

Broadmoor Place

Sherwood Park, AB



For Lease

BUILDING I | 2899 BROADMOOR BLVD

BUILDING II | 2833 BROADMOOR BLVD

BUILDING III | 2301 PREMIER WAY

BUILDING IV | 2257 PREMIER WAY

BUILDING V | 2181 PREMIER WAY

BUILDING VI | 2121 PREMIER WAY

AVISON YOUNG

GET IN TOUCH FOR LEASING OPPORTUNITIES

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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



Convenient location

Amenity rich area



Amenities

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



Drive times

19 min	Fort Saskatchewan
20 min	Downtown Edmonton
20 min	Southside Ellerslie Road
23 min	St. Albert
30 min	International Airport



Public transit stops



On Site:

Fitness Facilities
Cafés & Restaurant
Automotive Services
Medical/Dental





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.



Superior tenant improvements are accessible for all of our suites.



Availability

Building	Suite	Square Feet (sf)	Rental Rate (psf)	Additional Rent (psf)
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Office up to 5,000 sf

Building I 2899 Broadmoor Blvd	200B	2,926 <i>Contiguous up to 29,539 sf</i>	\$17	\$7.52 + utilities
Building II 2833 Broadmoor Blvd	244	2,014	\$17	\$9.58 (utilities included)
Building V 2181 Premier Way	236	1,632 PENDING <i>Contiguous up to 14,821 sf</i>	\$17	\$7.42 + utilities
Building V 2181 Premier Way	240-244	3,758 PENDING <i>Contiguous up to 14,821 sf</i>	\$17	\$7.42 + utilities

Office over 5,000 sf

Building I 2899 Broadmoor Blvd	200A	9,320 <i>Contiguous up to 29,500 sf</i>	\$17	\$7.52 + utilities
Building I 2899 Broadmoor Blvd	210	12,279 <i>Contiguous up to 29,500 sf</i>	\$17	\$7.52 + utilities
Building I 2899 Broadmoor Blvd	240	5,014 <i>Contiguous up to 29,500 sf</i>	\$17	\$7.47 + utilities
Building IV 2257 Premier Way	224-76	7,206	\$17	\$7.76 (utilities included)
Building V 2181 Premier Way	248-273	9,431 <i>Contiguous up to 14,821 sf</i>	\$17	\$7.42 + utilities
Building VI 2121 Premier Way	216	14,491 <i>Demising options available</i>	\$17	\$7.75 + utilities

Light industrial flex/office

Building III 2301 Premier Way	172	2,064	\$17	\$8.68 (utilities included)
Building III 2301 Premier Way	192/292	2,578	\$15	\$8.68 (utilities included)
Building IV 2257 Premier Way	100	3,324 PENDING	\$15	\$7.76 (utilities included)
Building V 2181 Premier Way	176/276	2,443/654 <i>Available Nov 1 2026</i>	\$15	\$7.42 + utilities
Building VI 2121 Premier Way	116-20	5,184 +/- <i>Up to 14,491 sf second floor office contiguous</i>	\$15	\$7.75 + utilities



