

FOR LEASE

SIOUX ROAD PLAZA

NAI Commercial



14 SIOUX ROAD | SHERWOOD PARK, AB | SHERWOOD PARK RETAIL/OFFICE

PROPERTY DESCRIPTION

- New mixed use development featuring high-exposure retail and 2nd floor office
- Main floor shell spaces ready for tenant improvements and turnkey 2nd floor
- Oversized parking lot
- Bold, colorful exterior facade
- Opportunity for pylon and exterior signage
- Proximity to Broadmoor Boulevard and frontage to Sioux Road servicing surrounding residential areas including Mills Haven, Westboro and Broadmoor Estates

DON ROBINSON

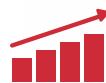
Senior Associate
587 635 2490
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HARRIS VALDES

Associate
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hvaldes@naiedmonton.com



75,849
DAYTIME POPULATION



1.3%
ANNUAL GROWTH 2023 - 2028



37,023
EMPLOYEES

2,363
BUSINESSES



\$2.63B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

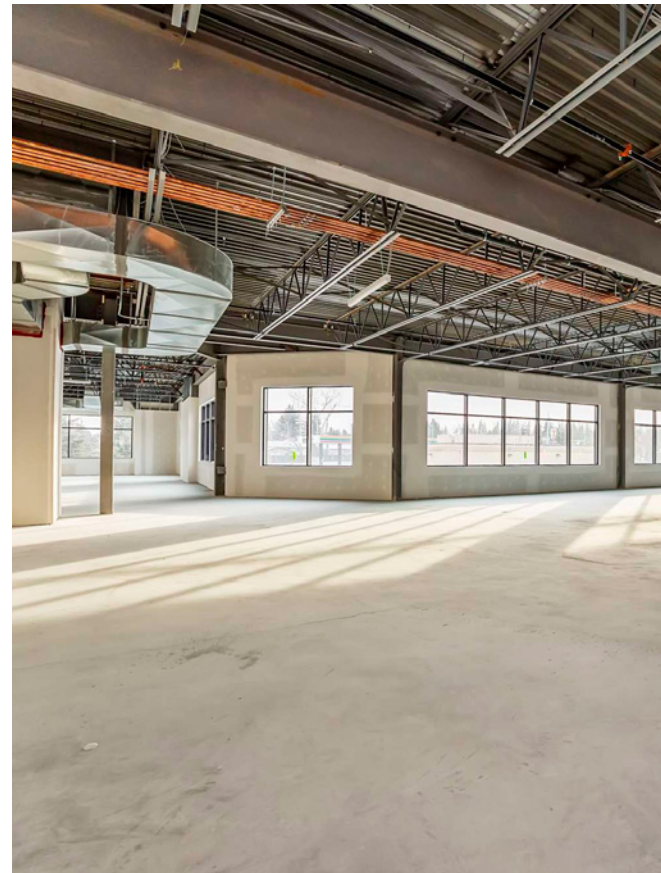


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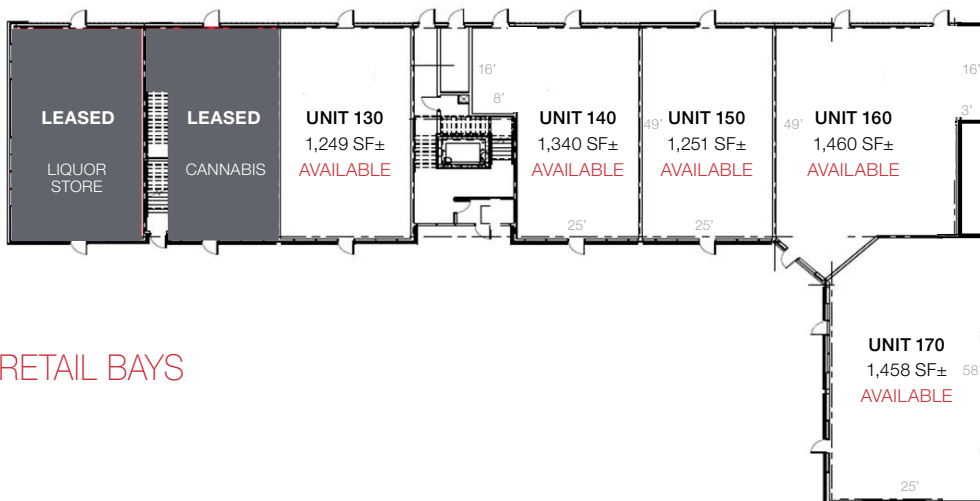


ADDITIONAL INFORMATION

SIZE AVAILABLE	Starting at 1,249-5,509 sq.ft.±
LEGAL DESCRIPTION	Lot 3, Block 4, Plan 8222487
ZONING	C5 - Service Commercial
AVAILABLE	Immediately
PARKING	53 stalls
LEASE TERM	3-10 years
NET LEASE RATE	Main floor: From \$24.50/sq.ft./annum (raw shell) 2nd floor: \$19.50/sq.ft./annum (turn-key office)
OPERATING COSTS	\$8.17/sq.ft./annum (2024) including groundskeeping, fire monitoring, common water/sewer, garbage, management, common electricity, property taxes, maintenance and repair

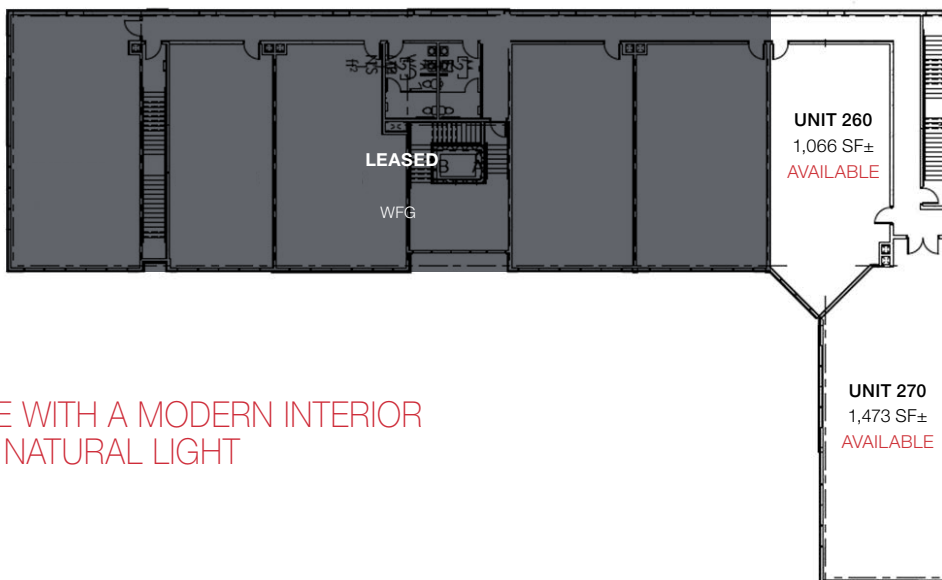


MAIN FLOOR



FLEXIBLE SIZED RETAIL BAYS

SECOND FLOOR



TURNKEY OFFICE WITH A MODERN INTERIOR AND PLENTY OF NATURAL LIGHT

