



Suite 90 - 130 Broadway Blvd

130 Broadway Blvd, Sherwood Park, AB T8H

Culfidant Zhang
Flying Stone Canada Ltd

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90-130 Broadway Blvd

\$18.00 /SF/YR

130 Broadway Blvd in Sherwood Park, Alberta, is available for lease as executive office suites in a commercial-use setting. The property offers private offices along with shared facilities such as a boardroom and break areas. It is located within a developed area of Sherwood Park, with access to arterial roads that connect to Edmonton and surrounding areas. Public transit availability alongside drivable convenience supports accessibility....

- Private, fully lockable executive suites within a professional, secure office facility.
- Included high-speed Wi-Fi and comprehensive security for seamless operations.
- Convenient access to major routes across Sherwood Park and the Edmonton metro region.
- Surrounded by local amenities and services supporting business functionality and employee convenience.



Rental Rate: \$18.00 /SF/YR

Property Type: Office

Building Class: B

Rentable Building Area: 11,439 SF

Year Built: 1990

Walk Score ®: 50 (Fairly friendly)

Transit Score ®: 80 (Very friendly)

Rental Rate Mo: \$1.50 /SF/MO

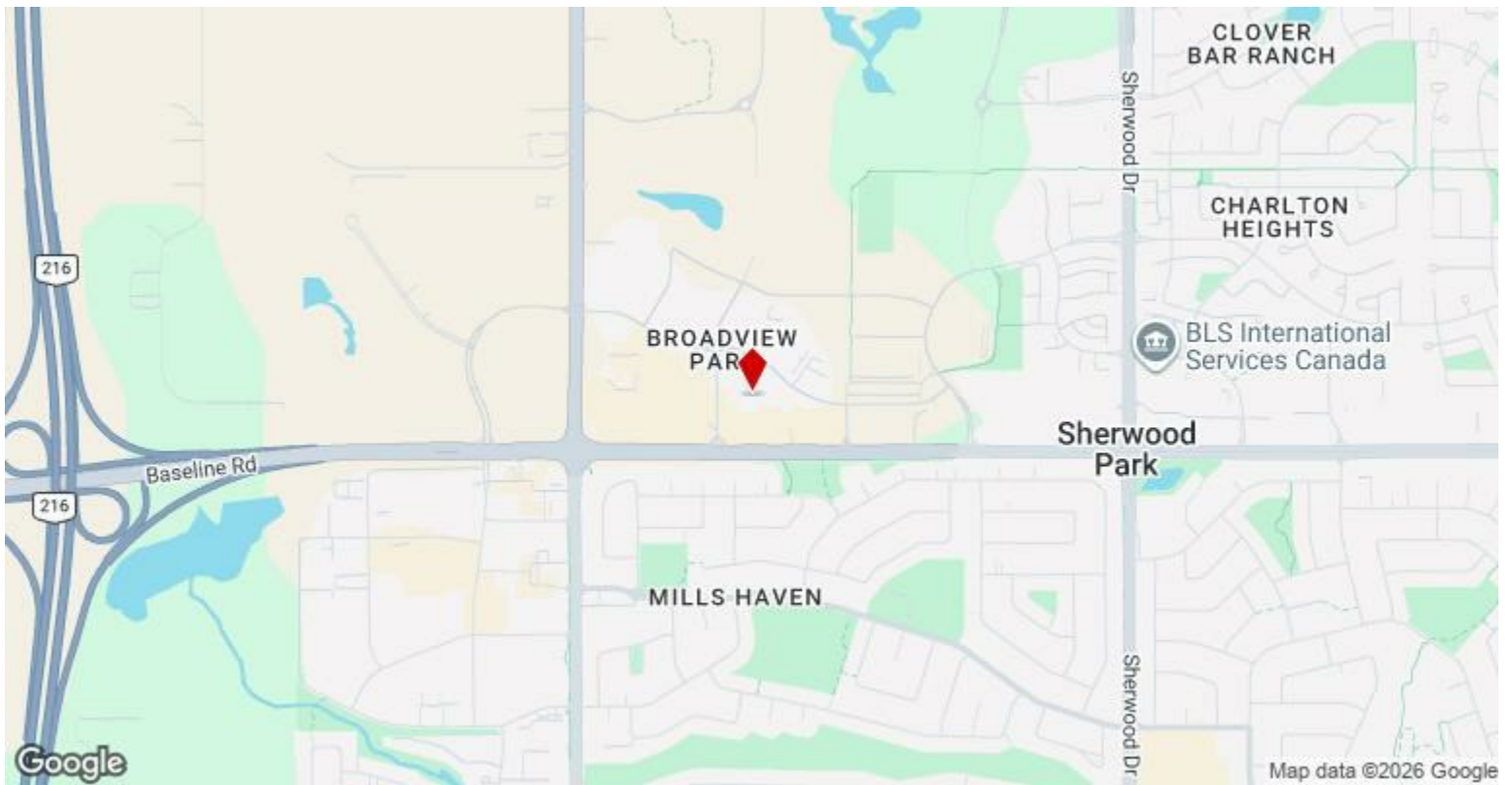
1st Floor Ste 90

Space Available	1,600 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	3 - 10 Years

PROFESSIONAL OFFICE SPACE FOR LEASE – SHERWOOD PARK Well-located professional office condo available for lease in Sherwood Park. Ideal for professional services, consulting, accounting, health/wellness, administration, or growing businesses seeking a polished and functional workspace. Features: ? Approx. 1,600 sqft ? Reception / front desk area ? 6 private offices ? Conference room ? Kitchen / coffee area ? 2 washrooms ? Professional setting ? Convenient access and strong local location Ideal For: Accounting Legal support Insurance Consulting Therapy / wellness (subject to approvals) Education / tutoring Administrative office use Lease Highlights: Flexible term options considered Immediate / negotiable possession Professional inquiries welcome Qualified tenants only Contact: Please provide business name, intended use, desired start date, and lease term.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Crescendo Music Studios Ltd.	-	
Hutchison Law	-	
Origin Road	-	
Realty Executives Focus	-	



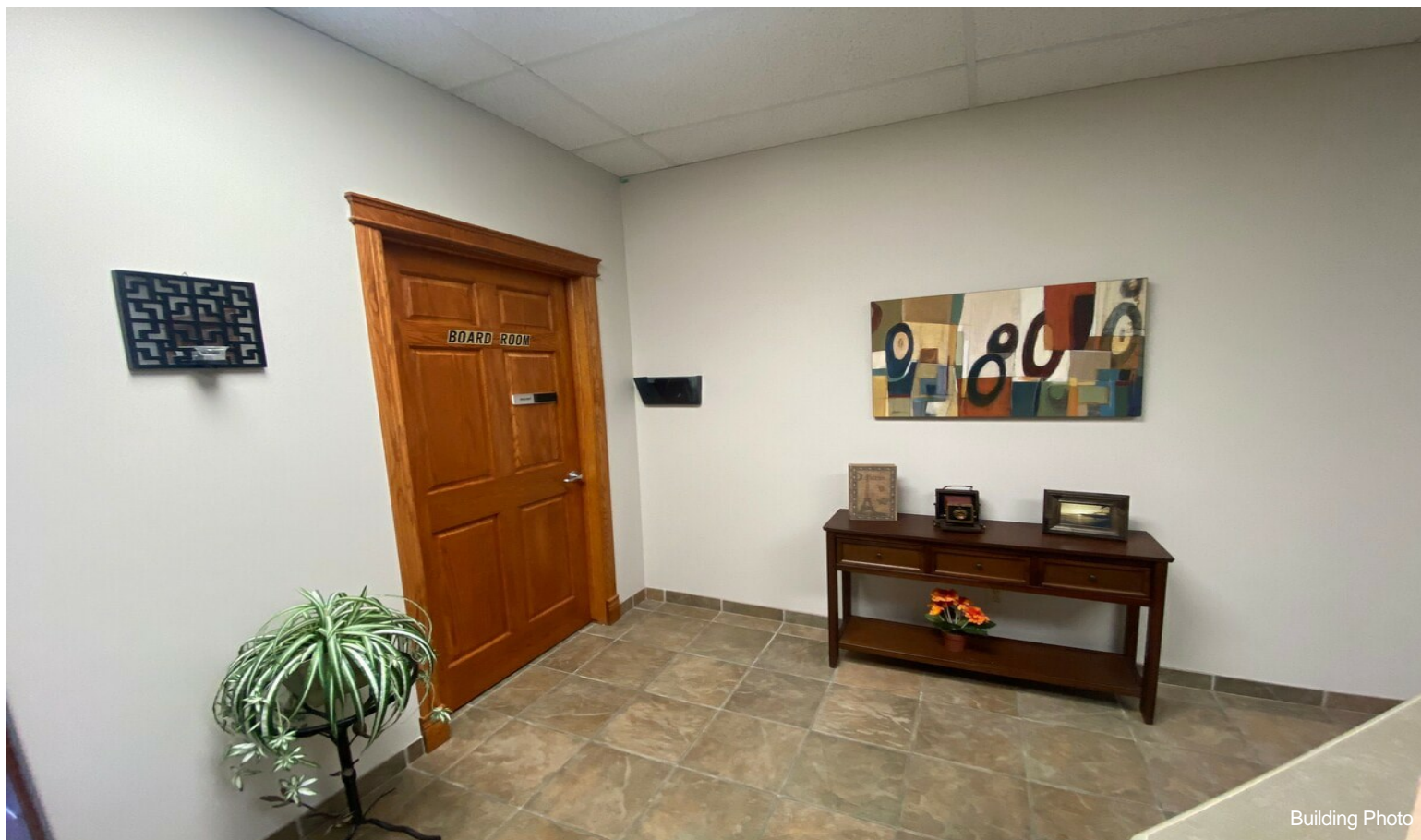
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Property Photos