Broadmoor Place I

2899 BROADMOOR BLVD

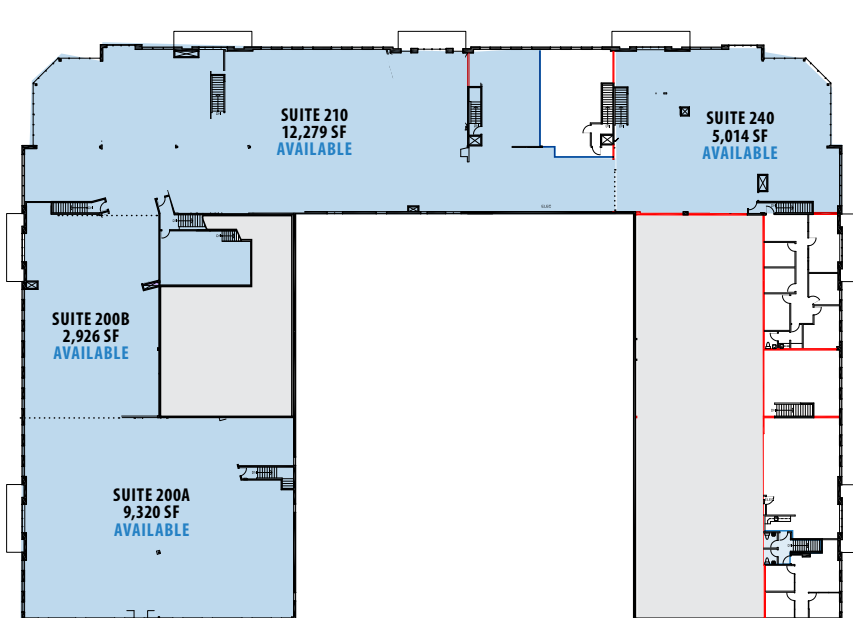
Additional Rent: \$7.52 psf + utilities

AVAILABLE	
200A	9,320 sf
200B	2,926 sf
210	12,279 sf
240	5,014 sf
TOTAL CONTIGUOUS	29,539 sf

Main Floor



Second Floor



Suite 210

Available Leased



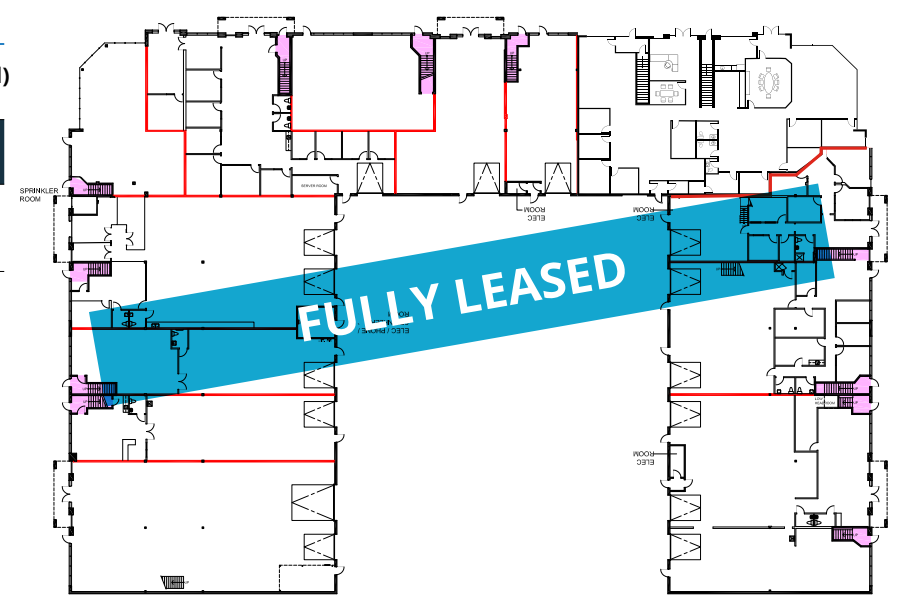
Broadmoor Place II

2833 BROADMOOR BLVD

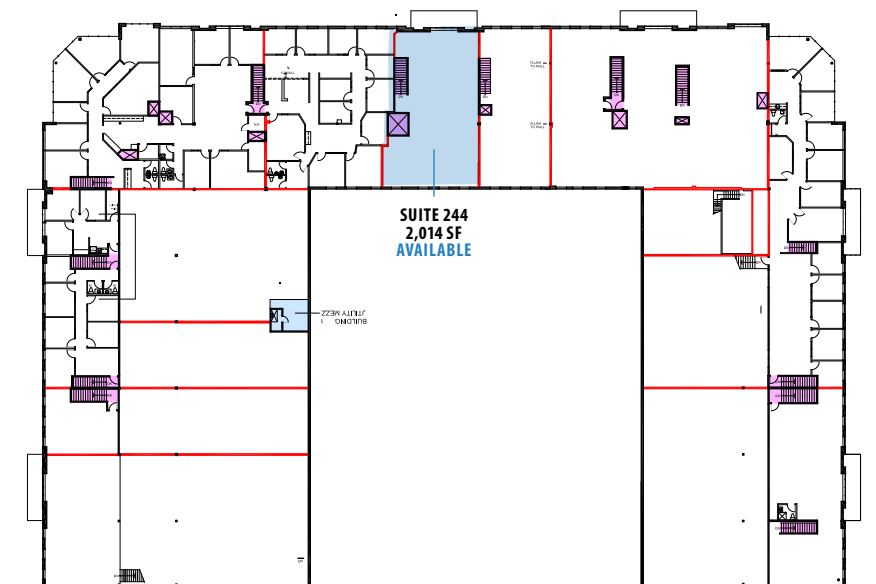
Additional Rent: \$9.58 psf (utilities included)

