

# Broadmoor Place

Sherwood Park, AB

**CAMGILL**  
DEVELOPMENT CORPORATION



[ Camgill Development Corporation is pleased to announce the acquisition of Buildings II, III & IV ]

**For Lease**  
**1,530 sf up to 14,831 sf**

BUILDING II | 2833 BROADMOOR BLVD

BUILDING III | 2301 PREMIER WAY

BUILDING IV | 2257 PREMIER WAY

**AVISON  
YOUNG**

**GET IN TOUCH FOR  
LEASING OPPORTUNITIES**

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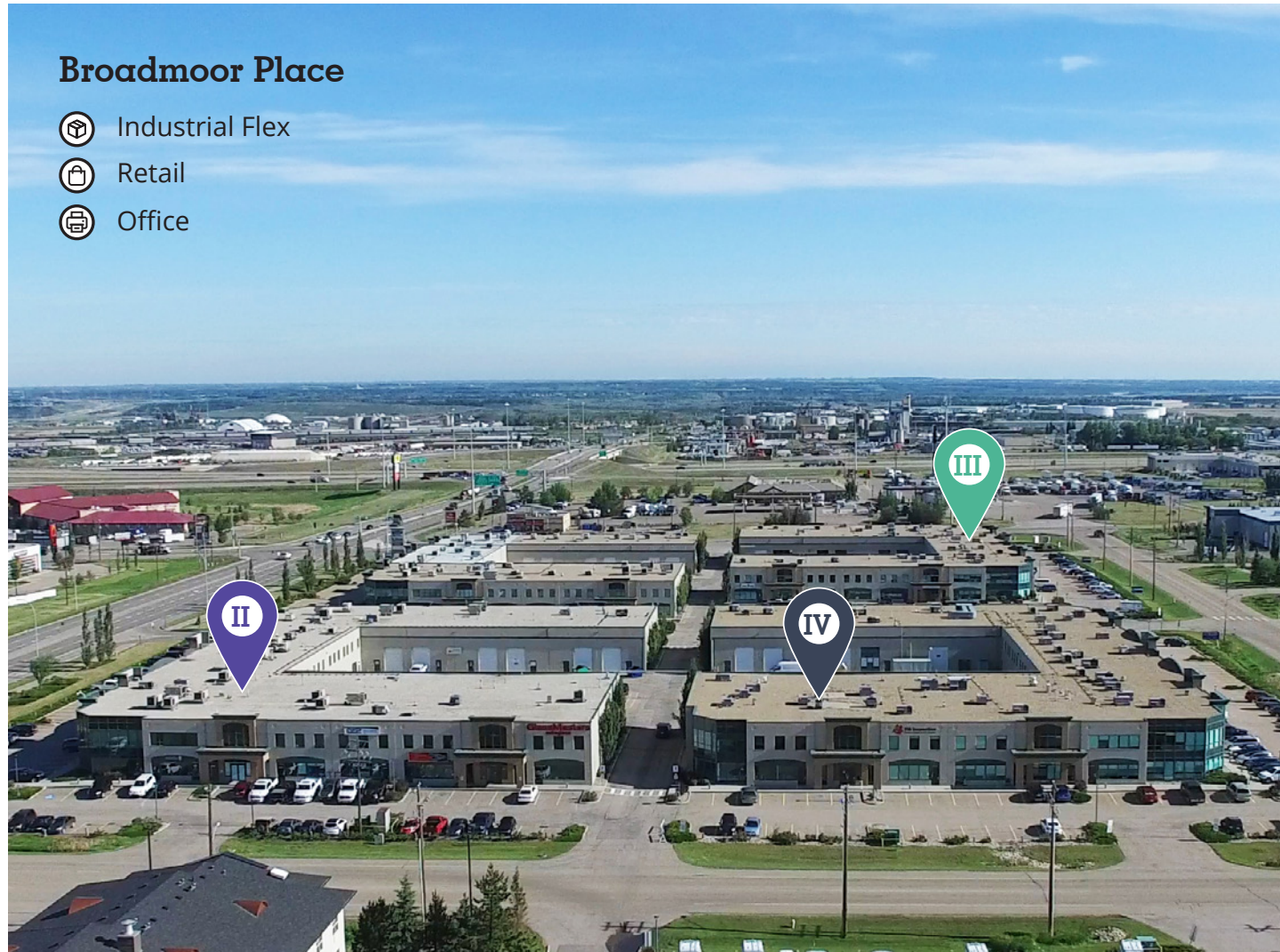
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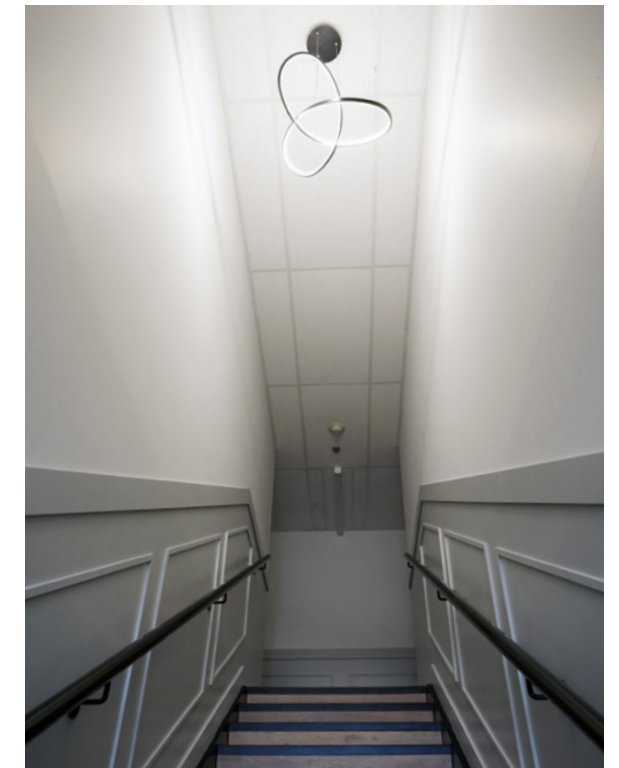
## Broadmoor Place

