

FOR LEASE

CR150 Retail/Office/Flex Condo

#122, 150 Chippewa Road, Sherwood Park, AB



Demisable into 1,605 sq ft ±

Tenant Incentive:

5-year deal: 2 months free basic rent, 2 months of free fixturing and \$19.99/sq ft basic rent.*

HIGHLIGHTS

- 1,605 - 3,205 sq ft ± of bright retail/office flex space off Chippewa Road in Sherwood Park, AB
- Fully developed space with high-end finishing on two floors
- Outstanding parking
- Ideal for businesses such as medical, dental, spa, physiotherapy, nail salon and education and training

THOMAS BRAUN MBA
Partner, Associate
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thomas@royalparkrealty.com

* Limited Time Offer: Contact associate for details. Subject to approved credit and offer terms. All offers are contingent upon final contract agreements and are subject to change based on market conditions, interest rates, and other factors without prior notice. The landlord reserves the right to modify or withdraw this offer at any time. This offer is non-binding until a formal contract is executed. The landlord is not liable for any misunderstandings or changes arising from external factors or incorrect assumptions.



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Photos | #122, 150 Chippewa Road, Sherwood Park, AB



BRIGHT ENTRANCE AND WAITING AREA



MAIN FLOOR WAREHOUSE AREA



RECEPTION WITH CLEAR CEILING HEIGHT, LED LIGHTING, AND AIR CONDITIONING THROUGHOUT



MAIN FLOOR WORKSTATION



CLEAN AND BRIGHT OFFICE TREATMENT AREA WITH SPRINKLER AND LED LIGHTING



MAIN FLOOR WASHROOM



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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 The offering may be withdrawn at any time without notice or cause.

Property Details and Financials | #122, 150 Chippewa Road, Sherwood Park

ADDRESS	#122, 150 Chippewa Road, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 802 0706; Block: 5; Unit: 9A
ZONING	C5 (Service Commercial)
NEIGHBOURHOOD	Heritage Court
CONSTRUCTION TYPE	Concrete block and steel frame
SPACE SIZE	3,205 sq ft ±
MAIN FLOOR	1,605 sq ft ±
SECOND FLOOR	1,600 sq ft ±
POWER	100A/600V (TBC)
SIGNAGE	Facade
PARKING	5 stalls (TBC)
LEASE RATE	\$22.00/sq ft (net) \$19.99/sq ft (net)
OP COSTS	\$5.10/sq ft (2024)
POSSESSION	November 2025



SECOND FLOOR OFFICE



SECOND FLOOR OPEN WORK AREA



SECOND FLOOR WORK STATION

Retail & Office Details

HEATING AND COOLING	Rooftop HVAC
LIGHTING	Fluorescent and LED
LAYOUT	(1) reception area (5) offices (1) boardroom (3) washrooms (3) open work areas (2) storage areas

Warehouse Details

CLEAR CEILING HEIGHT	18 ft ± (TBC)
LOADING	(1) 12' x 8' grade
HEATING	Suspended gas furnace
LIGHTING	Fluorescent, halide and LED

