



FSC Office Center

130 Broadway Blvd, Sherwood Park, AB T8H

Tom Culfidant

Flying Stone Canada

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FSC Office Center

\$21.00 /SF/YR

Executive Office Suites for Lease – Commercial Use Only?? FSC Office Center, 130 Broadway Blvd, Sherwood Park?? Office / business use only – NOT residential• \$895 / month + \$200 shared operating cost• One-year fixed commercial lease• Available February 1, 2026Private, lockable executive office suites in a professional, secure office environment.Recently renovated. Shared boardroom, kitchen, and washrooms.Wi-Fi & security included.Requirements: Credit check & business financials.?? Please DO NOT send direct messages.To book a viewing, go to the last picture of this ad and follow the instructions there....

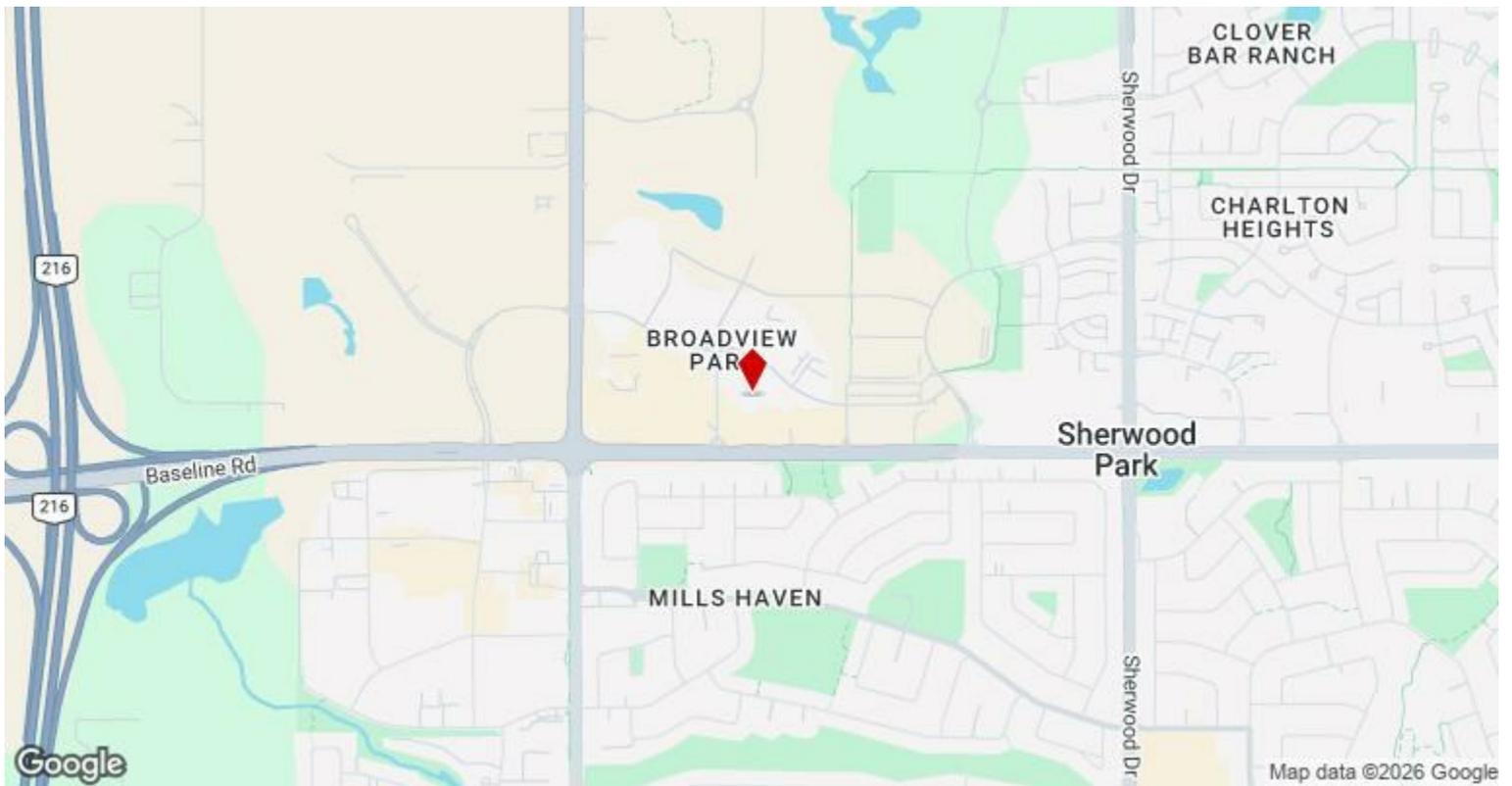


| | |
|-------------------------|--------------------|
| Rental Rate: | \$21.00 /SF/YR |
| Property Type: | Office |
| Building Class: | A |
| Rentable Building Area: | 11,439 SF |
| Year Built: | 1990 |
| Walk Score @: | 73 (Very Walkable) |
| Rental Rate Mo: | \$1.75 /SF/MO |

1st Floor Ste 106

1

| | |
|-----------------|-------------------|
| Space Available | 100 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | To Be Determined |
| Service Type | Full Service |
| Space Type | Sublet |
| Space Use | Office(Coworking) |