-  Industrial Flex
-  Retail
-  Office



## Show suite

7,625 sf Move-in Ready



## Property description

**Broadmoor Place** in Sherwood Park is the perfect place for you and your business to start, grow and succeed. With lower tax rates and an unparalleled location, the opportunities for various industries to flourish and achieve success are limitless.

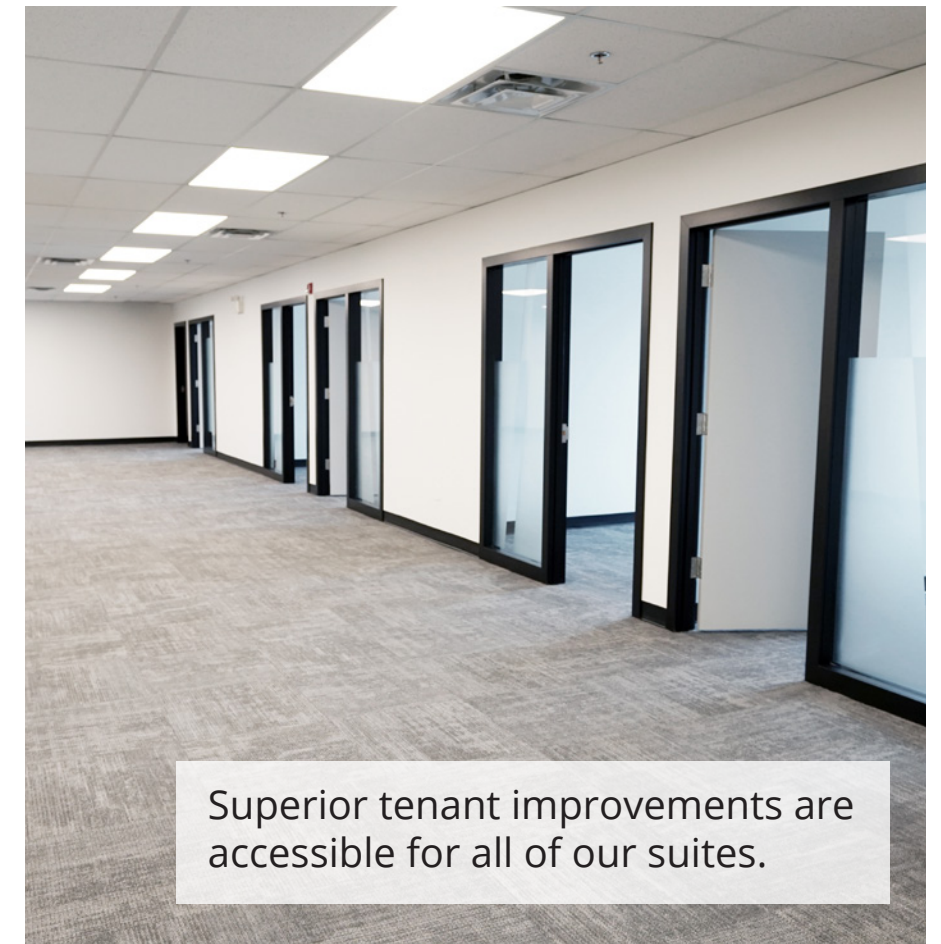
Broadmoor Place sits conveniently nestled in the northwest corner of Sherwood Park, providing swift access to major routes such as Anthony Henday Drive, Yellowhead Trail, and 98 Avenue, linking seamlessly to Edmonton, Fort McMurray, and Alberta's heartland.

Embracing its role within the vibrant community, Broadmoor Place offers an array of amenities to cater to its tenants and their clientele. From professional expertise to diverse retail and medical/wellness services, every need is met.

With diverse layout options, strategic location, and advantageous financial prospects, Broadmoor Place beckons businesses to capitalize on its offerings.

### Current opportunities

| BUILDING II   2833 BROADMOOR BLVD |                                    |
|-----------------------------------|------------------------------------|
| Suite 172A/172B                   | 5,110 sf (Available October 2024)  |
| Suite 244                         | 2,014 sf                           |
| Suite 252                         | 3,087 sf                           |
| BUILDING III   2301 PREMIER WAY   |                                    |
| Suite 264                         | 1,530 sf                           |
| BUILDING IV   2257 PREMIER WAY    |                                    |
| Suite 224-76                      | 7,206 sf* (Available January 2025) |
| Suite 260                         | 7,625 sf* (Show Suite)             |
| *Contiguous up to 14,831 sf       |                                    |



