

For **sublease**



# Open & collaborative office space available in Sherwood Park

41 Broadway Boulevard  
Sherwood Park, Alberta T8H 2C1

## SPACE PROFILE

2,053 SF  
Total SF

03/31/2030  
Term expiry

\$16.50  
Rental rate

Negotiable  
Availability

\$9.64 psf  
Operation costs

Ample surface available  
Parking spaces

**savills**

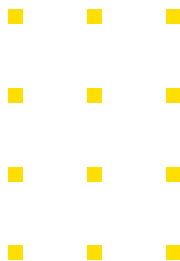
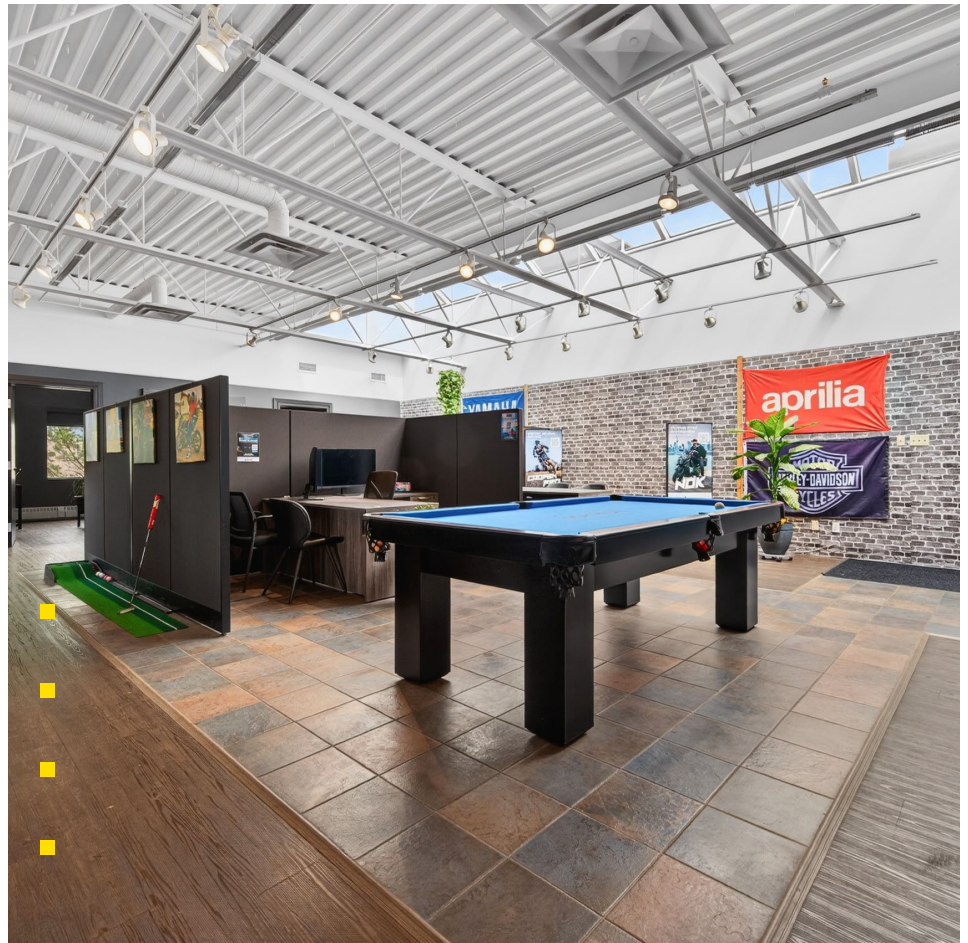


## PROPERTY OVERVIEW

Position your business in one of Sherwood Park's most distinctive office environments.

This second-floor sublease opportunity offers a custom-built workspace with premium finishes and a bold industrial-inspired design that creates a modern, energetic atmosphere.

Flooded with natural light from expansive windows and a central skylight, the space delivers an exceptional work environment that balances functionality with style.





### KEY HIGHLIGHTS

- Welcoming, open and collaborative workspace
- High end finishes with an industrial edge
- Second floor unit with vaulted ceilings, customized brick wall finishes and barn doors
- (5) offices with multiple combinations of workspaces
- Large corner executive office with two full walls of windows and room for entertaining
- Open workspace which includes (4) workstations with partial privacy walls
- Employee break area with small kitchenette
- Stair access only up to the second floor