AVAILABLE	
244	2,014 sf

Main Floor



Second Floor



Available Leased



GREAT SIGNAGE EXPOSURE TO OVER 17,725 VEHICLES PER DAY



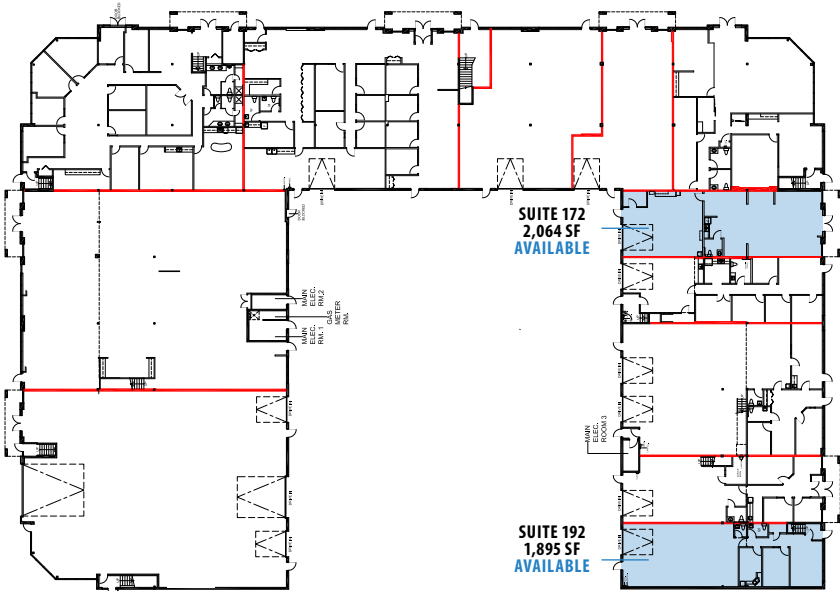
Broadmoor Place III

2301 PREMIER WAY

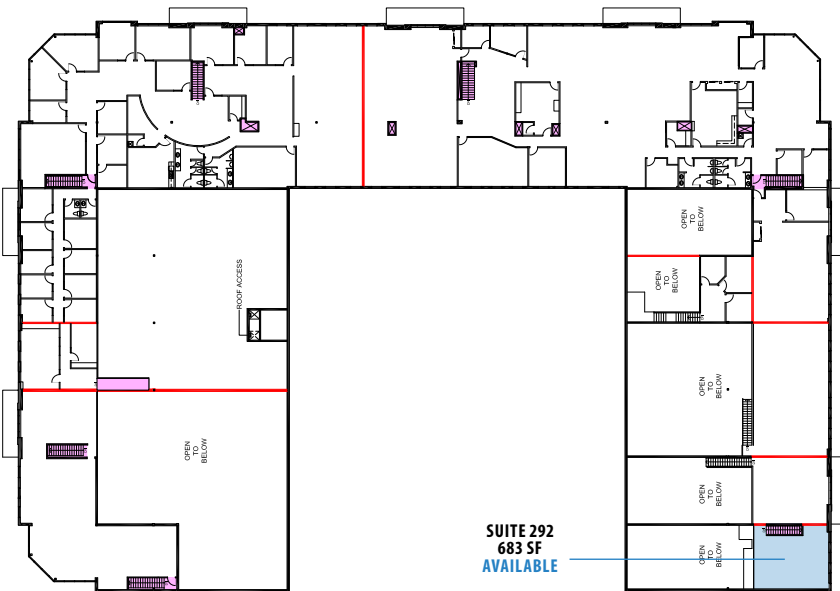
Additional Rent: \$8.68 psf (utilities included)

