

Office | Retail | Light Industrial Flex
Sherwood Park, AB



**AVISON
YOUNG**

FOR LEASE

**2693 Broadmoor Boulevard
2055 Premier Way**



6,509 SF AVAILABLE + 2,730 AVAILABLE JULY 2026

For more information

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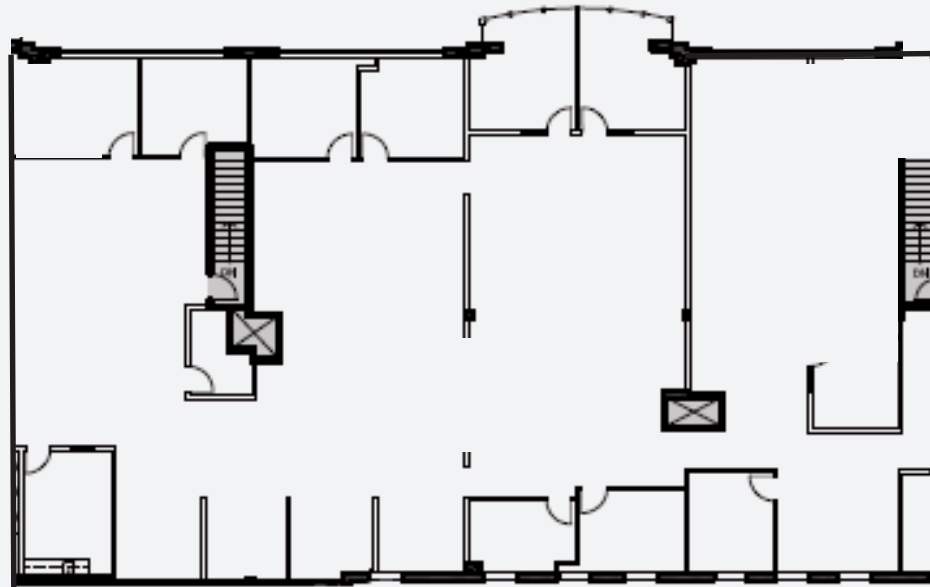
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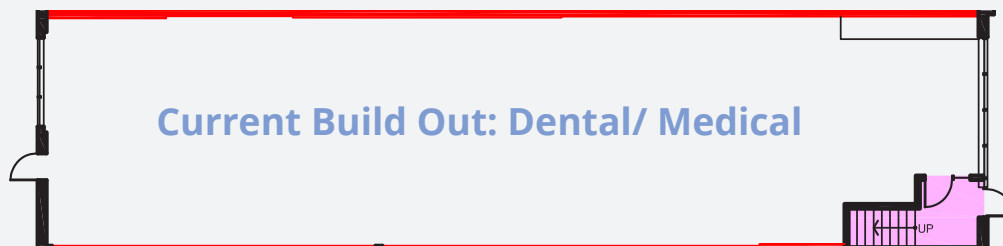
Suite 256 | 2693 Broadmoor Boulevard

Type: Second floor office
Available: 6,509 sf
Net Rent: \$15.00 - \$17.00 psf
Additional Rent: \$10.26 psf + Utilities (2026)



Suite 175 | 2055 Premier Way

Type: Main floor office
Available: 2,730 sf (July 1, 2026)
Net Rent: \$15.00 - \$17.00 psf
Additional Rent: \$8.23 psf + Utilities (2026)