Property Photos



Building Photo



Building Photo

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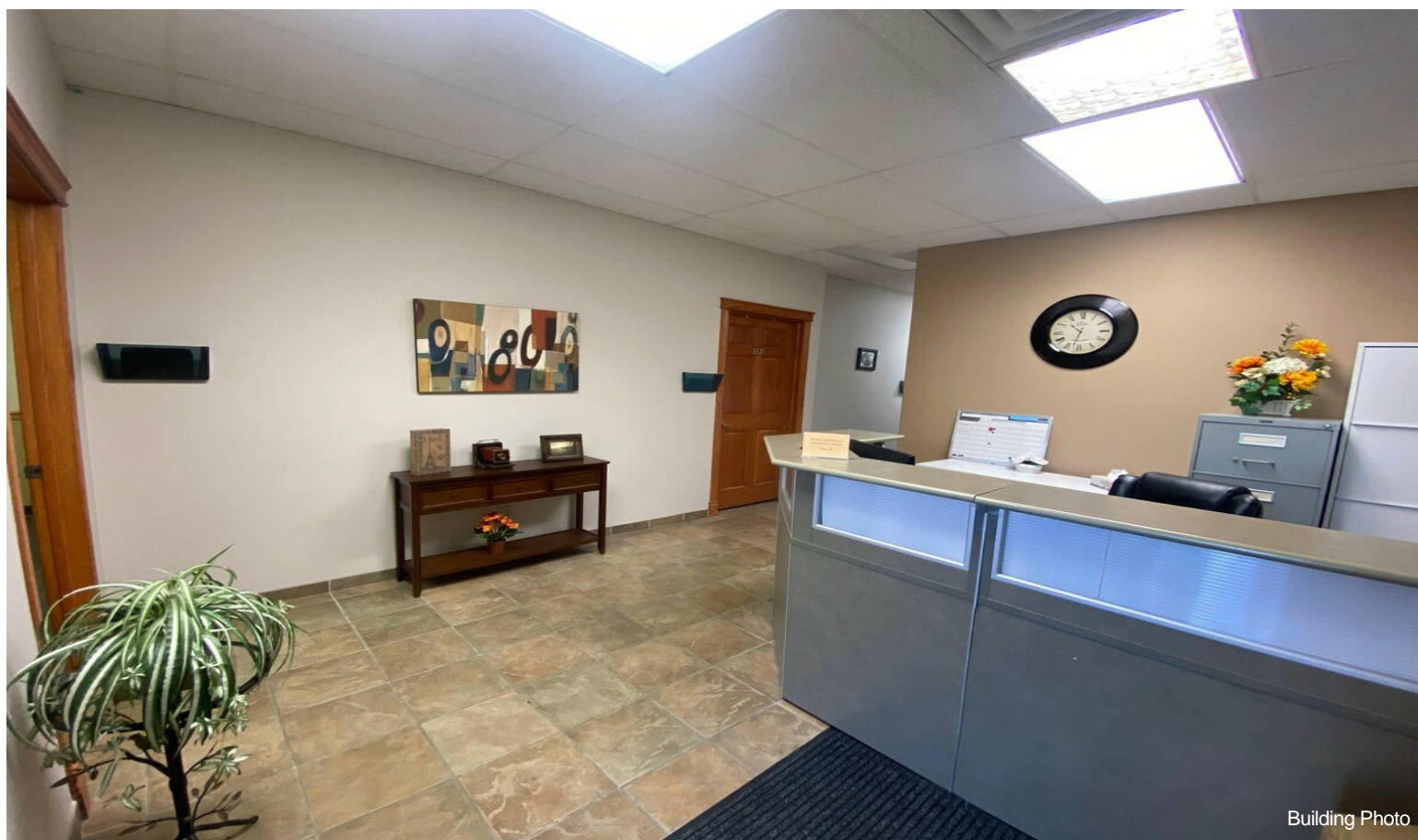