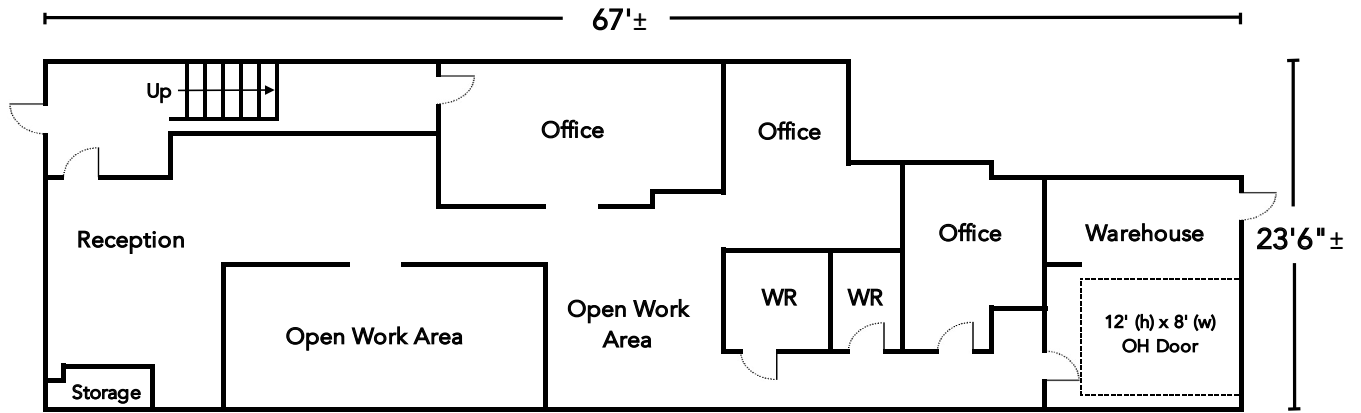


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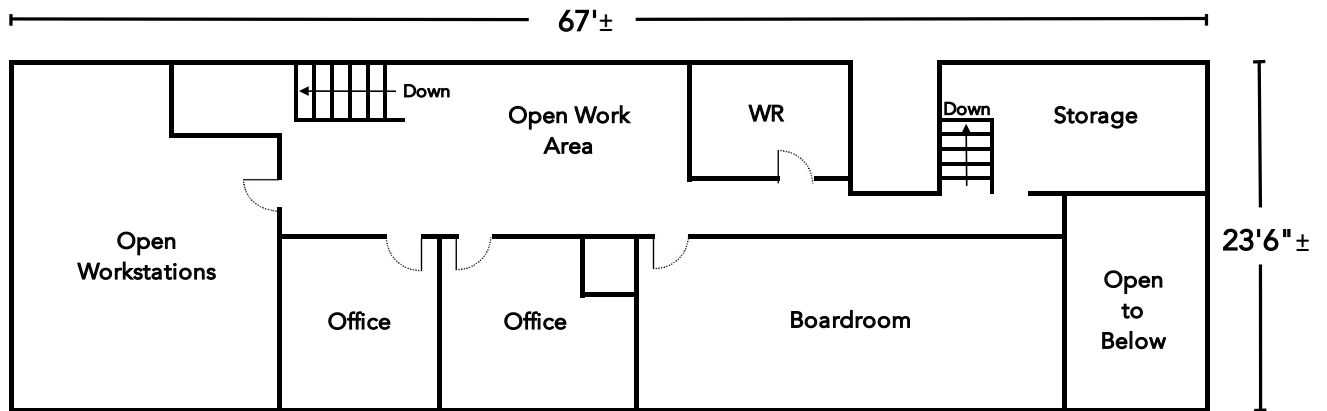
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Floor Plans (For illustration purposes only. Exact measurements and layout to be confirmed by tenant)



