

FOR LEASE

OFFICE/RETAIL SPACE

48 & 50 Brentwood Boulevard, Sherwood Park, Alberta



HIGHLIGHTS

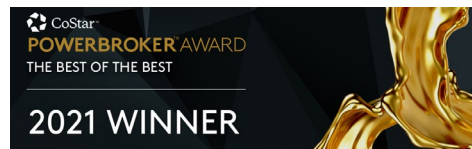
- Great location in central Sherwood Park
- Great for all medical, dental and retail/office uses
- Current tenants include Smiles Dental, Daycare and Trendz Optical
- First and second floor space available
- Close proximity to the Whitemud and Anthony Henday

MARCUS SCHWABE

Senior Associate

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marcus@royalparkrealty.com



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T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Office/Retail Space For Lease | 48 & 50 Brentwood Blvd., Sherwood Park, AB



Property Details & Financials

ADDRESS	48 & 50 Brentwood Boulevard Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 5010RS; Block 76; Lot C
BUILDING TYPE	Office/Retail
ZONING	C1 (Community Commercial)
SPACE AVAILABLE	424 - 3,336 sq ft ±
PARKING	Scramble
LEASE RATE	\$15.00/sq ft
OPERATING COSTS	\$13.50/sq ft (est. 2024) Includes utilities
POSSESSION	Immediate



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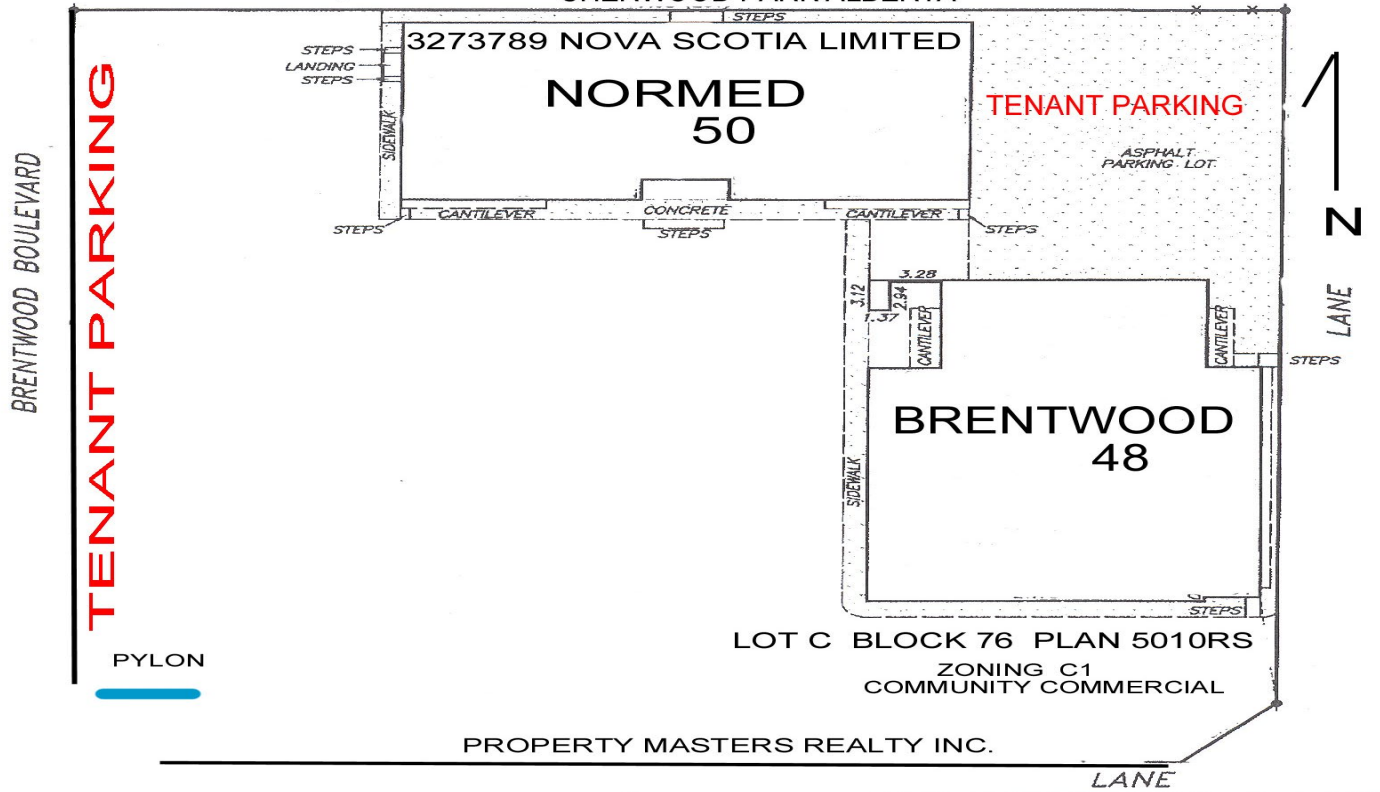
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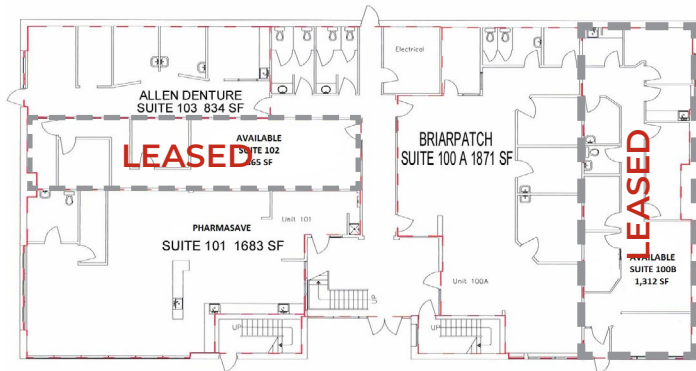
Site Plan

