



## OFFICE SHERWOOD PARK



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### MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
120	1,449 SF	<b>LEASED</b>
100	7,546 SF	Main floor // Demisable office or retail
108	7,316 SF	Main floor // Demisable office or retail
116	2,081 SF	Main floor // Demisable office or retail
122	1,030 SF	Main floor // Demisable office or retail
200	12,958 SF	<b>LEASED</b>
201	+/- 7,167 SF	Second floor // Demisable office space
310	4,730 SF	Partially built out show suite

Lease Rate	TI Allowance	Op. Costs
Market	\$50 PSF After T-Bar, LED Lighting and HVAC	\$10.79 PSF (est. 2018)

### PORTAGE PLAZA

FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
125	3,107 SF	<b>LEASED</b>
250	2,683 SF	Second floor // Undeveloped office endcap

Lease Rate	TI Allowance	Op. Costs
Office: \$17.95 PSF	Office: \$55 PSF after T-Bar, LED Lighting & HVAC	\$4.05 PSF (est. 2018)



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### PROVINCIAL PLACE

FOR LEASE // 167 Provincial Avenue, Sherwood Park

Suite	Area	Details
200 - 210	6,119 SF	<b>LEASED</b>
215 - 260	+/- 13,931 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Office: \$17.95 PSF	Office: \$50 PSF	\$3.82 PSF (est. 2018)

**\*\*Planning complete to introduce common washroom facilities, corridor & elevator service to remaining second floor vacancy\*\***



## FLEX INDUSTRIAL FORT SASKATCHEWAN



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**\*Turnaround concept is complete  
with DIRT wall systems & Knoll  
furniture\***

[View main floor](#)  
[View second floor](#)

### HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
112	2,094 SF	Main floor // Demisable office & Industrial
108	2,800 SF	Main floor // Demisable office & Industrial
212	821 SF	Second floor // Built out office space
152	3,517 SF	Main floor // Built out office space
196	3,319 SF	Main floor // Built out office space
220	821 SF	<b>LEASED</b>
296	3,319 SF	Second floor // Built out office space
204	3,441 SF	Second floor // Built out office space
120	11,897 SF	Main and second floor // Demisable base building space // Turnaround Concept
148	3,466 SF	Main floor // Built out office (available March 1st, 2019)
240-288	+/- 16,000 SF	Second floor // Demisable office space

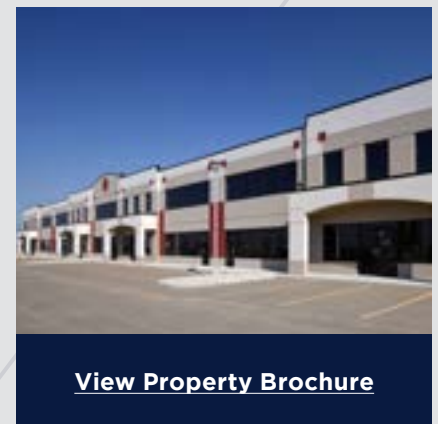
Lease Rate	TI Allowance	Op. Costs
Industrial: \$11.95 PSF Office: \$16.95 PSF	Industrial: 30% turnkey Office: \$50 PSF	\$4.32 PSF (est. 2018)

### HEARTLAND CENTRE II

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
120	3,513 SF	Main floor // Built out office with 74'x26' open bay
100/104	5,229 SF	Main floor // Demisable base building
200/204	3,321 SF	Second floor // Demisable office space
120	838 SF	Second floor // Demisable office space
124	2,748 SF	Main floor // Built out office with 74'x26' open bay
108	7,300 SF	Main floor // Demisable office with 73'x79' open bay complete with trench drains
208	1,660 SF	Second floor // Demisable office space
196/296	3,694 SF	Main & Second floor // Base building
156-284	+/- 54,000 SF	Main & second floor // Demisable flex space

Lease Rate	TI Allowance	Op. Costs
Industrial: \$11.95 PSF Office: \$16.95 PSF	Industrial: 30% turnkey Office: \$50 PSF After T-Bar, LED Lighting and HVAC	\$3.45 PSF (est. 2018)



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**\*Short term gross rent leases  
available on ready to occupy  
space\***