MAIN FLOOR



SECOND FLOOR

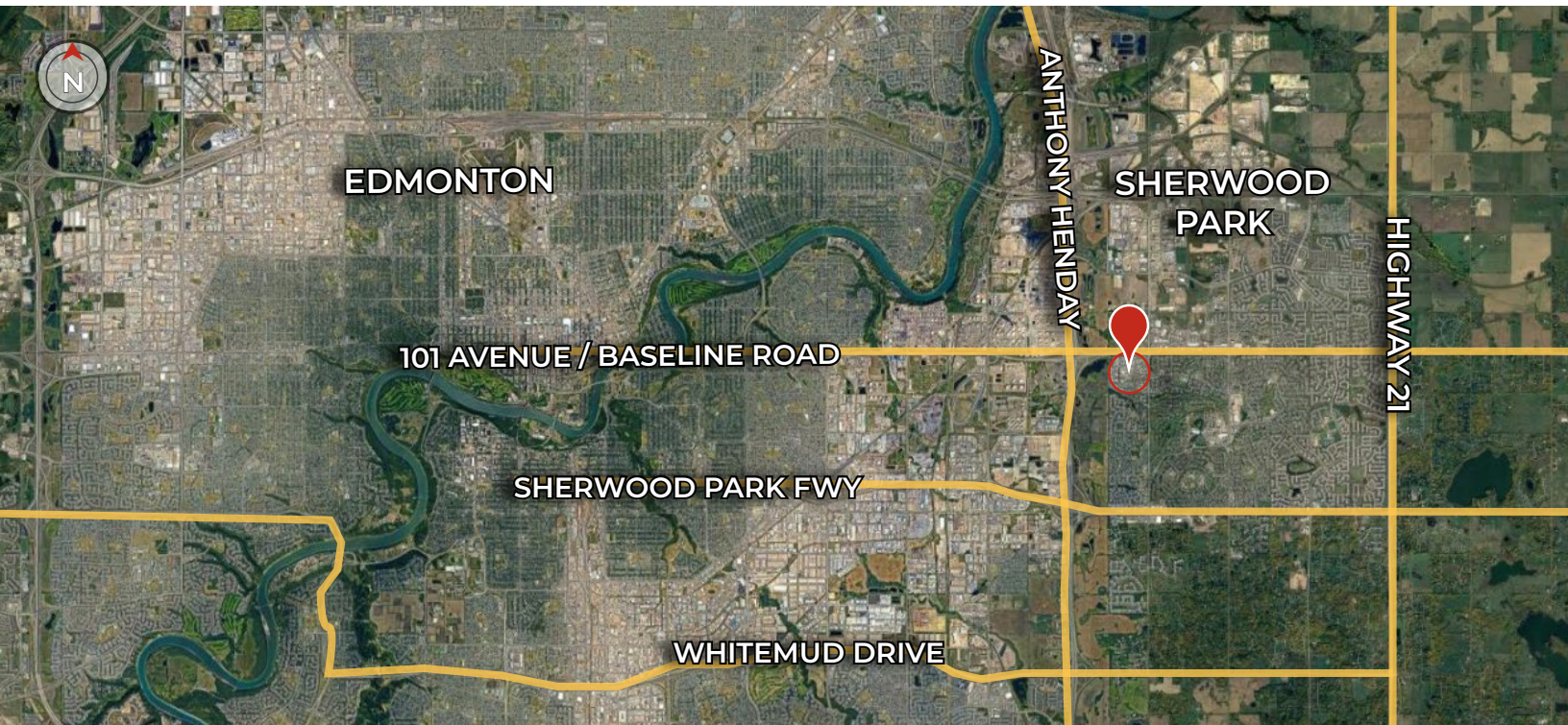


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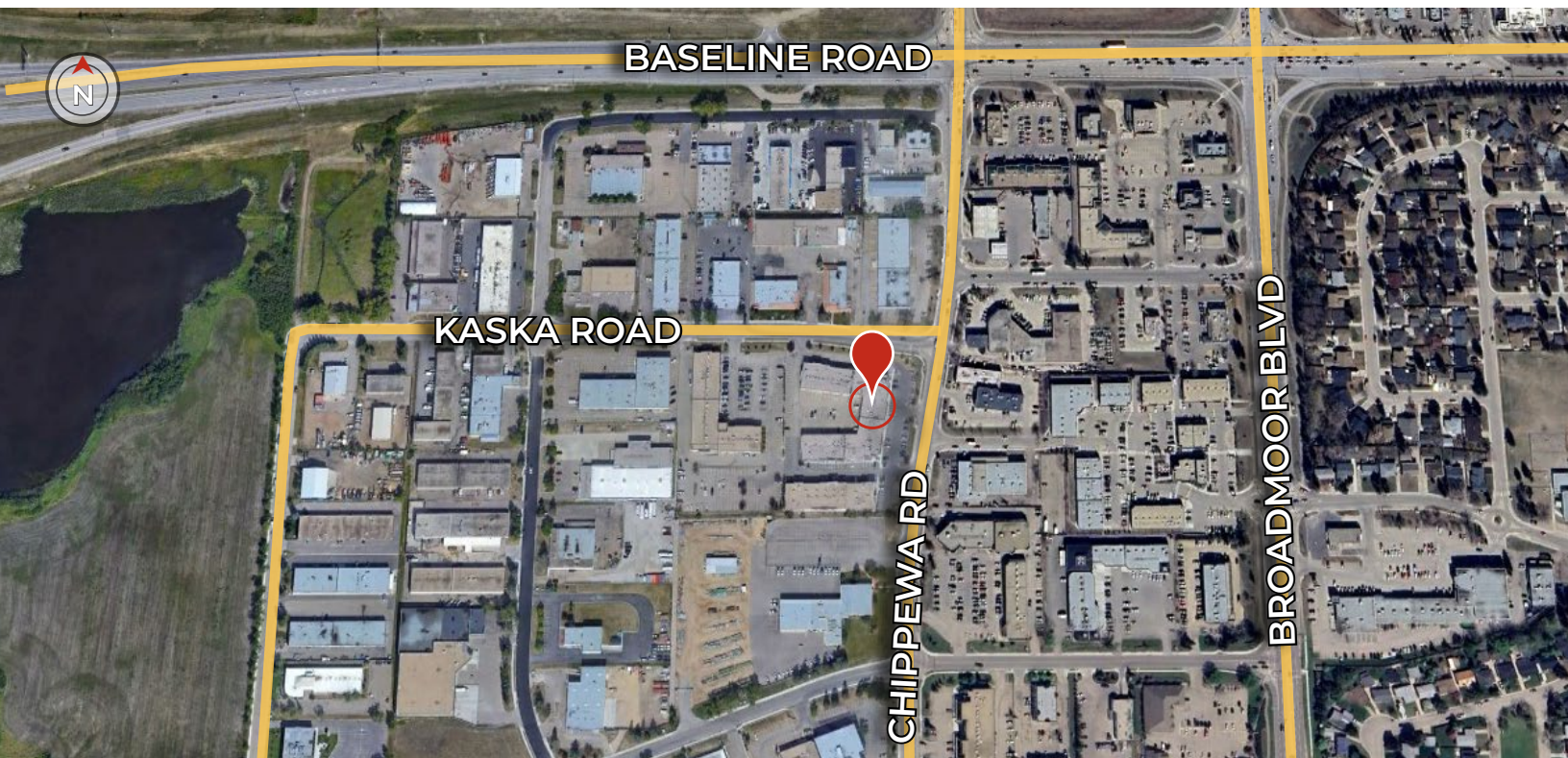
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Regional Map



Local Map



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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

THOMAS BRAUN Partner/Associate, MBA - BIO



THOMAS BRAUN

Partner, Associate

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Thomas Braun, Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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