Superior tenant improvements are accessible for all of our suites.



Access to Anthony Henday

Yellowhead Trail / HWY 16

### Why Strathcona County?

Strathcona County fosters a supportive environment for entrepreneurs. Below are some of the advantages of starting, locating or expanding your business here.

- Home to Canada's largest petrochemical processing area with over 15 world-class facilities
- Founding member of Alberta's Industrial Heartland Association (AIHA)
- Strong growth in the manufacturing, construction, technical services, hydrocarbon processing, transportation and agriculture sectors



Petroleum Way

Lakeland Drive

Broadmoor Blvd.

Premier Way

## Convenient location

Amenity rich area



Amenities

|    |                                     |  |
|----|-------------------------------------|--|
| 01 | Tim Hortons                         | Subway<br>Suda Thai Cuisine<br>Life Italian<br>Quesada Burritos & Tacos<br>Sumo Sumo<br>That Bar-B-Q Place<br>Purolator<br>Frankie Salon<br>Lash Up<br>Chiropractic & Wellness<br>Golftech |
| 02 | Denny's/Shell                       |  |
| 03 | Holiday Inn Express                 |  |
| 04 | Mexico Lindo                        |  |
| 05 | 7-11/Gas Bar                        |  |
| 06 | ROXX Salon + Spa                    |  |
| 07 | Millennium Place<br>Rec Centre/Pool |  |
| 08 | Chevrolet                           |  |
| 09 | Best Western                        |  |
| 10 | Starbucks                           |  |
| 11 |                                     |  |
| 12 | McDonald's                          | 12 McDonald's<br>13 Esso<br>04 Super 8<br>05 Husky/Truck Wash  |
| 13 | Esso                                |  |
| 04 | Super 8                             |  |
| 05 | Husky/Truck Wash                    |  |
|    |                                     |  |