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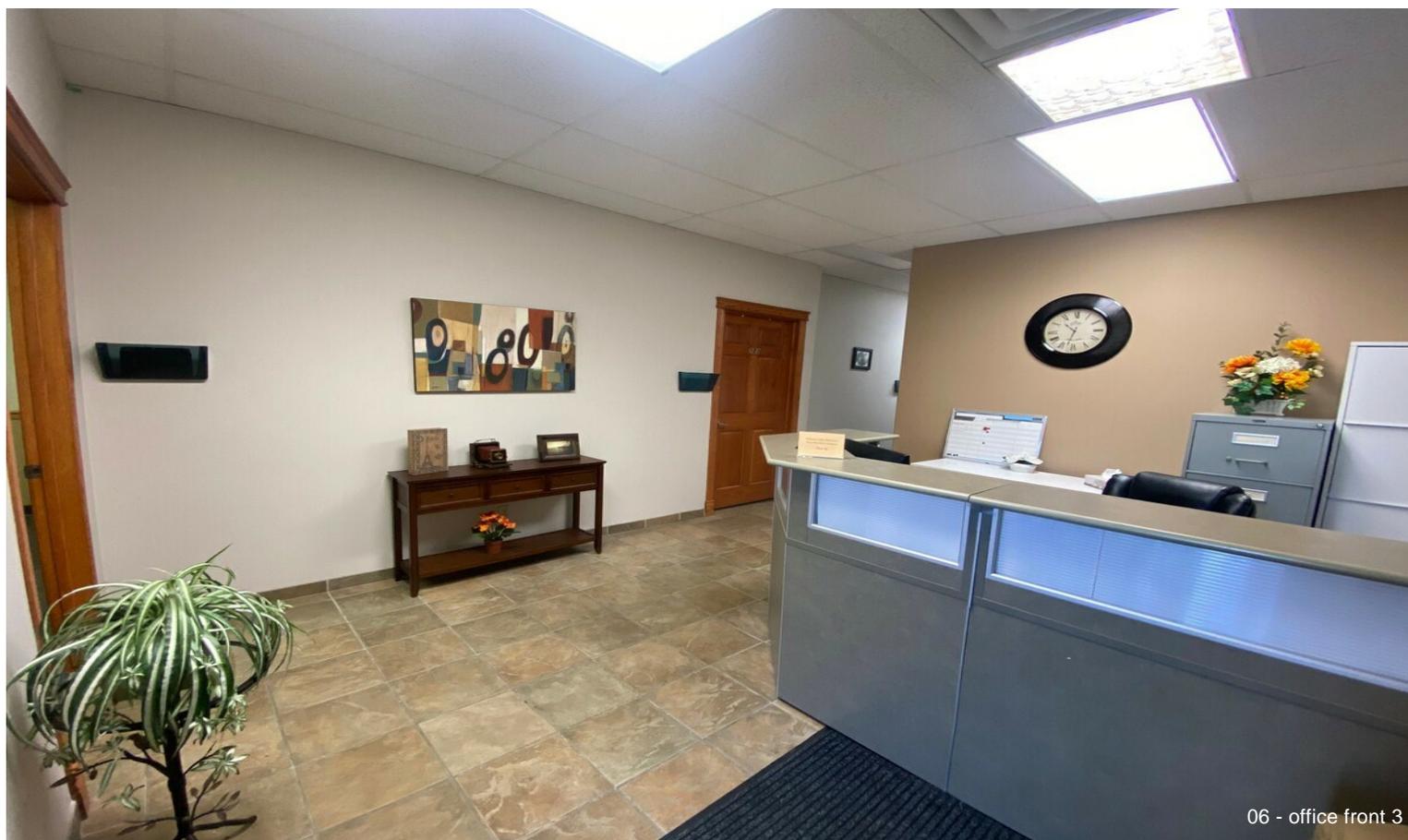
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