

# FOR LEASE

## SHERWOOD PARK COMMERCIAL CONDO

#132, 150 Chippewa Road, Sherwood Park, AB



### HIGHLIGHTS

- 5,300 sq ft ± fully developed, two-storey office space - can be leased with furnishings
- Main floor consists of reception, meeting room, board room and handicapped washroom
- Second floor consists of 9 offices, 7 workstations, 2 conference rooms equipped for video conferencing, 2 washrooms, kitchen, file storage room and document assembly area
- Demisable options available
- 12 dedicated parking stalls with additional parking adjacent
- Corner location in Heritage Court business complex with signage visible from Chippewa Road in two directions

### CONTACTS

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## PROPERTY DETAILS

<b>MUNICIPAL ADDRESS</b>	#132, 150 Chippewa Road, Sherwood Park, AB
<b>LEGAL DESCRIPTION</b>	Condo Plan: 9924766; Unit: 19
<b>ZONING</b>	C5 ( <a href="#">Service Commercial</a> )
<b>TYPE OF SPACE</b>	Commercial
<b>MAIN FLOOR</b>	1,100 sq ft ±
<b>SECOND FLOOR</b>	4,200 sq ft ±
<b>TOTAL</b>	5,300 sq ft ±
<b>PARKING</b>	12 dedicated & scramble
<b>SIGNAGE</b>	Façade

## FINANCIALS

<b>LEASE RATE</b>	Market
<b>OP COSTS</b>	\$8.40/sq ft (2024)
<b>POSSESSION</b>	Negotiable

## ADDITIONAL FEATURES

- Close proximity to numerous amenities
- Other uses in the complex include dental, insurance, law, chiropractor, spas, psychologists and more!



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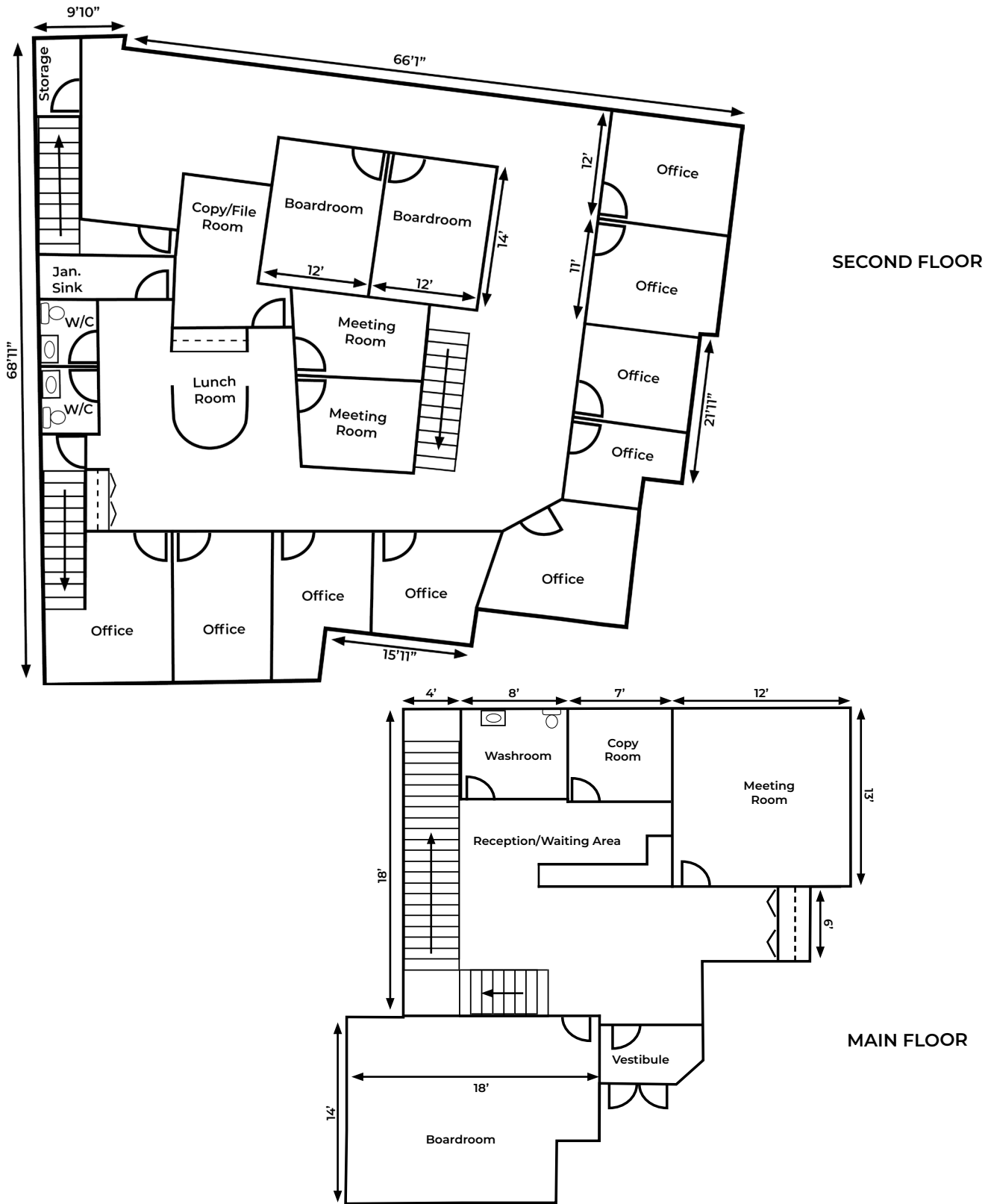
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Drawings are for illustration purposes only, exact measurements to confirmed by tenant

