

FOR LEASE

SIOUX ROAD PLAZA

NAI Commercial



**RATE
REDUCED!**

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

PROPERTY DESCRIPTION

- New mixed use development featuring high-exposure retail/office
- Main floor shell spaces ready for tenant improvements
- 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

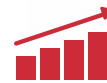
Senior Associate
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HARRIS VALDES

Associate
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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

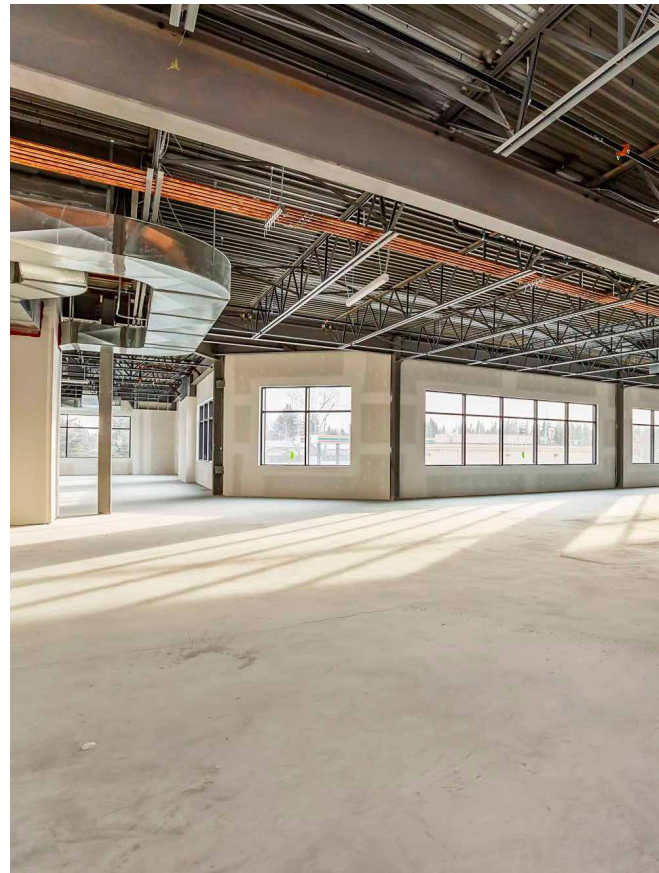


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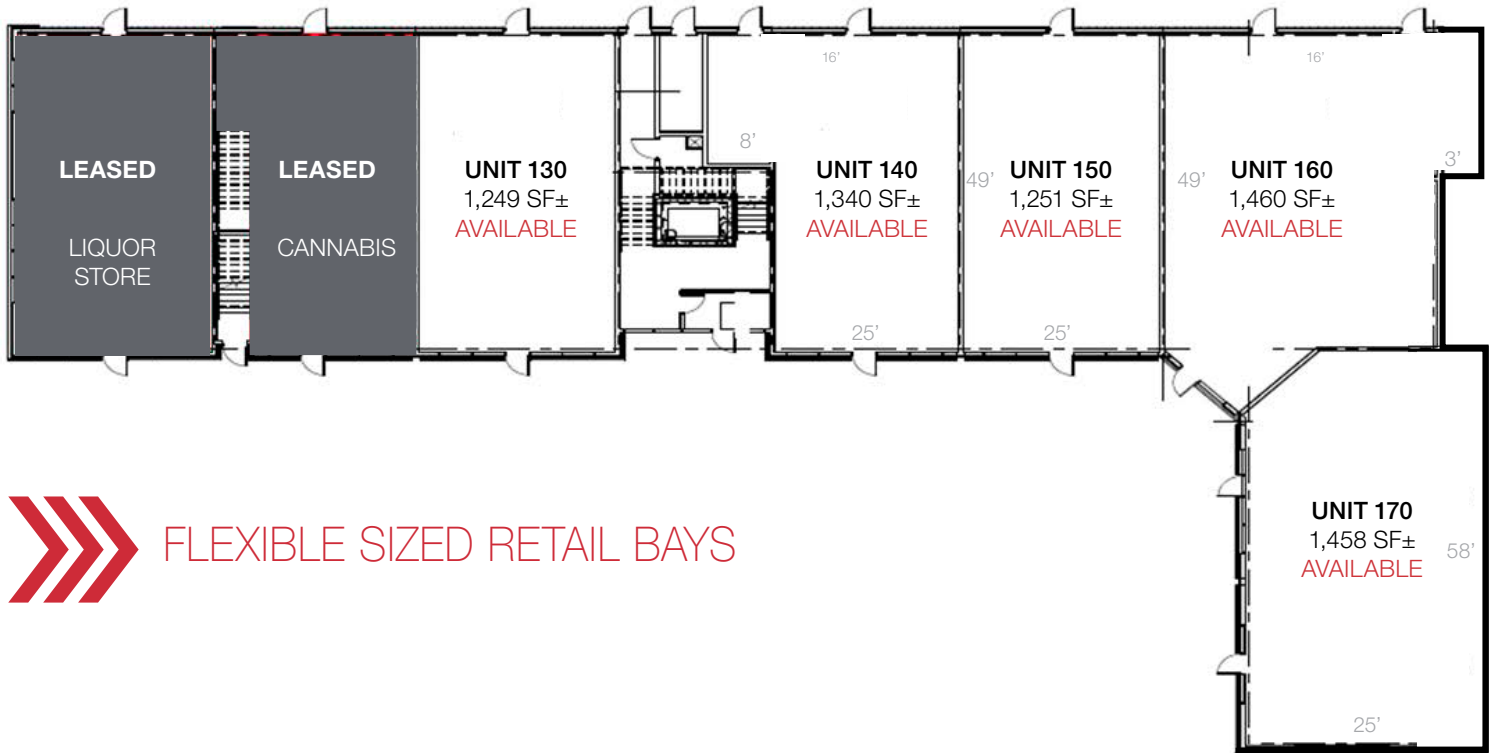


ADDITIONAL INFORMATION

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
TENANT IMPROVEMENT ALLOWANCE	\$10.00/sq.ft. for qualified tenants
FIXTURING PERIOD	3 months
LEASE TERM	3-10 years
NET LEASE RATE	Main floor: From \$24.00/sq.ft./annum- \$20.00/sq.ft./annum (raw shell)
OPERATING COSTS	\$9.79/sq.ft./annum (2025) including groundskeeping, fire monitoring, common water/sewer, garbage, management, common electricity, property taxes, maintenance and repair



MAIN FLOOR



FLEXIBLE SIZED RETAIL BAYS



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