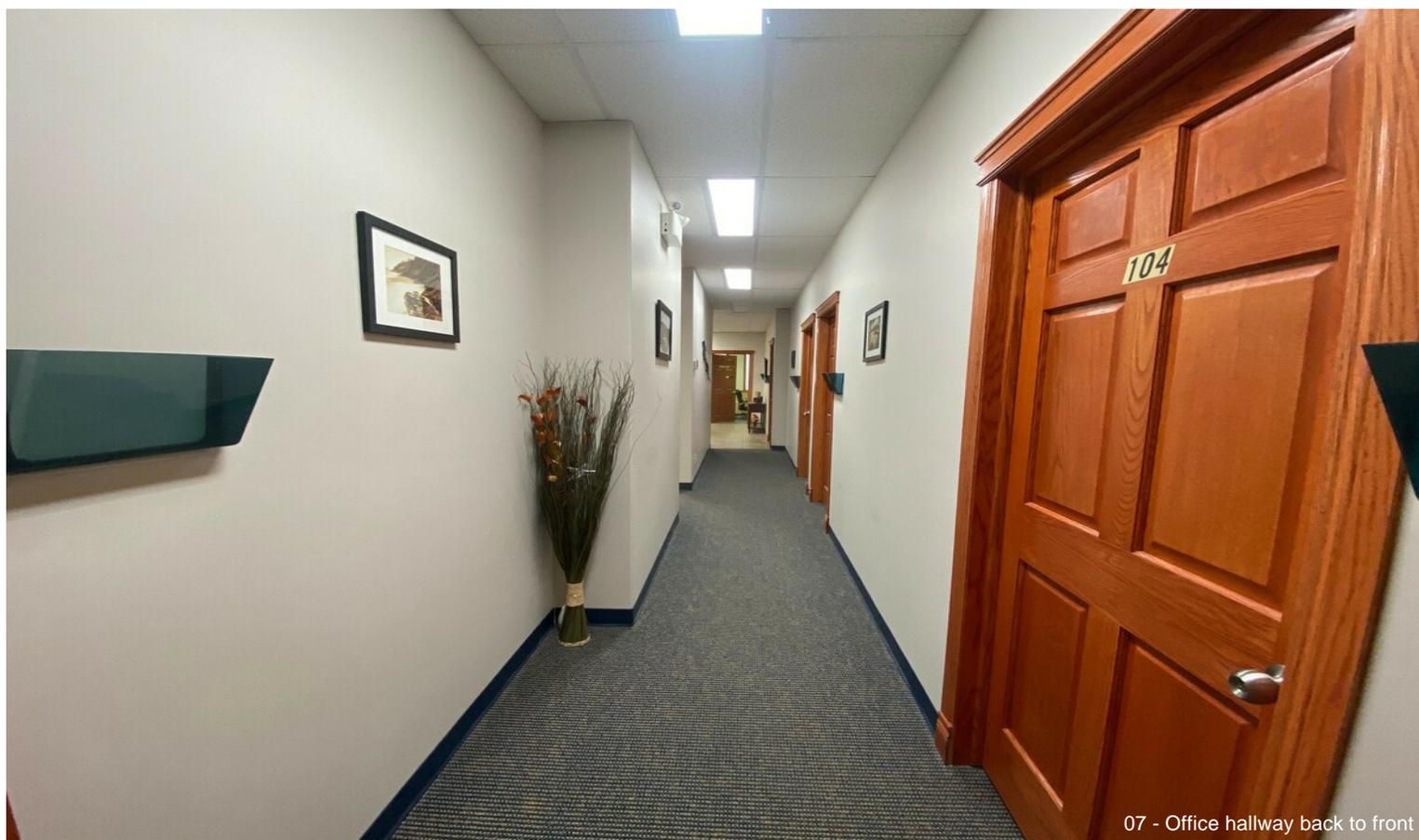
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Property Photos



