FOR LEASE

SECOND FLOOR OFFICE SPACE

#220, 52 Sioux Road, Sherwood Park, AB

HIGHLIGHTS

- Modern, second-floor office space in a premier professional complex
- Large windows provide abundant natural light
- Ideally situated with quick access to major routes, transit, and nearby amenities.
- Westana Square is a high-profile, mixed-use development positioned at the prominent corner of Sioux Road & Chippewa Road
- Move in ready space features five private offices, a boardroom, staff room, welcoming reception area, and dedicated copy room

TYLER WEIMAN, SIOR
Partner, Associate
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CO-LIST WITH:
TIM BAKER
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C 780.318.2253
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ROYAL PARK REALTY™

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

royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

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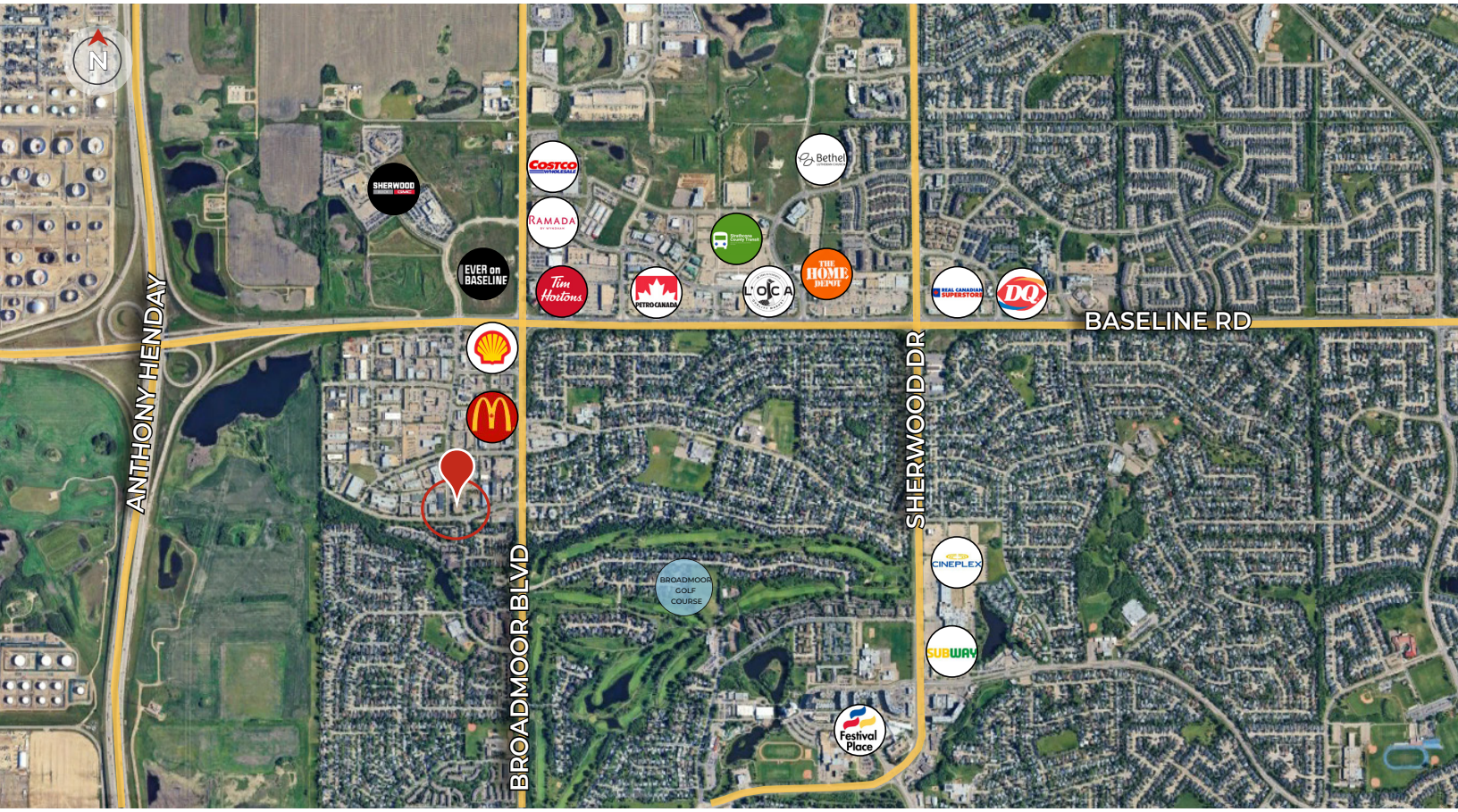

Additional Features

- Non-designated surface parking stalls & street parking
- All furnishings will remain in the unit
- Pylon & façade signage available
- Shaw internet in building
- Elevator access
- Common washrooms on 2nd floor

Property Details & Financials

MUNICIPAL ADDRESS	#220, 52 Sioux Road, Sherwood Park, AB
LEGAL DESCRIPTION	Condominium Plan: 0820544; Unit: 22
DEVELOPMENT	Westana Square
ZONING	C5 (Service Commercial)
PROPERTY TYPE	Office
YEAR BUILT	2007
SIZE	1,500 sq ft ±
LEASE RATE	**$22.00 - $25.00/sq ft**
OP COSTS	$9.63/sq ft (2025)
POSSESSION	Negotiable

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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

Tyler Weiman, SIOR | Partner, Associate

780-995-0028
tyler@royalparkrealty.com

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

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