

ELEVATE SHERWOOD

Events | Lounge | Rooftop Patio
11 Portage Ln, Sherwood Park, Alberta



Dane Phaneuf

Associate

780-993-8574

dane.phaneuf@hauptrealty.com

HAUPT PHANEUF
REAL ESTATE TEAM

exp 
REALTY

eXp Realty – Haupt Realty Team

1400-10665 Jasper Ave NW

Edmonton, AB T5J 3S9

www.hauptrealty.com

EXP Realty and its associates make no warranty, no representations express or implied to the accuracy or completeness of the information contained herein and same is errors, omissions, change of price, rental or any other conditions.

Withdrawal without notice and to any special listing conditions imposed by the property owner(s). As applicable, EXP Realty and its associates make no representation as to the condition of the property.

THE OPPORTUNITY

- An exceptional leasing opportunity to establish a premier hospitality, event, or entertainment destination within approximately **±6,000** square feet of thoughtfully designed commercial space.
- Purpose-built to accommodate a wide variety of events, the venue offers seating and gathering **capacity for up to 300 guests**, making it ideally suited for **weddings, corporate functions, conferences, training seminars, galas, private celebrations, fundraisers, and community events**.
- Enhancing the guest experience is an exclusive rooftop patio, creating a distinctive indoor-outdoor atmosphere ideal for **cocktail receptions, networking events, private dining, and seasonal entertainment**. The property also features a stylish café lounge with seating for **30-40 guests**, offering an inviting space for casual dining, social gatherings, and relaxed meetings.



PROPERTY HIGHLIGHTS

- ±6,000 SF of premium event and hospitality space available for lease.
- Main-floor café lounge with seating for 30-40 guests, complemented by an exclusive rooftop patio offering a unique indoor-outdoor experience.
- Flexible floor plan suitable for hospitality, banquet, restaurant, entertainment, event venue, showroom, or specialty retail uses.
- Accommodates up to 300 guests, ideal for weddings, conferences, corporate training, galas, private celebrations, and community events.
- Opportunity to generate multiple revenue streams through private events, food and beverage service, corporate functions, and public programming.
- Excellent branding and signage opportunities with strong visibility.
- Ample on-site parking with convenient access for guests, staff, and vendors.

Additional Highlights:

- Lease Term: 5-10 years.
- Base Rent: \$34.00 PSF.
- Additional Rent: TBD.
- Rare opportunity to lease a destination-quality venue designed to support year-round hospitality and event operations.



LET'S BUILD TOGETHER

Dane Phaneuf

Haupt Phaneuf Real Estate Team | eXp Realty

780-993-8574

dane.phaneuf@edmontonrealtor.ca

www.edmontonrealtor.ca | www.hauptrealty.com

HAUPT PHANEUF
REAL ESTATE TEAM

exp 
REALTY