

## PROVINCIAL PLACE

167 PROVINCIAL AVENUE, SHERWOOD PARK, AB



### PROVINCIAL PLACE FOR LEASE // OFFICE + WAREHOUSE

Provincial Place is an office/warehouse building that totals 55,000 square feet with premier exposure right off of the Yellowhead Trail. Ample surface parking stalls, 22' warehouse ceilings, and prime visibility from the highway make Provincial Place an excellent choice for companies who require first class offices or showrooms, warehouse workspaces, and exceptional exposure. Located with easy access from Broadmoor Boulevard and Yellowhead Trail.

See this property on [tag.ca](https://tag.ca)

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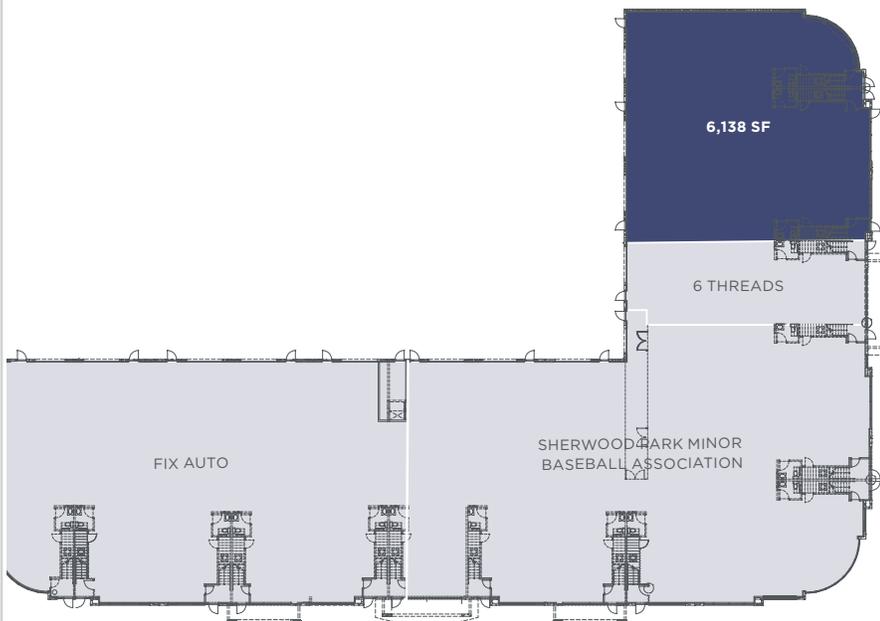
### BUILDING HIGHLIGHTS

- Direct East/West Exposure from Yellowhead Trail
- Easily accessible from Broadmoor Boulevard and Yellowhead Highway



| AVAILABLE AREA |           |  |
|----------------|-----------|--|
| SUITE          | AREA (SF) | DETAILS                                      |
| 160            | 6,138 SF  | Main floor // Built out office and warehouse |
| 210            | 1,946     | Second floor // Office                       |
| 270            | 2,923 SF  | Second floor // Office                       |

**MAIN FLOOR // WAREHOUSE**



**ZONING**

C5 - Commercial

**CEILING HEIGHT**

22' clear

**HEATING**

Rooftop units

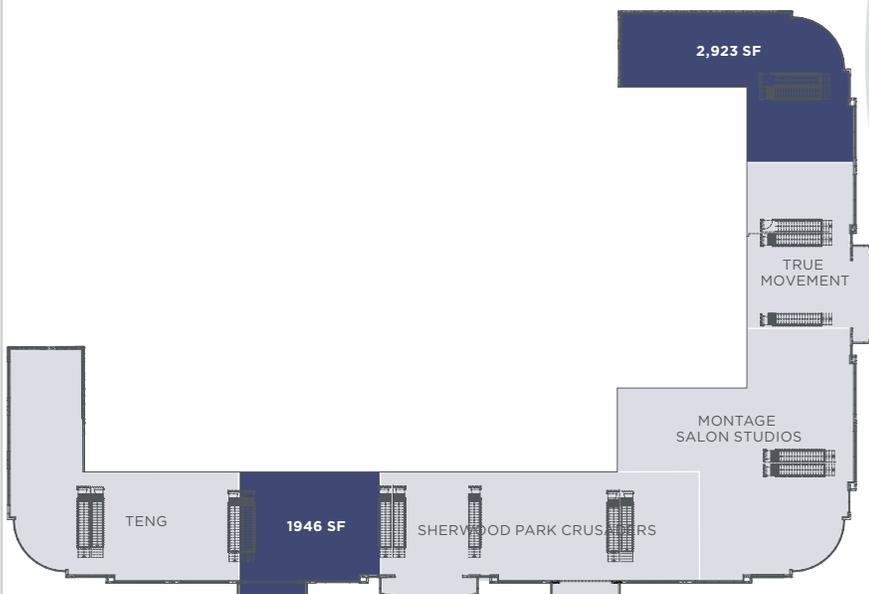
**SPRINKLERED**

Yes

**PARKING**

Ample surface stalls

**SECOND FLOOR // OFFICE**



**INDUSTRIAL LEASE RATE**

Market

**TI ALLOWANCE**

Market

**OFFICE LEASE RATE**

Market

**OPERATING COSTS**

\$5.25 PSF



**GROWING ECONOMY**

39.2% increase in new businesses over 5 years (2017)



**NO BUSINESS TAXES**

On top of low energy costs



**LOCATED ON MAJOR TRANSPORTATION ROUTES**

Easily accessible from Yellowhead Highway



**NEARBY SKILLED LABOUR FORCE**

15,800 working population in Strathcona County

Proximity to industry partners, petrochemical feedstock, and excellent road, rail, air and pipeline infrastructure has resulted in a thriving diverse economy. The region's continual investment in diversification and social well-being has made Strathcona County an ideal location for businesses.



**CONTACT US FOR MORE INFORMATION**

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