06 - office front 3



07 - Office hallway back to front

Property Photos



08 - private bath

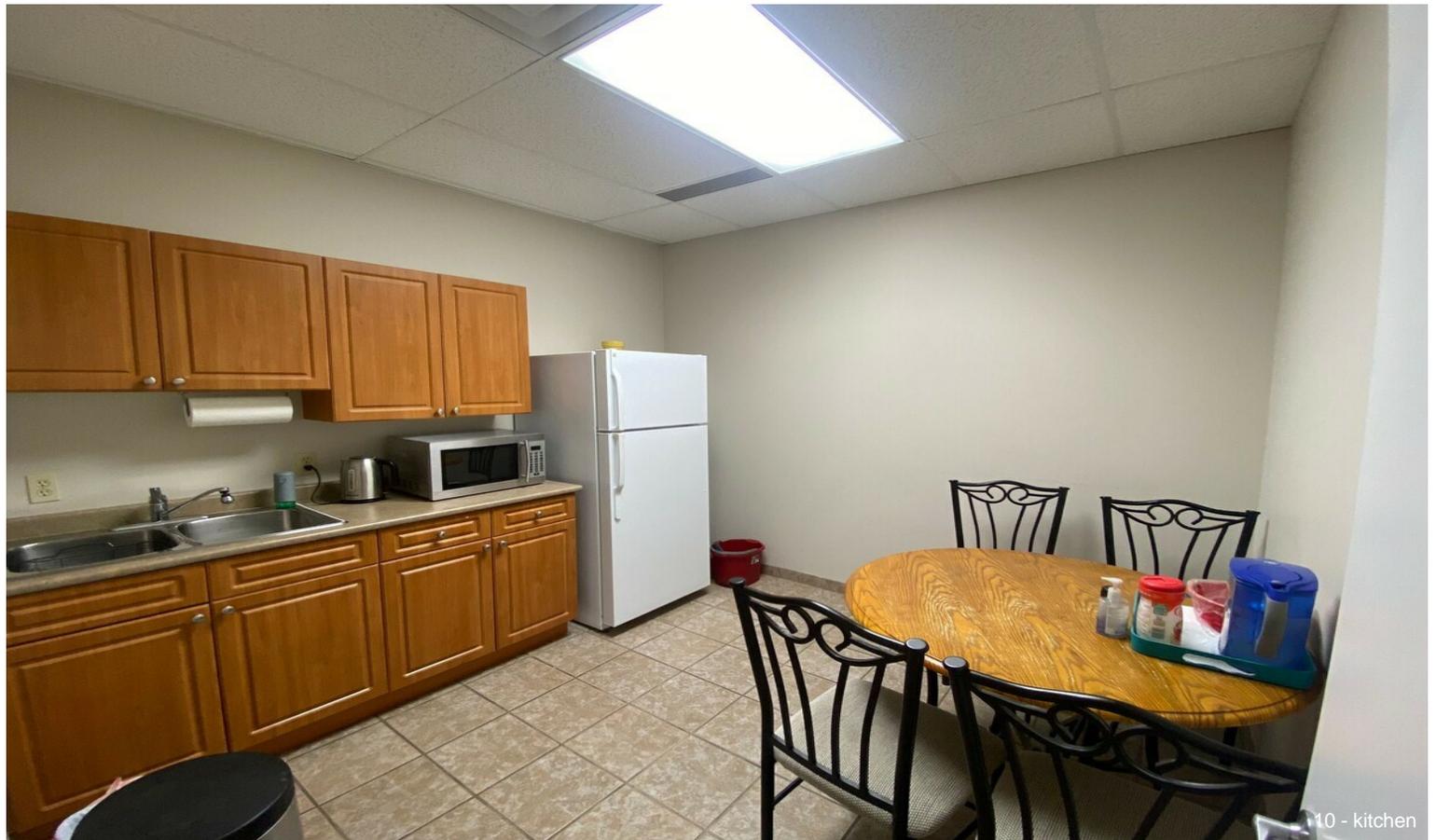


01 - business Center

Property Photos

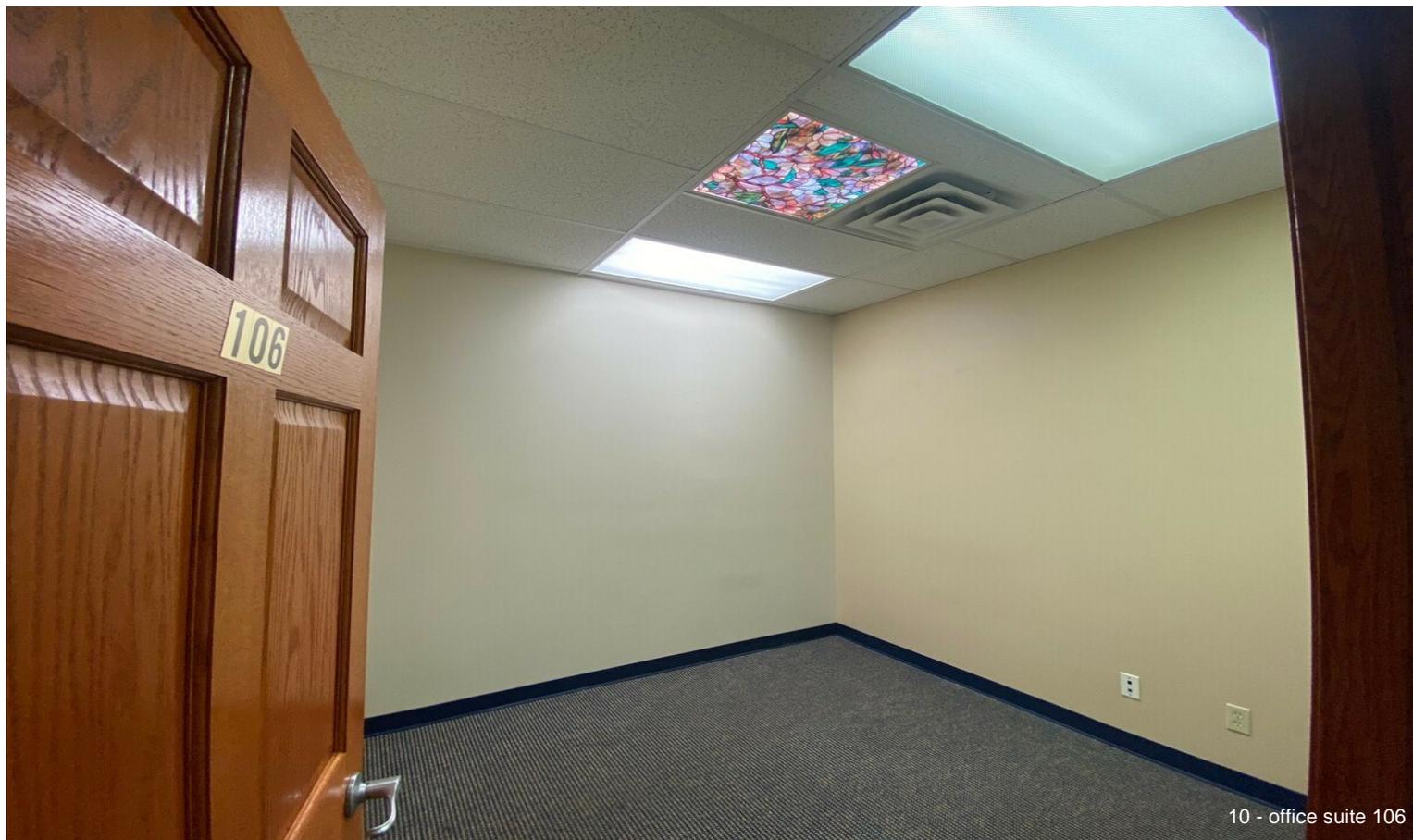