## RETAIL SHERWOOD PARK // DRAYTON VALLEY



### MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Suite	Area	Details
520	1,317 SF	Built out retail space
530	1,790 SF	Built out retail space
200	3,350 SF	Semi-fixtured restaurant
510	2,244 SF	Retail space
550	5,094 SF	Built out retail space (avail Feb. 1, 2019)
810	1,532 SF	<b>PENDING</b>
380	1,211 SF	<b>LEASED</b>

Lease Rate	TI Allowance	Op. Costs
\$30.00 PSF	\$20 PSF	Varies Per Building (eg. \$10.34)

### DRAYTON VALLEY POWER CENTRE

FOR LEASE // 5205-5213 Power Centre Blvd., Drayton Valley

Sute	Area	Details
105	1,632 SF	Undeveloped with drive through window
103	7,322 SF	Demisable retail space

Lease Rate	TI Allowance	Op. Costs
MARKET	MARKET	\$11.44 PSF (est. 2018)



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## INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN



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### ACHESON NEW CONSTRUCTION

FOR LEASE // 11661 Bevington Road Acheson, AB

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

Lease Rate	TI Allowance	Op. Costs
From: \$19.00 PSF	TURNKEY AVAILABLE	\$3.45 (est. 2019)

**\*\*Substantial completion of base building & site scheduled for December, 2018\*\***

### FORT INDUSTRIAL PROPOSED NEW BUILDING

FOR LEASE // Address TBA

Site Area	Building Area	Details
4.47 Ac	22,500 SF	Call for info

Lease Rate	TI Allowance	Op. Costs
MARKET	TURNKEY AVAILABLE	\$3.45 (est. 2019)



**Brochure Coming Soon**

## INDUSTRIAL LAND FORT SASKATCHEWAN // ACHESON



### FORT INDUSTRIAL ESTATES

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

Lot	Area	Lot	Area	Details
B1 L8	2.19	B7 L7	2.14	Join Acuren, Scafom, Praxair, Access Pipelines, Strike Energy and ENGIE Fabricom 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>
B4 L4	2.09	B7 L8	2.10	
B5 L1	4.47	B7 L9	2.10	
B5 L2	3.98	B6 L1	2.67	
B5 L3	4.55	B9 L4	10.58	
B7 L6	2.14			

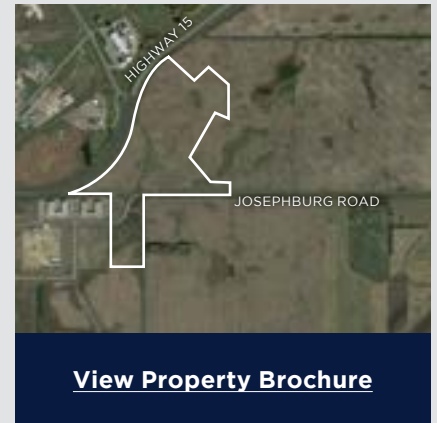
<b>Price</b> From \$375,000/Acre	<b>Zoning</b> Light Industrial
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### HEARTLAND INDUSTRIAL PARK - STAGE 1

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

Lot	Area	Lot	Area (ac.)	Details
B8 L2	8.43	B4 L1	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 2019</li> <li>• Build to suit options available</li> </ul>
B8 L1	4.74	B4 L2	1.95	
B1 L1	7.31	B3 L1	2.52	
B2 L2	2.92	B3 L2	1.86	
B2 L1	12.00 <b>PENDING</b>	B3 L3	2.15	
B1 L1	10.00	B3 L4	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	Details
100	6.00 <b>SOLD</b>	<ul style="list-style-type: none"> <li>• Excellent location along high load corridor just west of Edmonton</li> </ul>
110	9.44 <b>SOLD</b>	
419 <b>NEW LOT LAYOUT</b>	5.46	<ul style="list-style-type: none"> <li>• Neighbours include Western Star Trucks, Sysco, Manitoulin and Michener Allen</li> <li>• Build to suit available</li> </ul>
420 <b>NEW LOT LAYOUT</b>	8.25	

<b>Price</b> \$460,000/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	Details
15	5.81 AC	<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
\$3,300,000	Service Commercial

### DRAYTON VALLEY COMMERCIAL

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

Lot	Area	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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