BRENTWOOD NORMED PROFESSIONAL CENTRE SHERWOOD PARK ALBERTA



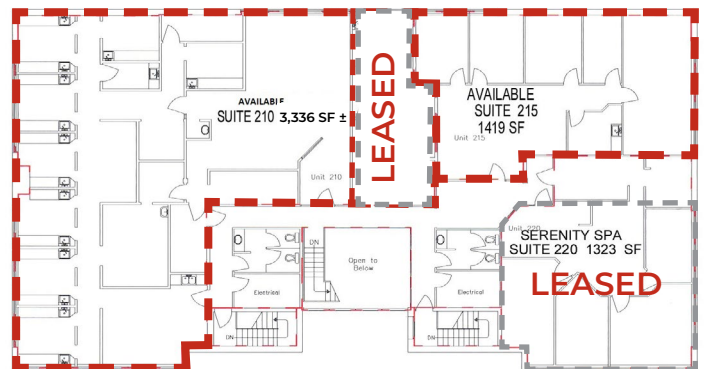
NORMED BUILDING FIRST FLOOR

FULLY LEASED



NORMED BUILDING SECOND FLOOR

1,419 AND 3,336 SQ FT ± AVAILABLE



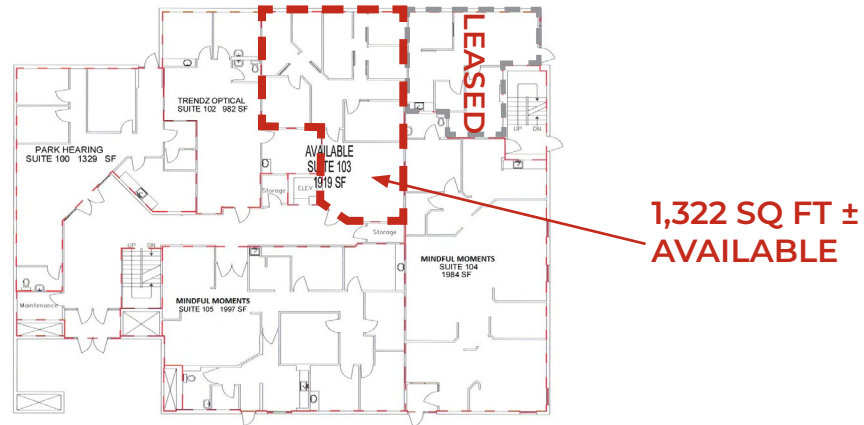
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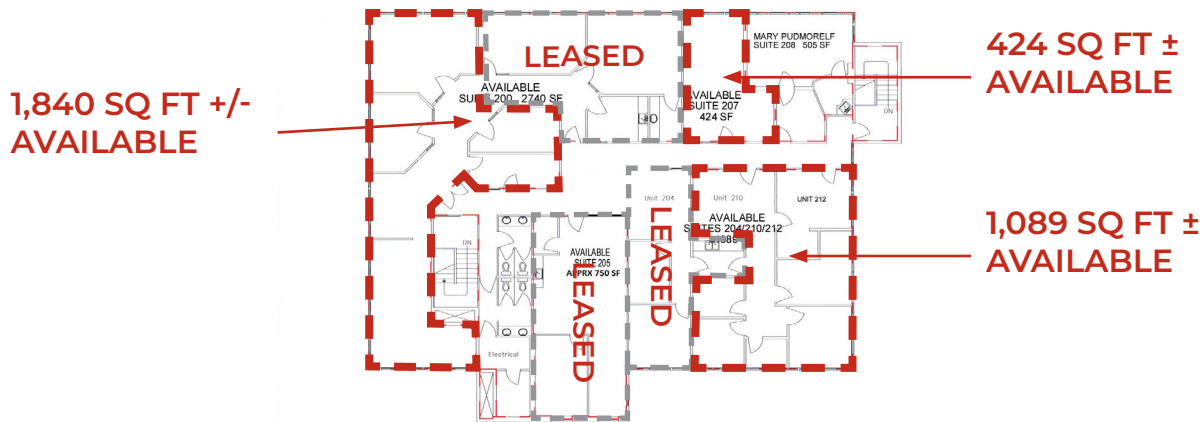
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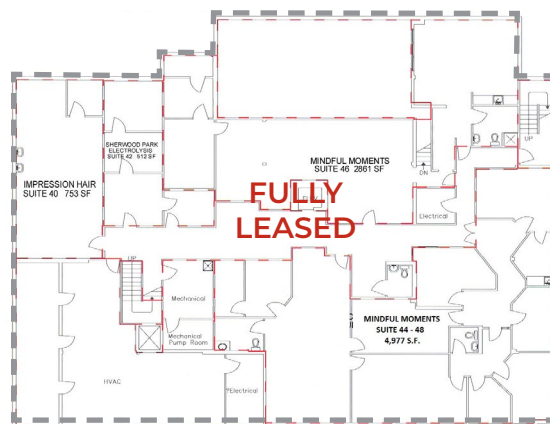
BRENTWOOD BUILDING FIRST FLOOR