09, 2nd bath

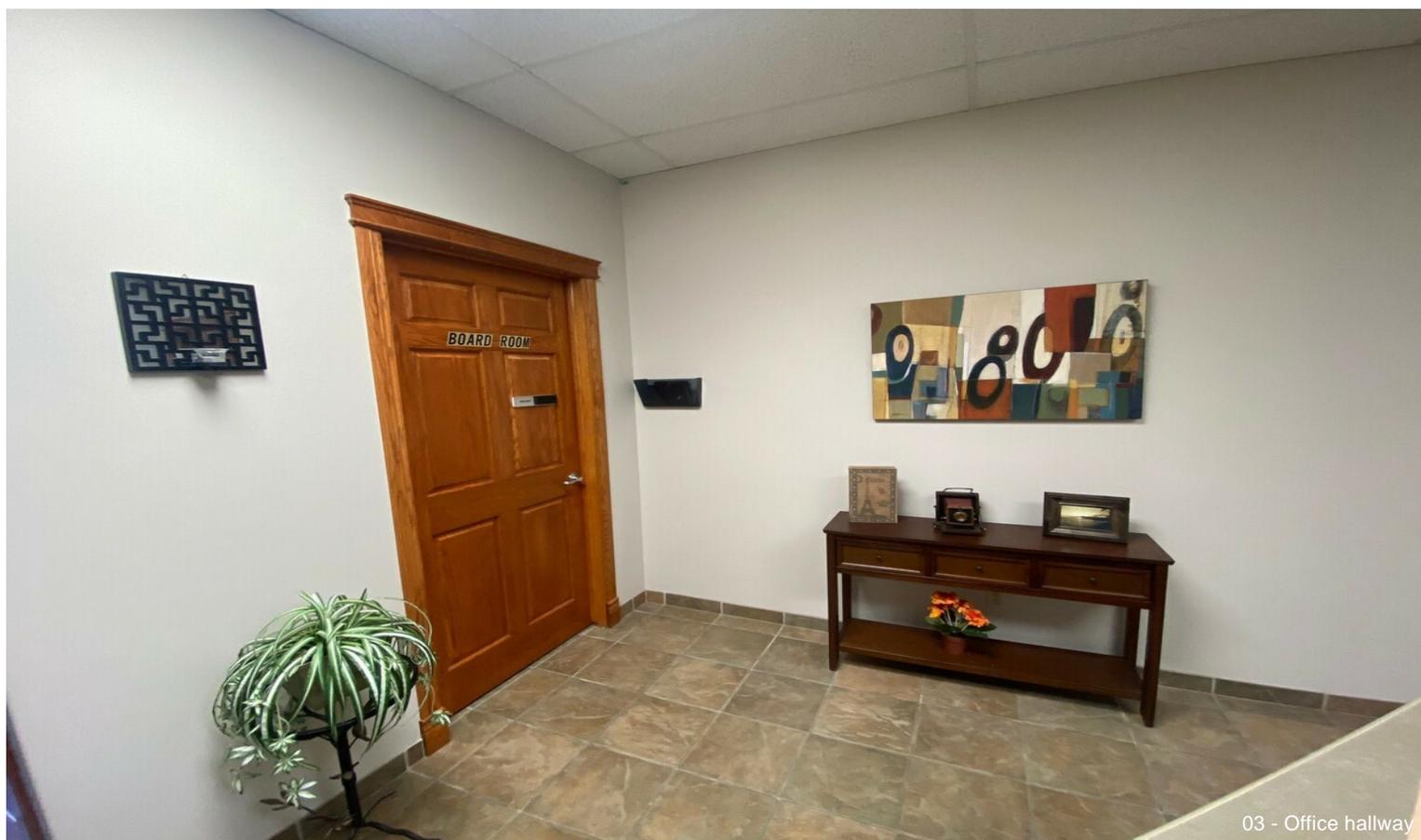


10 - kitchen

Property Photos



10 - office suite 106



03 - Office hallway

Property Photos



03 - Office front 2



02 - Office front

Property Photos



04 - Board Room

**Please text us at
(825)525-1977
with the code below**

FSC115

Thank you!



**A+CTs Roar Community -
A+ Culfidant I Triplet of
Homes, Tenants and Landlords**