

FOR LEASE

7,522 SQ FT OFFICE SPACE

2016 Sherwood Drive, Sherwood Park AB



HIGHLIGHTS

- 7,522 sqft +/- medical/office spaces available for lease
- New ownership and management
- Excellent on-site parking: 4.4 stalls per 1,000 sqft
- Property located across from Strathcona County Hall and Centre in The Park, located south of Sherwood Park Mall
- Fantastic mixed use property consisting of Park Hotel, Sawmill Prime Rib & Steak House, health and medical services, law offices, café and juice bar, childcare services and numerous professional businesses.

CONTACT

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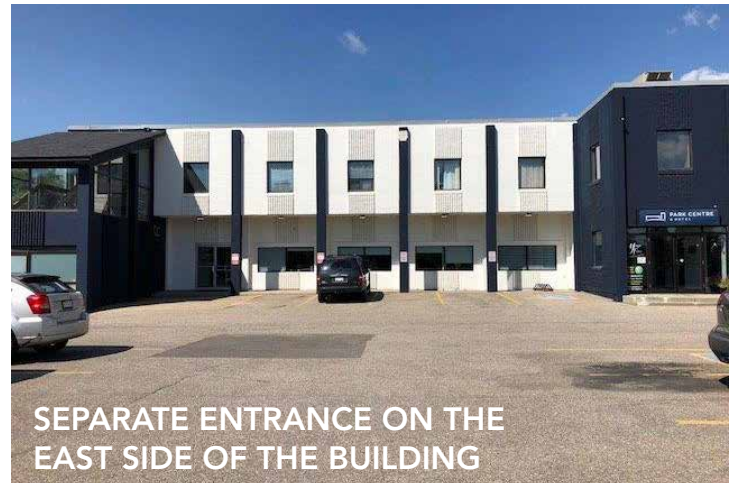
PROPERTY DETAILS

BUILDING NAME	Park Centre
MUNICIPAL ADDRESS	2016 Sherwood Drive Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 3939TR; Block: 66; Lot: A
BUILDING TYPE	Hotel/Retail/Office/Healthcare
MAIN FLOOR	7,522 sqft (+/-) (usable)
SITE AREA	5.33 acres
POSSESSION	October 1st 2018
ZONING	C4 (Major Commercial)
PARKING	4.4 stalls/1000 sq ft Surface Stalls
HVAC	Yes
SPRINKLERED	Yes
LEASE TERM	3 - 10 years
TENANT IMPROVEMENT ALLOWANCE	Negotiable

FINANCIALS

LEASE DETAILS

BASIC LEASE RATE	\$12.00 - \$15.00 /sq ft
OPERATING COSTS	\$10.75/sq ft (estimated 2018) Includes CAM, Taxes, Insurance & Utilities

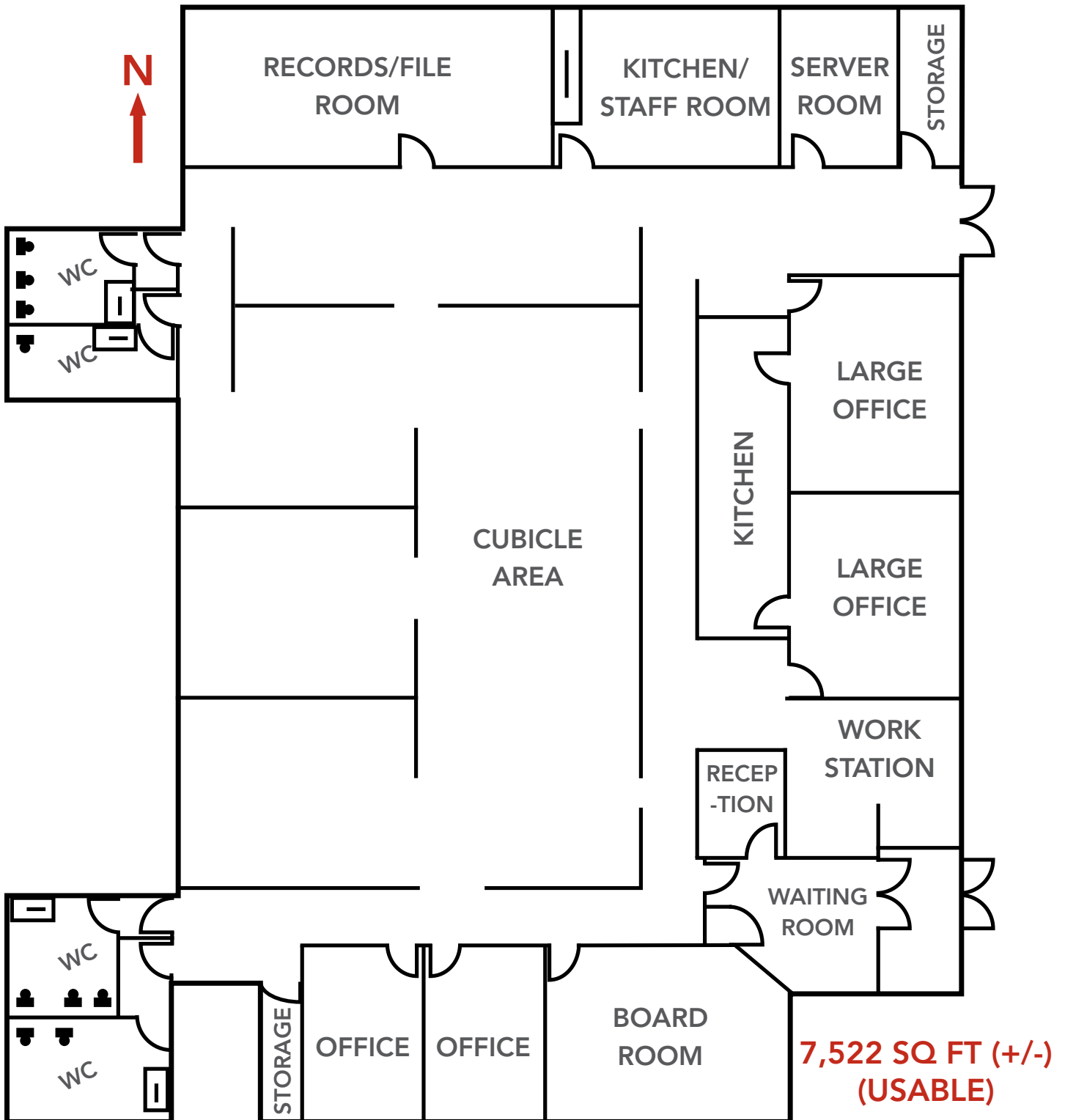


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FLOOR PLAN - MAIN FLOOR (UNIT #123)



**7,522 SQ FT (+/-)
(USABLE)**



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PHOTOS - MAIN FLOOR UNIT



PROPERTY LOCATION



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