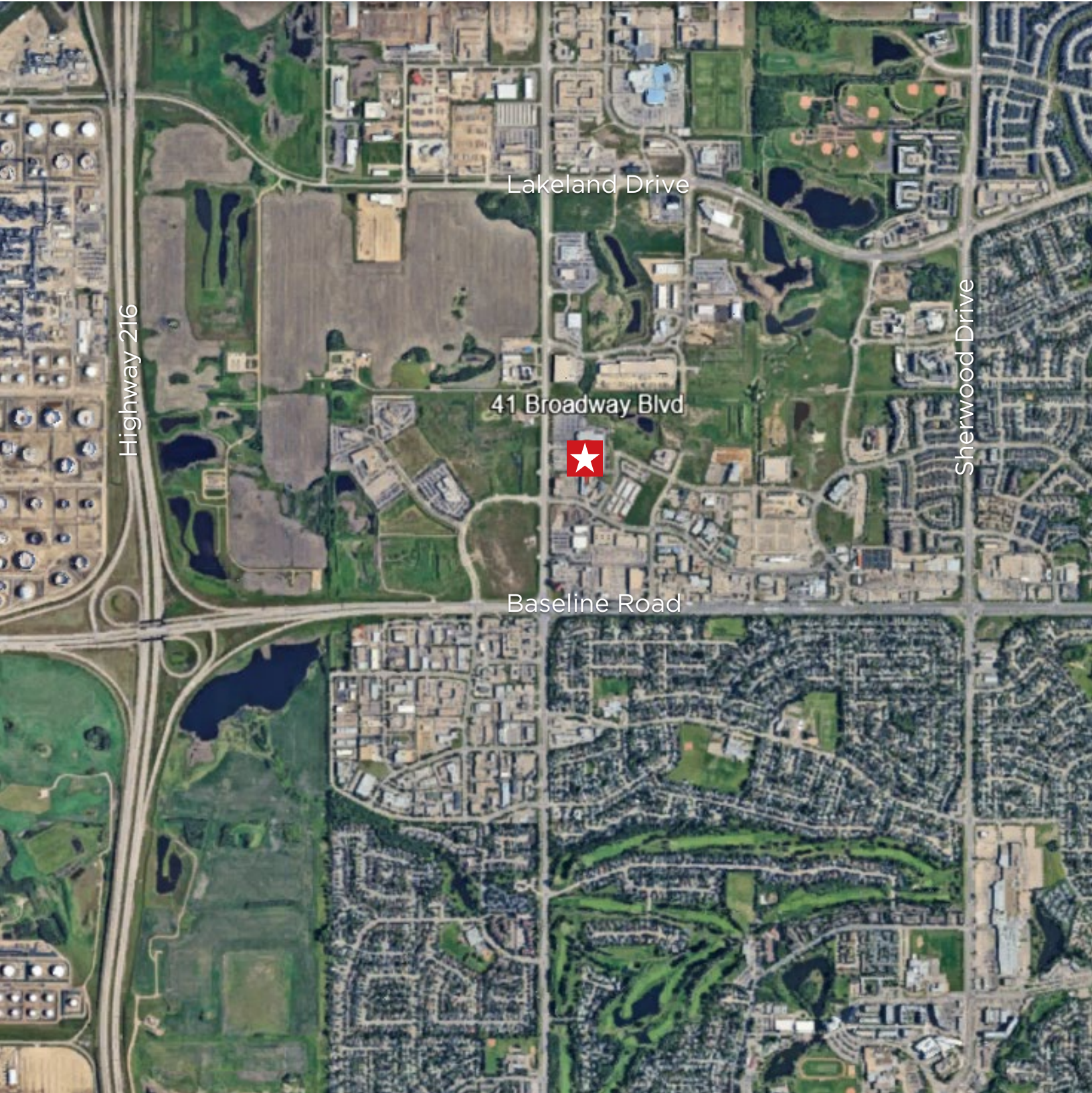
## LOCATION & NEIGHBOURHOOD

Located in the heart of Sherwood Park's established commercial district, 41 Broadway Boulevard benefits from exceptional accessibility and proximity to a wide range of amenities. Employees and clients enjoy convenient access to restaurants, cafés, retail services, fitness facilities, professional services, and recreational amenities throughout the Broadmoor and Baseline Road corridors. The property is situated within the Troika Business Centre, offering ample on-site parking and excellent connectivity to surrounding businesses and services.

The property offers quick access to major transportation routes including Broadmoor Boulevard, Baseline Road, Yellowhead Trail, and Anthony Henday Drive, providing efficient connections throughout the Edmonton Metropolitan Region. Sherwood Park continues to experience steady population and commercial growth, with a 2024 population exceeding 75,000 residents and ongoing investment in retail, office, and recreational development.

The broader Broadmoor commercial corridor is one of the community's busiest business nodes, benefiting from strong consumer spending, continued residential expansion, and traffic volumes exceeding 28,000 vehicles per day along key nearby arterial routes. These factors combine to create a highly desirable business location with excellent visibility, accessibility, and long-term growth potential.





Highway 216

Lakeland Drive

41 Broadway Blvd



Baseline Road

Sherwood Drive



**Alex Heintz**

Senior Vice President  
+1 780 905 9925  
[aheintz@savills.ca](mailto:aheintz@savills.ca)

**Cory Babichuk**

Senior Associate  
+1 647 321 1092  
[cbabichuk@savills.ca](mailto:cbabichuk@savills.ca)

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