



BROADMOOR PLACE

SHERWOOD PARK, AB

**6 Months Net
Free Rent***

Broadmoor Place consists of six buildings along Broadmoor Boulevard and Premier Way in Sherwood Park. This multi-building business park is home to office, industrial, retail and restaurants alike. Situated with direct access to Yellowhead Trail, the Anthony Henday, an abundance of amenities and excellent signage exposure to over an estimated 23,105 cars per day.

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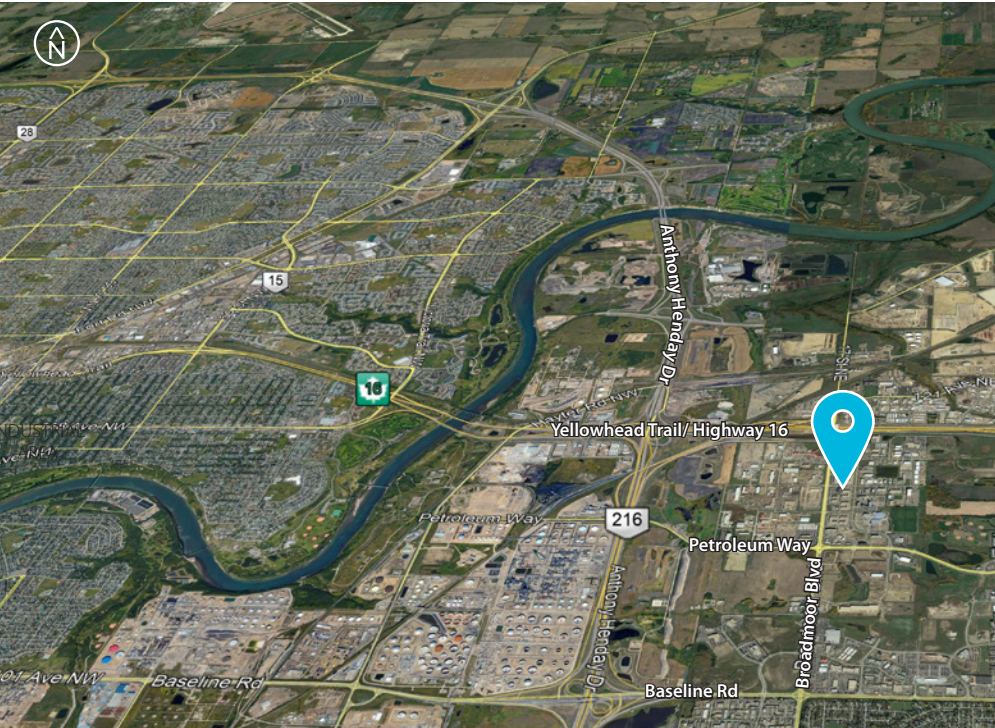
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Broadmoor Place is conveniently located in the North West corner of Sherwood Park. Quick access to Anthony Henday, Yellowhead Trail & 98 Avenue offering connectivity to Edmonton, Fort McMurray and the heartland of Alberta.

Broadmoor Place is proud to be a part of the surrounding community and all that it has to offer its tenants and their customers. Amenities include an on site gas station, hotel and conference centre, salon, repair shops, and medical/wellness providers.

Take advantage of layout options, location and financial opportunities at Broadmoor Place.



SITE PLAN



- Fitness Facilities: on site
- Cafés & Restaurant: on site
- 7-11/Gas Station: on site
- Holiday Inn Express: on site
- Automotive: on site
- Medical/Dental: on site

- Millennium Place Recreation Centre: 0.3 km
- Tim Hortons: 0.5 km
- Subway: 0.8 km
- Starbucks: 1.1 km

- TRIOVEST On Site Property Manager
- Broadmoor Place Show Suite

- Pedestrian Access/Walking Trails
- Bike Trail Access
- Transit Stops

FREE ENERGIZED OVERFLOW PARKING AREA DEDICATED TO BROADMOOR PLACE

Building	Suite	Square Feet (sf)	Rental Rate (psf)	Additional Rent (psf)
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UNDER 5,000 SF

Building II 2833 Broadmoor Blvd.	244	2,014	\$14 - \$16	\$9.68
Building II 2833 Broadmoor Blvd.	252	3,223	\$14 - \$16	\$9.68
Building II 2833 Broadmoor Blvd.	260B	2,796	\$14 - \$16	\$9.68
Building III 2301 Premier Way	264	1,530	\$14 - \$16	\$7.47
Building V 2181 Premier Way	236	1,632	\$14 - \$16	\$6.75 (+Utilities)
Building VI 2121 Premier Way	212	637	\$14 - \$16	\$6.75 (+Utilities)

OVER 5,000 SF

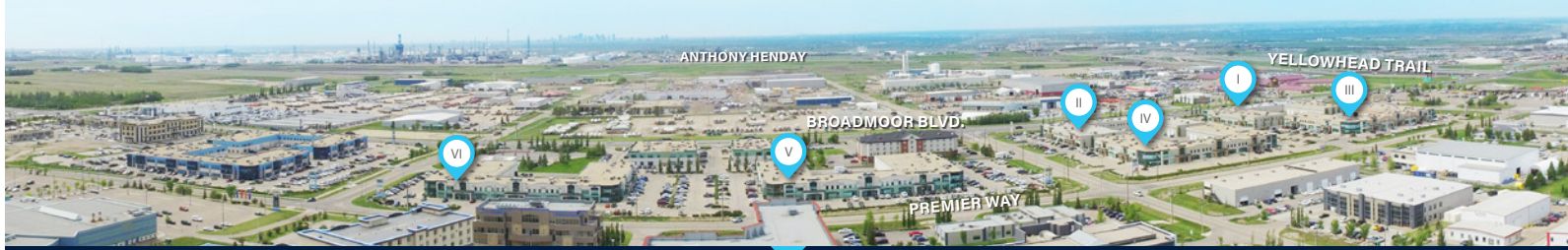
Building I 2899 Broadmoor Blvd.	2nd Floor	Up to 29,500 <i>(demising options available)</i>	\$14 - \$16	\$8.08 (+Utilities)
Building II 2833 Broadmoor Blvd.	132	6,071	\$14 - \$16	\$9.68
Building IV 2257 Premier Way	272	5,161	\$14 - \$16	\$7.47 (+Utilities)
Building IV 2257 Premier Way	278	contiguous 12,691 sf	\$14 - \$16	\$7.47 (+Utilities)
Building V 2181 Premier Way	216-232	6,752	\$14 - \$16	\$6.75 (+Utilities)
Building VI 2121 Premier Way	116	+/- 12,000	\$14 - \$16	\$6.75 (+Utilities)
Building VI 2121 Premier Way	216	Up to 25,600 <i>(demising options available)</i>	\$14 - \$16	\$6.75 (+Utilities)

LIGHT INDUSTRIAL FLEX / OFFICE

Building II 2833 Broadmoor Blvd.	176	2,550	60% warehouse/ 40% office	\$12 - \$14	\$9.68
Building VI 2121 Premier Way	124B	Up to 5,000 sf <i>(demising options available)</i>	60% warehouse/ 40% office	\$12 - \$14	\$6.75 (+Utilities)

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WWW.BROADMOORPLACE.COM