AVAILABLE	
172	2,064 sf
192/292	2,578 sf

Main Floor



Second Floor



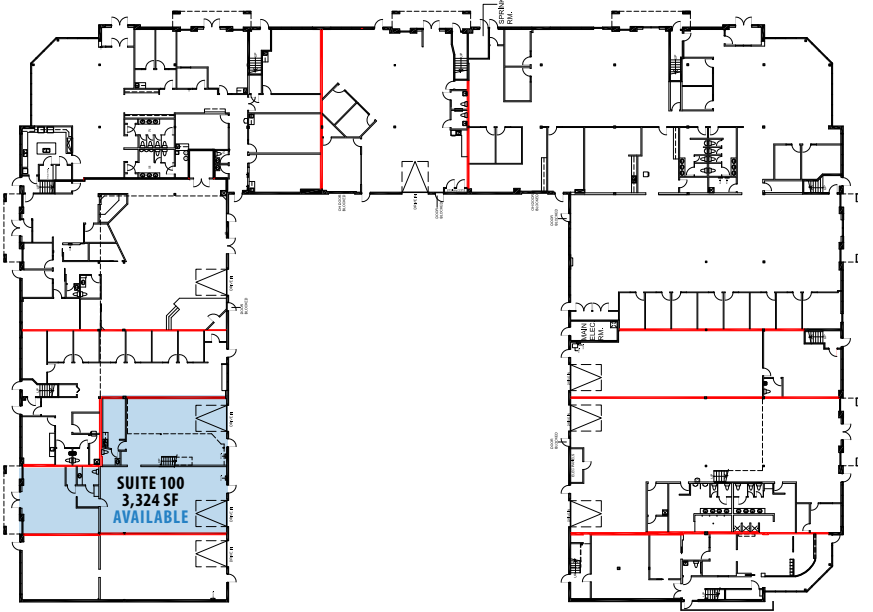
Broadmoor Place IV

2257 PREMIER WAY

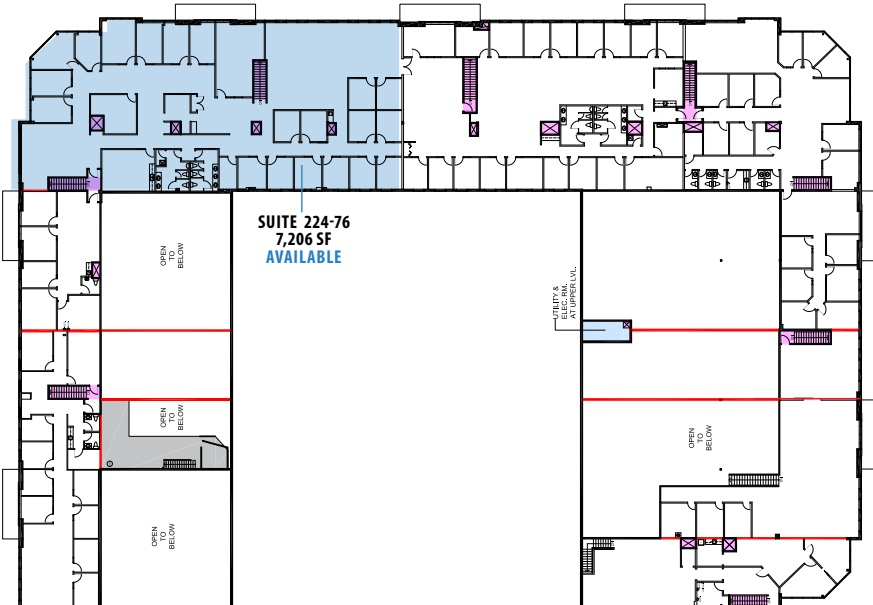
Additional Rent: \$7.76 psf (utilities included)

