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FOR SALE

# PARK PLACE PROFESSIONAL CENTRE

2018 Sherwood Drive, Sherwood Park, AB

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# PROPERTY OVERVIEW

ADDRESS	2018 Sherwood Drive, Sherwood Park, AB
YEAR BUILT	1980
STOREYS	3
TOTAL AREA	32,905 SF
OCCUPIED AREA	19,178 SF
VACANT AREA	13,727 SF
ADDITIONAL RENT	\$16.59
PARKING	2.74 stalls: 1000 SF 90 surface stalls 2 handicapped stalls

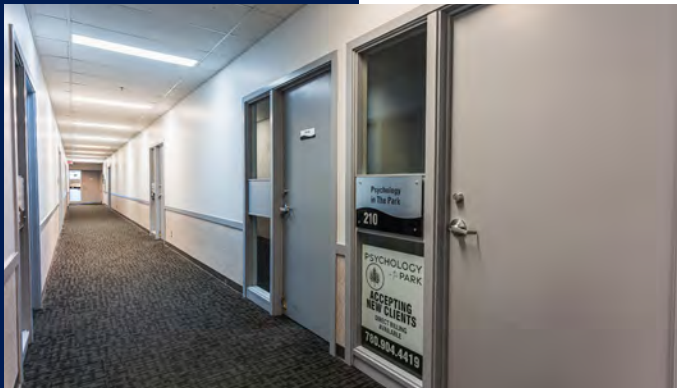
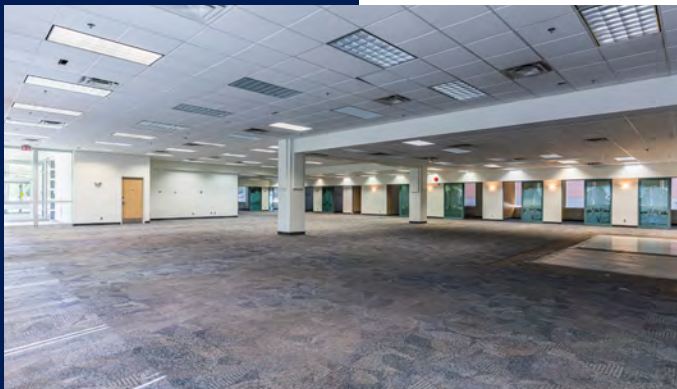


Strategically positioned at the bustling intersection of Granada Boulevard (13,018 VPD) and Sherwood Drive (24,954 VPD), Park Place Professional Centre offers three storeys of premium office space totaling 32,905 usable square feet.

This location provides exceptional access to both functional and recreational amenities, making it an ideal setting for businesses seeking visibility and convenience. Just steps away, the Sherwood Park Shopping Mall draws thousands of visitors daily, anchoring a vibrant commercial hub. Nearby attractions include Festival Place, Broadmoor Golf Course, and the Kinsmen Leisure Centre, all within walking distance.

The surrounding area boasts a population of 55,115 residents (2024) within a 3 km radius, with a median age of 42.4 and an average household income of \$162,463, reflecting a strong and stable demographic profile.

Park Place Professional Centre is home to a diverse mix of professional tenants, many with long-term leases and established reputations in the Sherwood Park community. The property offers an average lease rate of \$20.39 per square foot and a Weighted Average Lease Term (WALT) of 6.28 years, underscoring its appeal as a long-term investment.



## KEY HIGHLIGHTS



Fully developed  
turnkey office  
space



Numerous  
restaurants  
nearby



Ample surface  
parking



Steps away from  
Sherwood Park  
Mall





LOCAL DEMOGRAPHICS

within 3 km\*

POPULATION (2024)	55,115
PROJECTED POPULATION (2029)	60,413
AVERAGE HOUSEHOLD INCOME	\$162,463
MEDIAN AGE	43.0
HOUSEHOLDS	21,140

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