BRENTWOOD BUILDING SECOND FLOOR



BRENTWOOD BUILDING BASEMENT FLOOR

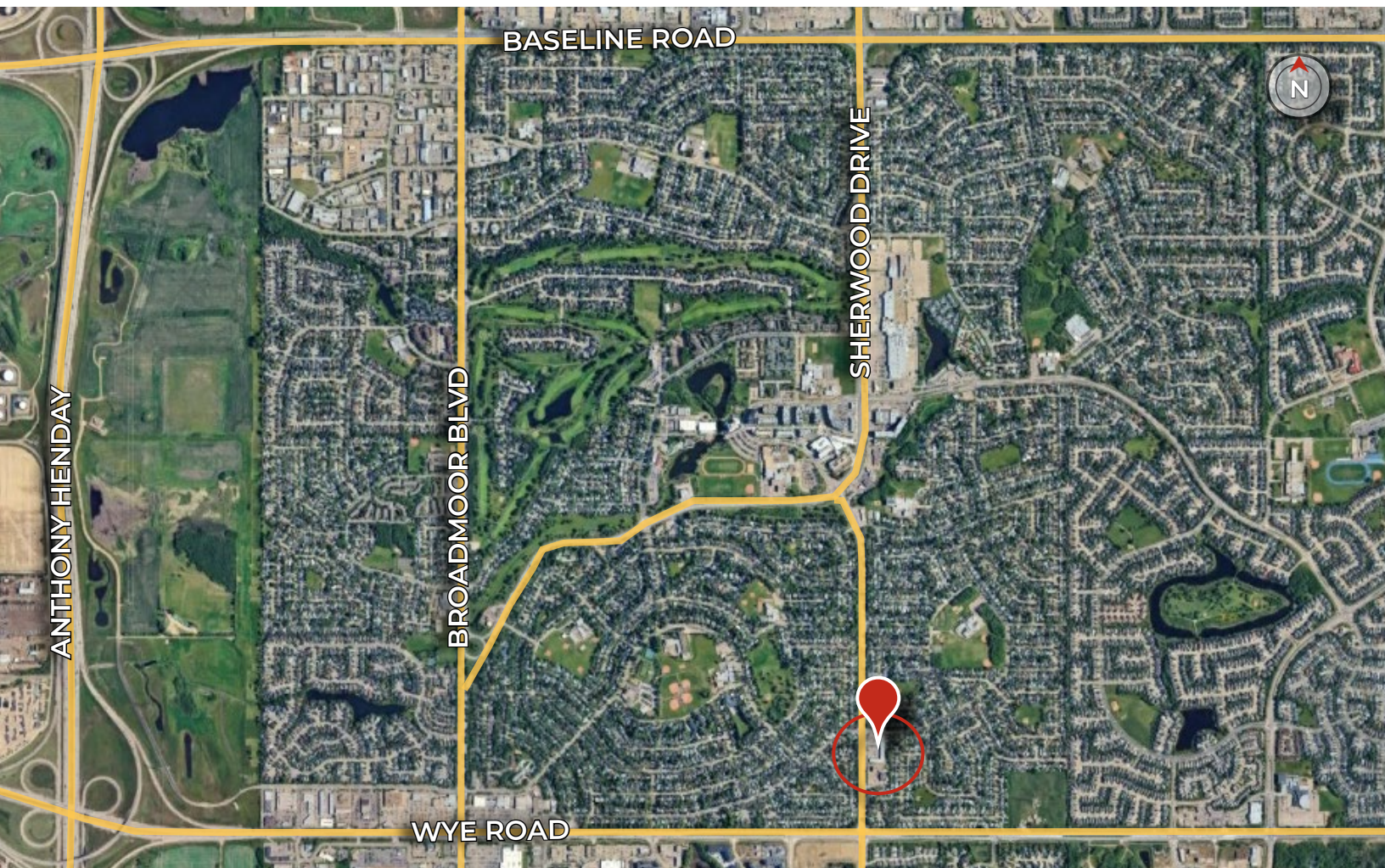


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Property Location



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Marcus Schwabe, Senior Associate, BSc. BEd



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Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the CoStar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, three grandchildren and a dog.



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