AVAILABLE	
100	3,324 sf PENDING
224-76	7,206 sf

Main Floor



Second Floor





Broadmoor Place V

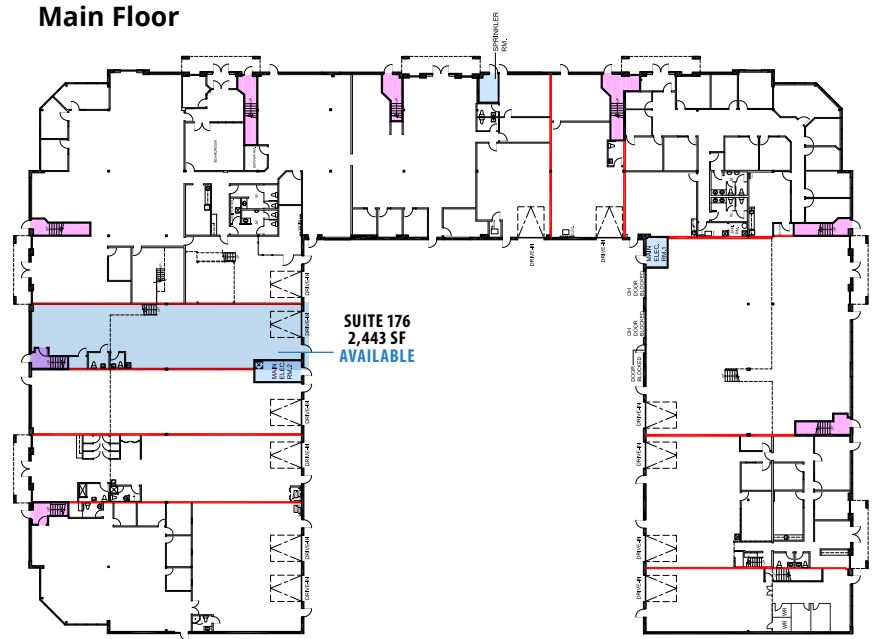
2181 PREMIER WAY

Additional Rent: \$7.42 psf + utilities

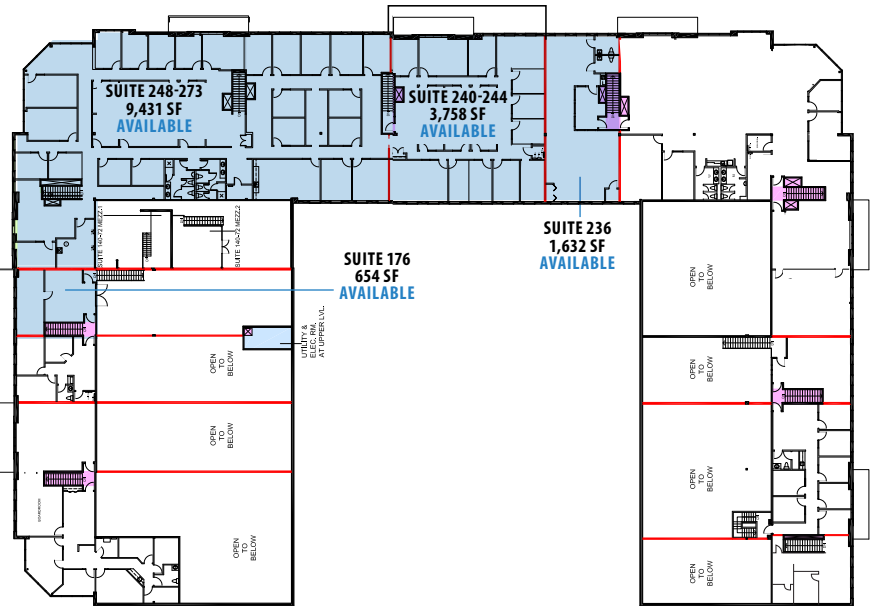
AVAILABLE	
176/276	2,443 sf/654 sf Available Nov 1 2026
236	1,632 sf PENDING Contiguous up to 14,821 sf
240-244	3,758 sf Contiguous up to 14,821 sf
248-273	9,431 sf Contiguous up to 14,821 sf
TOTAL CONTIGUOUS	14,821 sf