Drive times

|        |                             |
|--------|-----------------------------|
| 19 min | Fort Saskatchewan           |
| 20 min | Downtown Edmonton           |
| 20 min | Southside<br>Ellerslie Road |
| 23 min | St. Albert                  |
| 30 min | Edmonton Airport            |



Public transit stops



**On Site:**  
Fitness Facilities  
Cafés & Restaurant  
Automotive Services  
Medical/Dental

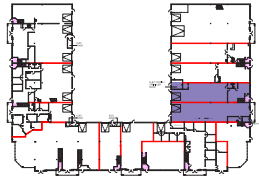


# Current opportunities

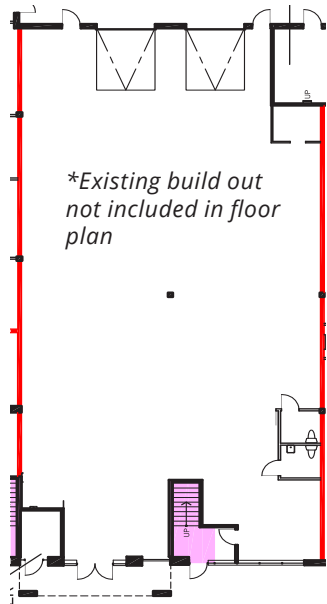
For Lease

## BUILDING II | 2833 BROADMOOR BLVD

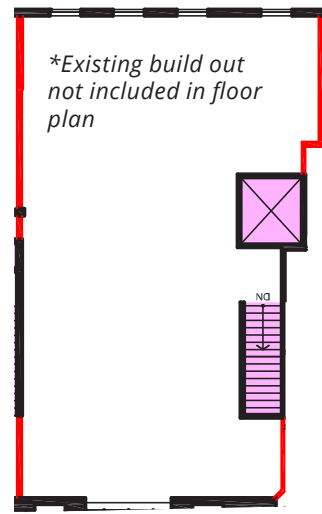
Net Rent: \$14.00 - \$16.00 psf  
 Additional Rent: \$9.40 psf



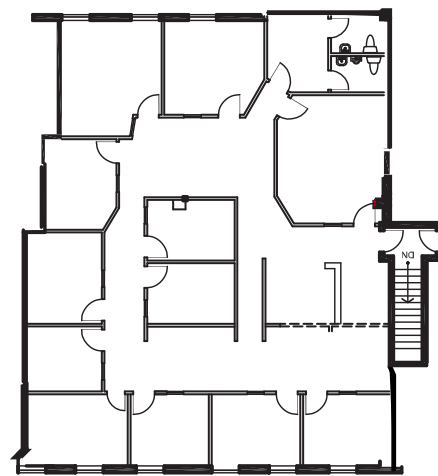
Suite 172A/172B: 5,110 sf  
 2 Grade Loading Doors



