate	TI Allowance	Op. Costs
\$30.00 PSF	\$20 PSF	Varies Per Building (eg. \$10.84 PSF)

#### DRAYTON VALLEY POWER CENTRE

FOR LEASE/FOR SALE // 5205-5209 Power Centre Blvd., Drayton Valley

Bldg/Suite	Area	Details
5205/105	1,632 SF	Undeveloped endcap with drive through window
5205/101	1,535 SF	Built out retail space
5209/103	7,322 SF	Demisable retail space

Lease Rate/Sale Price	TI Allowance	Op. Costs
MARKET	MARKET	\$9.54 PSF (est. 2020)





## INDUSTRIAL LAND FORT SASKATCHEWAN // ACHESON



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### FORT INDUSTRIAL ESTATES

FOR SALE // Highway 15 & 88 Ave, Fort Saskatchewan

Lot	Area (ac.)	Lot	Area (ac.)	Details
<b>B4 L4</b>	2.09	<b>B7 L8</b>	2.10	Join Access Pipelines, Acuren, ENGIE Fabricom, Praxair, Scafom and Strike Energy in the Industrial Heartland. <ul style="list-style-type: none"> <li>• Access directly off of Highway 15</li> <li>• Build to suit available</li> <li>• Custom lot sizes available</li> </ul>
<b>B5 L1</b>	4.47	<b>B7 L9</b>	2.10	
<b>B5 L2</b>	3.98	<b>B6 L1</b>	2.67	
<b>B5 L3</b>	4.55	<b>B9 L4</b>	10.58	
<b>B7 L6</b>	2.14			

<b>Price</b> From \$375,000/Acre	<b>Zoning</b> Light Industrial
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### HEARTLAND INDUSTRIAL PARK - STAGE 1

FOR SALE // Highway 15 & 88 Ave, Fort Saskatchewan

Lot	Area (ac.)	Lot	Area (ac.)	Details
<b>B8 L2</b>	8.43	<b>B4 L1</b>	3.01	Now selling: Heartland Industrial Park Stage 1 featuring highway frontage lots and a new all directional access off Highway 15 <ul style="list-style-type: none"> <li>• Possession Winter 2020</li> <li>• Build to suit options available</li> </ul>
<b>B8 L1</b>	4.74	<b>B4 L2</b>	1.95	
<b>B1 L1</b>	7.31	<b>B3 L1</b>	2.52	
<b>B2 L2</b>	2.92	<b>B3 L2</b>	1.86	
<b>B2 L1</b>	12.00 <b>PENDING</b>	<b>B3 L3</b>	2.15	
<b>B1 L1</b>	10.00	<b>B3 L4</b>	2.00	

<b>Price</b> From \$395,000/Acre	<b>Zoning</b> Light Industrial/Medium Industrial
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### ACHESON INDUSTRIAL

FOR SALE // Bevington Road & Parkland Ave, Acheson

Lot	Area (Ndac.)	Price	Details
419		<b>SOLD</b>	<ul style="list-style-type: none"> <li>• Excellent location along high load corridor just west of Edmonton</li> <li>• Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks</li> <li>• Build to suit available</li> </ul>
420	7.6	\$419,000/ Net developable acre	

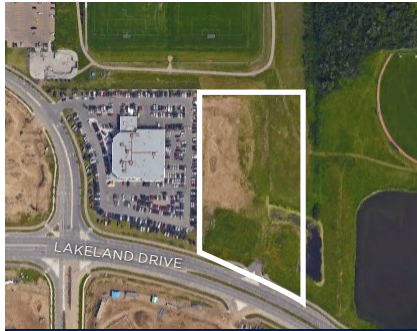
<b>Price</b> From \$419,000/Net developable acre	<b>Zoning</b> BI/MI
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## COMMERCIAL LAND SHERWOOD PARK // DRAYTON VALLEY



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### LOT 15

FOR SALE // Lakeland Drive & Premier Way, Sherwood Park

Lot	Area (ac.)	Details
15 <b>PRICE REDUCED</b>	5.81	<ul style="list-style-type: none"> <li>• Adjacent to Lakeland Drive</li> <li>• South of Millennium Place which generates over 2.3 million visitors per year</li> <li>• Build to suit available</li> </ul>

Price	Zoning
<del>\$3,300,000</del> \$2,900,000	Service Commercial

### DRAYTON VALLEY COMMERCIAL

FOR SALE // Highway 22 & Power Centre Blvd., Sherwood Park

Lot	Area (ac.)	Details
9	4.42	<ul style="list-style-type: none"> <li>• Located next to Walmart, Canadian Tire and Ford</li> <li>• Immediate possession available</li> </ul>
11	1.36	

Price	Zoning
\$325,000/Acre	Commercial // Mixed Service Industrial



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