Building Photo

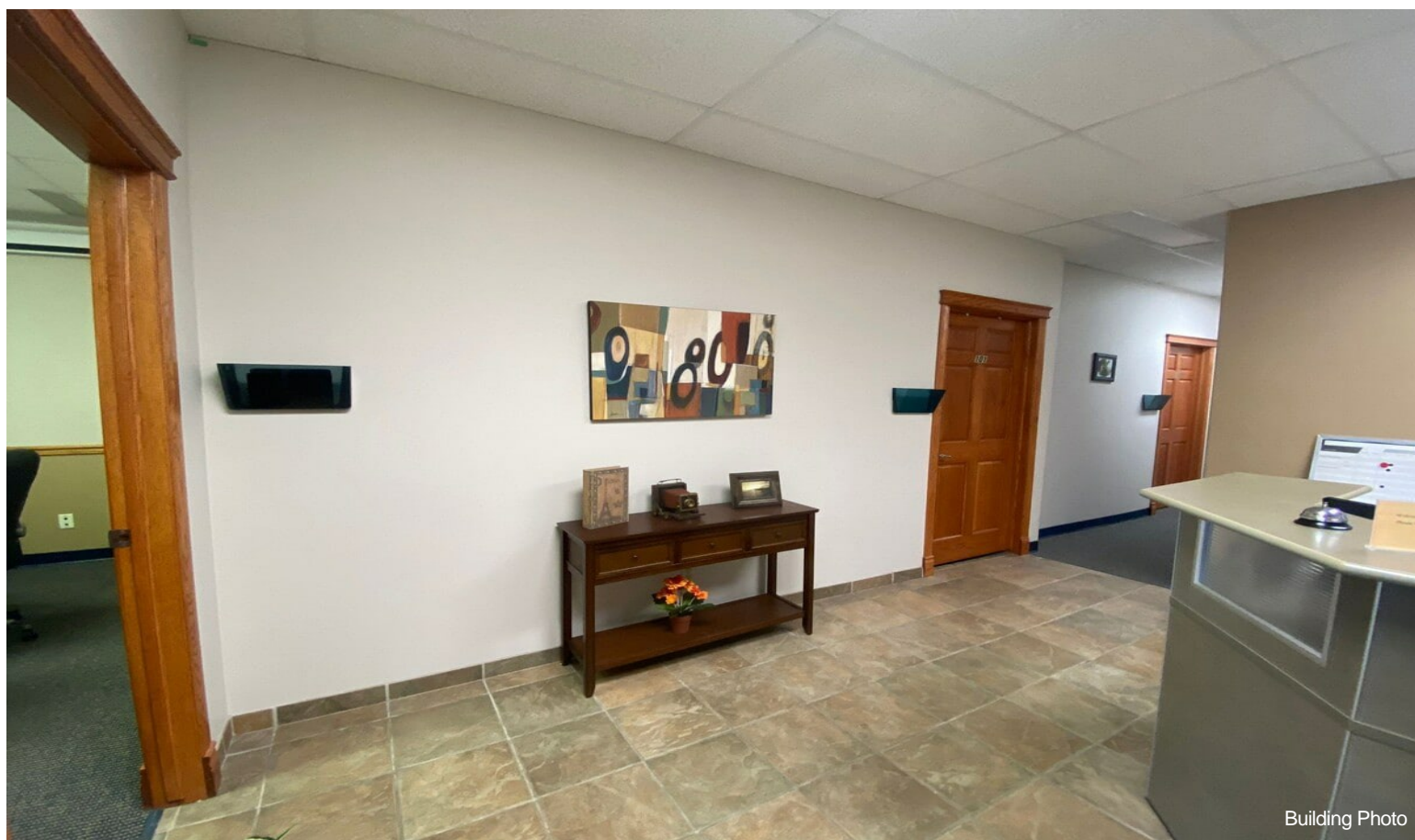


Building Photo

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Please text us at
(825)525-1977
with the code below

FSC115

Thank you!



**A⁺CTs Roar Community -
A⁺ Culfidant I Triplet of
Homes, Tenants and Landlords**