Suite 244: 2,014 sf



Suite 252: 3,087 sf



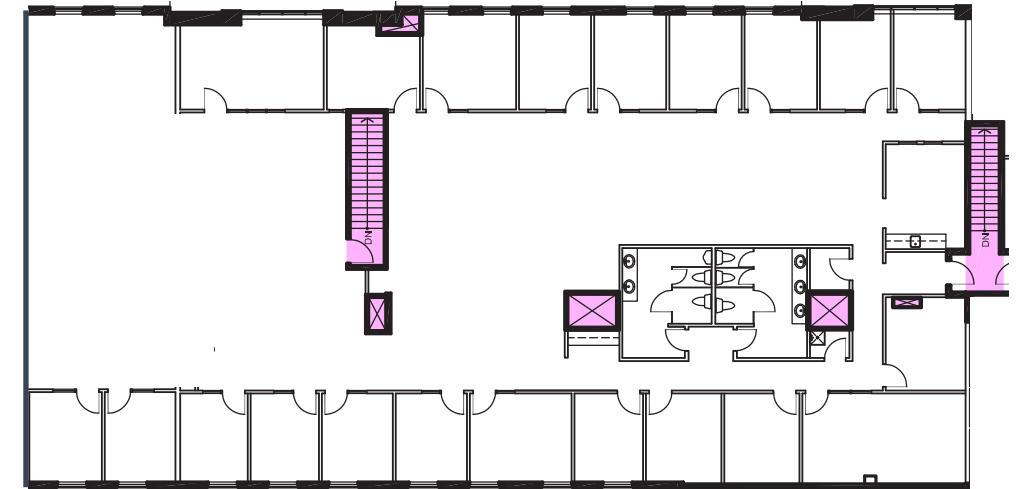
## BUILDING IV | 2257 PREMIER WAY

Net Rent: \$14.00 - \$16.00 psf  
 Additional Rent: \$7.45 psf



Suite 260: 7,625 sf

Show suite  
 Move-in ready  
 Contiguous up to 14,831 sf

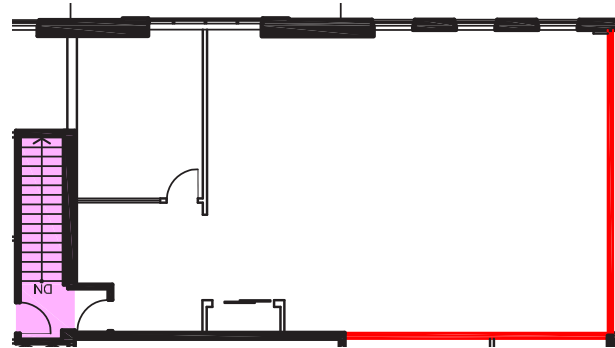


## BUILDING III | 2301 PREMIER WAY

Net Rent: \$14.00 - \$16.00 psf  
 Additional Rent: \$8.42 psf

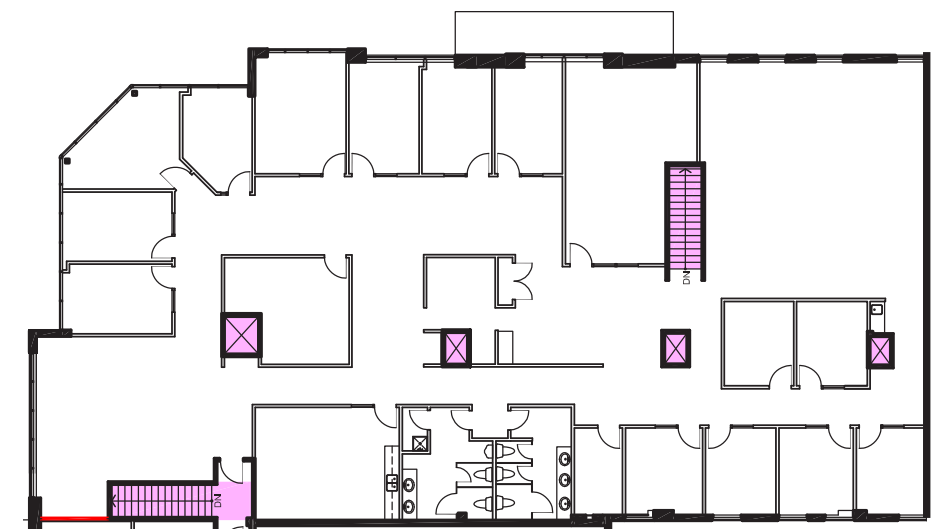


Suite 264: 1,530 sf



Suite 224-76: 7,206 sf

Available January 2025  
 Move-in ready  
 Contiguous up to 14,831 sf





# Let's talk.

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