



**PRIME SHERWOOD PARK PROFESSIONAL OFFICE  
SPACE FOR SUBLEASE**

# FOR SUBLEASE

# **ATHABASCA PROFESSIONAL CENTRE**

**ATTRACTIVE RATES  
WITH UNDERGROUND  
PARKING INCLUDED**

80 Chippewa Road #68,  
Sherwood Park, AB

**Shane Asbell**  
Partner  
780 917 8346  
shane.asbell@cwedm.com

**Scott Vreeland**  
Associate Partner  
780 702 9477  
scott.vreeland@cwedm.com

**Jacob Dykstra**  
Senior Associate  
780 702 5825  
jacob.dykstra@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

# PROPERTY HIGHLIGHTS

## 5,603 SF Built-Out Professional Office Space

- Prime medical/professional building with underground parking
- Conveniently accessible via Broadmoor Boulevard, Baseline Road, and Anthony Henday Drive, providing seamless connections to Edmonton and surrounding areas
- Surrounded by a variety of local amenities, including fine dining establishments, coffee shops, and retail stores
- Plenty of surface visitor parking
- Well developed main floor office space that is fully furnished
- Attractive gross rent
- Sublease expiry May 31, 2027

## PROPERTY DETAILS

**Municipal Address:** #68, 80 Chippewa Road,  
Sherwood Park, AB

**Area Available:** 5,603 SF

**Asking Rate:** Negotiable

**Possession Date:** Immediately

**Lease Expiry:** May 31, 2027

**Operating Costs:** \$12.49 PSF

**Fixturing Period:** Negotiable

**TI Allowance:** Negotiable

**Parking:** Two free underground stalls until May 31, 2025 and then at \$100 per month per stall

**Building Signage:** Included in Rent

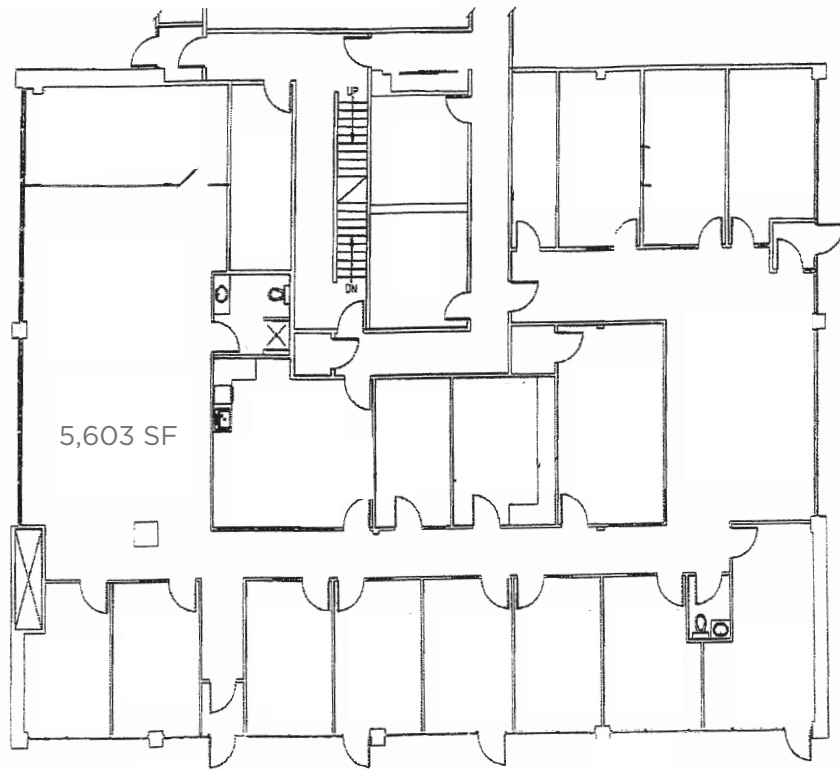
**Type of Space:** Commercial Office





# PROPERTY PHOTOS





## AERIAL AND FLOOR PLAN



**CUSHMAN &  
WAKEFIELD**  
Edmonton

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