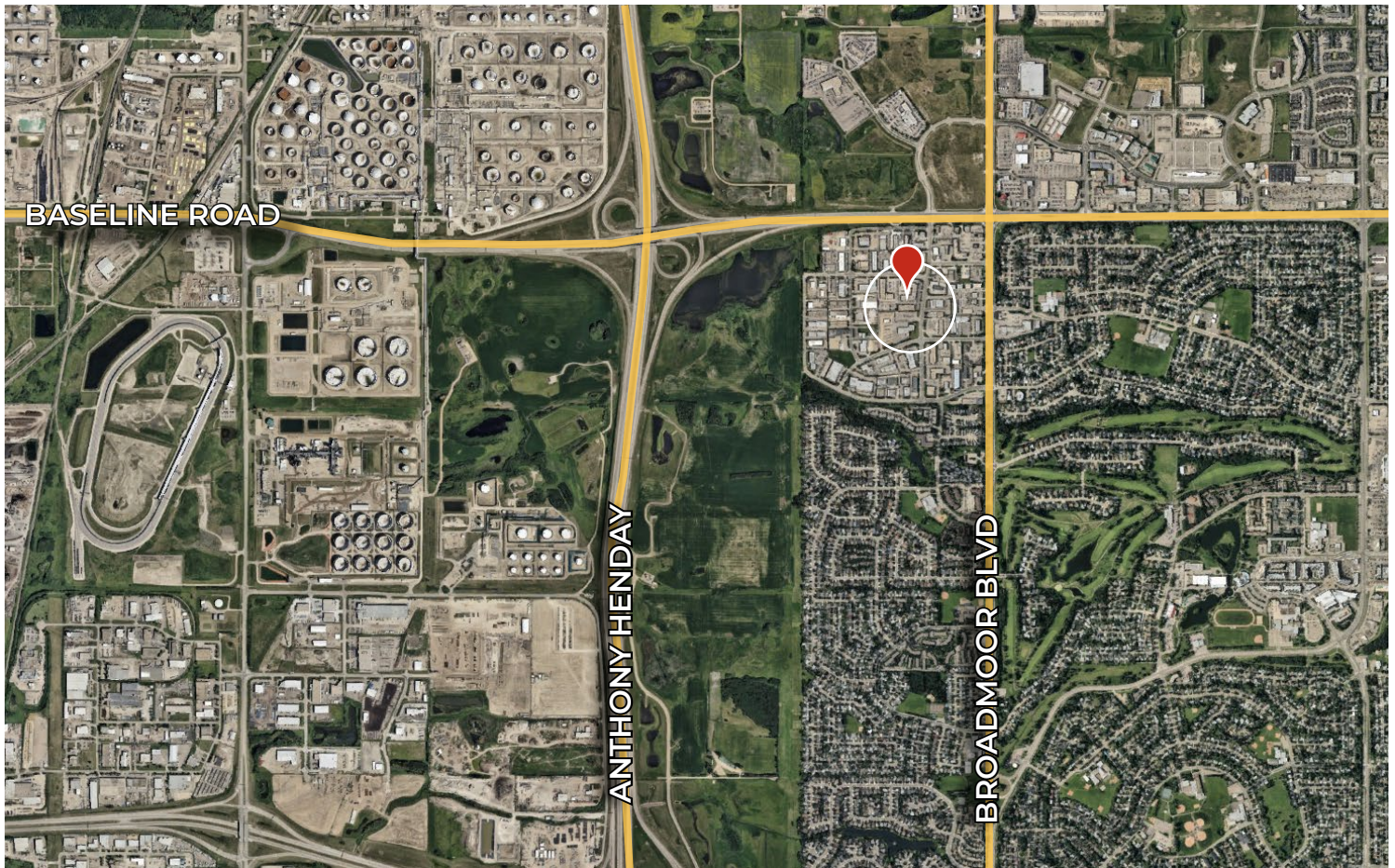


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*Quality Based on Results, Not Promises.*



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