

MILLENNIUM PROFESSIONAL BUILDING

2457 BROADMOOR BOULEVARD, SHERWOOD PARK, AB



MILLENNIUM PROFESSIONAL BUILDING FOR LEASE // OFFICE/RETAIL SPACE

Millennium Professional Building is an office/retail building that totals 62,000 square feet with close proximity to Yellowhead Trail. A newer development with ample surface and underground parking stalls, large windows and modern common areas. Come join Tenants such as Millennium Insurance, Strathcona County and Business Development Bank of Canada. An excellent choice for companies who require first class space in Sherwood Park. Immediate access to Broadmoor Boulevard and Lakeland Drive.

BUILDING HIGHLIGHTS

- Telus PureFibre in the building
- Bicycle storage and showers located in underground parking facility
- Corporate signage options with direct north/south access to Broadmoor Blvd.
- Multiple parking options

CONTACT // James Malkin at 780.486.3923 or jmalkin@tag.ca

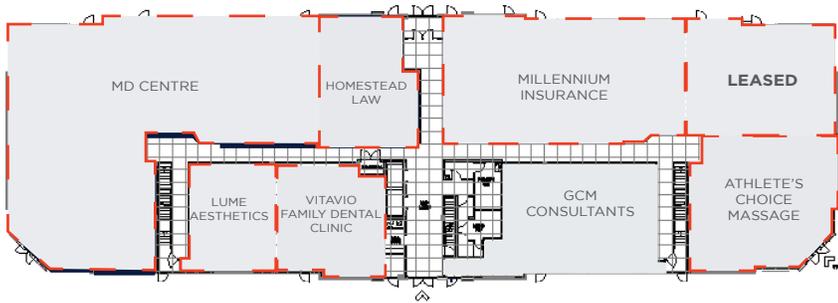


AVAILABLE AREA		
Floor	AREA (SF)	DETAILS
1	1,033 SF	LEASED
3	13,034 SF	3rd Floor // Build out office Available 06/01/26

See this property on tag.ca

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MAIN FLOOR // RETAIL // OFFICE



ZONING

C2 - Commercial

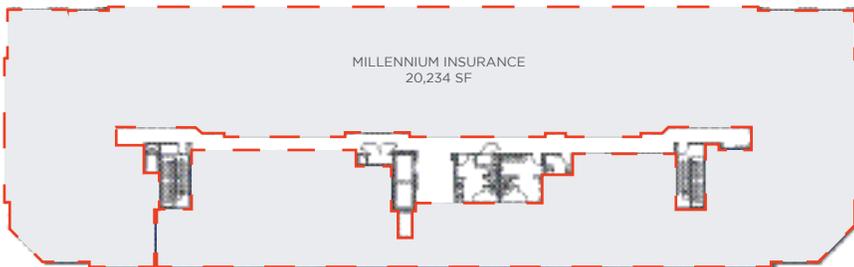
PARKING

Ample surface and heated underground stalls

Sprinklered

Yes

SECOND FLOOR // OFFICE



LEASE RATE

Market

TI ALLOWANCE

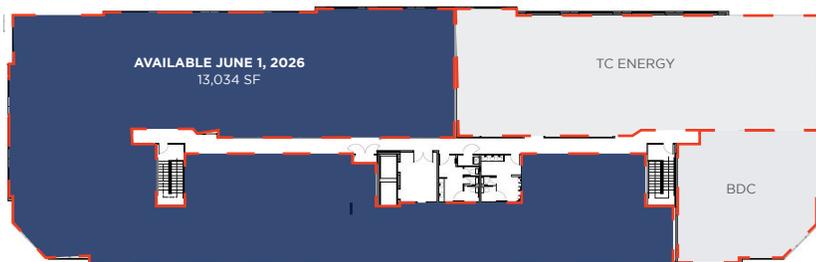
Market

OPERATING COSTS

\$12.91 PSF



THIRD FLOOR // OFFICE





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, retail, 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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