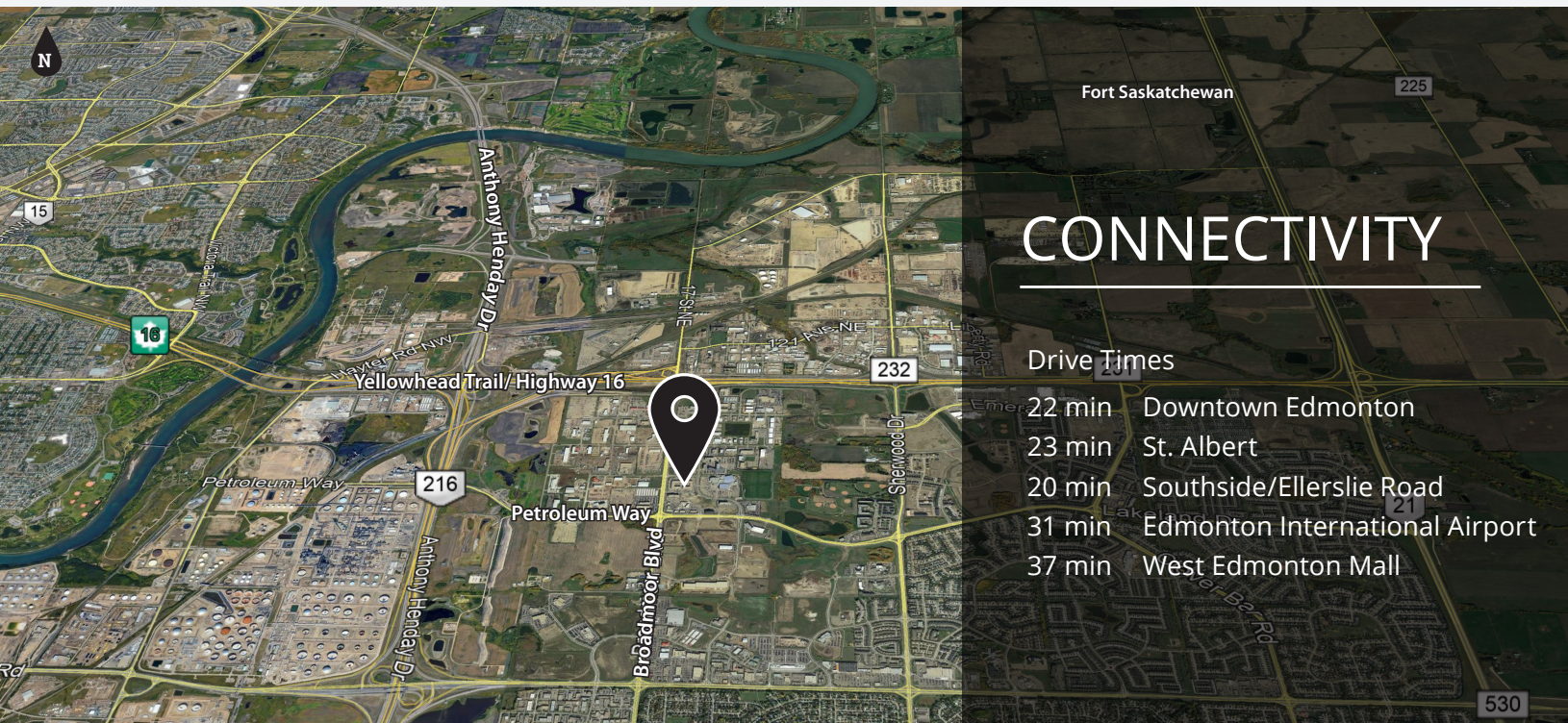


Location Overview

Conveniently located in the north west corner of Sherwood Park, having quick access to Anthony Henday Drive, Yellowhead Trail & 98 Avenue offering connectivity to Edmonton, Fort McMurray and the heartland of Alberta.

Being situated within a surrounding community is integral to the location, as it provides numerous benefits for both tenants and their customers. The location offers a range of amenities, including an on-site gas station, hotel and conference centre, salon, repair shops, and medical and wellness providers.

- ✓ Connectivity to Fort McMurray and the Heartland of Alberta
- ✓ Competitive property taxes
- ✓ Abundance of amenities



CONNECTIVITY

Drive Times

22 min	Downtown Edmonton
23 min	St. Albert
20 min	Southside/Ellerslie Road
31 min	Edmonton International Airport
37 min	West Edmonton Mall



Nearby Amenities

Fitness Facilities:	on site
Cafés & Restaurant:	on site
7-11/Gas Station:	on site
Holiday Inn Express:	on site
Automotive:	on site
Medical/Dental:	on site
Millennium Place	
Recreation Centre:	0.3 km
Tim Hortons:	0.5 km
Subway:	0.8 km
Starbucks:	1.1 km



Pedestrian Access/Walking Trails



Bike Trail Access

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