Main Floor



Second Floor



Broadmoor Place VI

2121 PREMIER WAY

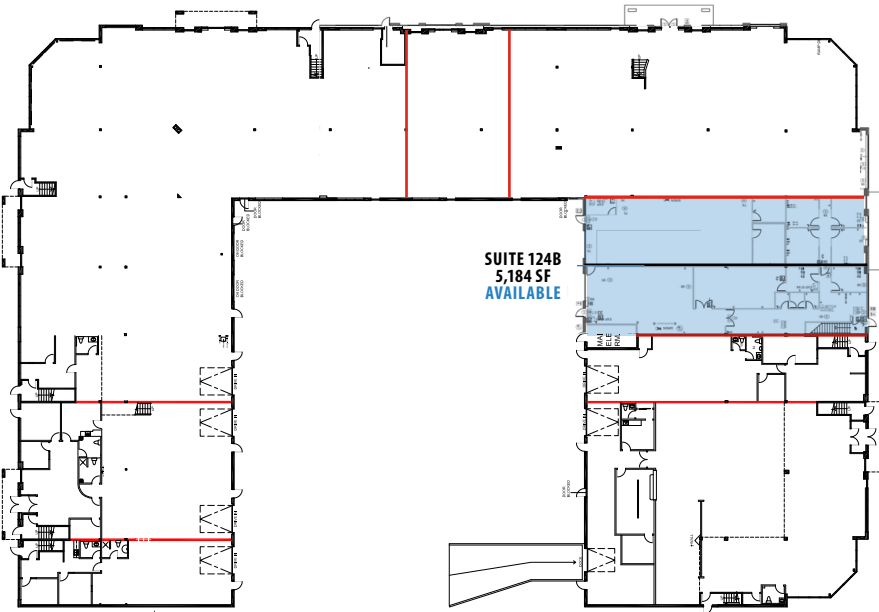
Additional Rent: \$7.75 psf + utilities

AVAILABLE	
116-20	5,184 sf +/- Up to 14,491 sf second floor office contiguous
216	14,491 sf Demising options available

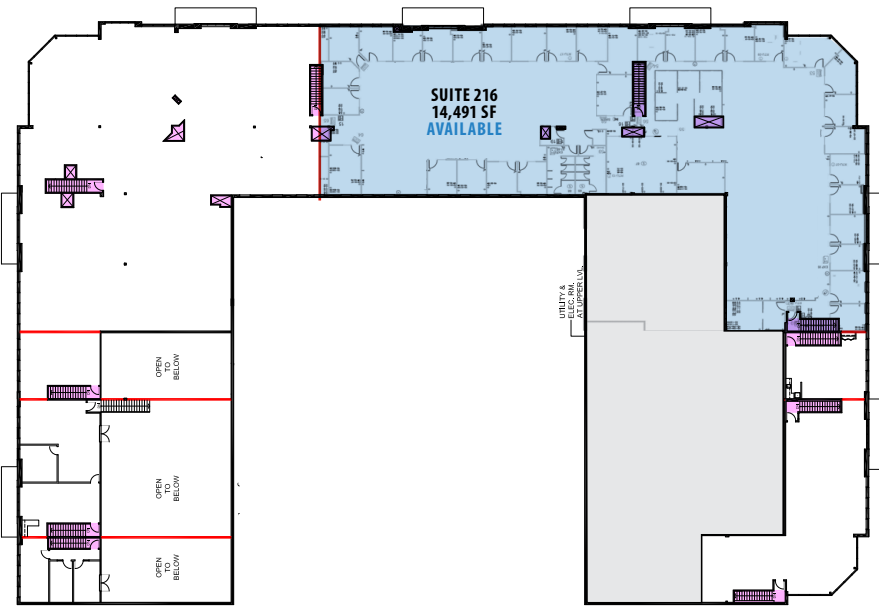


Suite 216

Main Floor



Second Floor





Let's talk.

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