

# FOR LEASE

**6092 SF Premium Office Space  
#201, 9 Chippewa Road  
Sherwood Park, AB. T8A 6J7  
C5 Zoning**



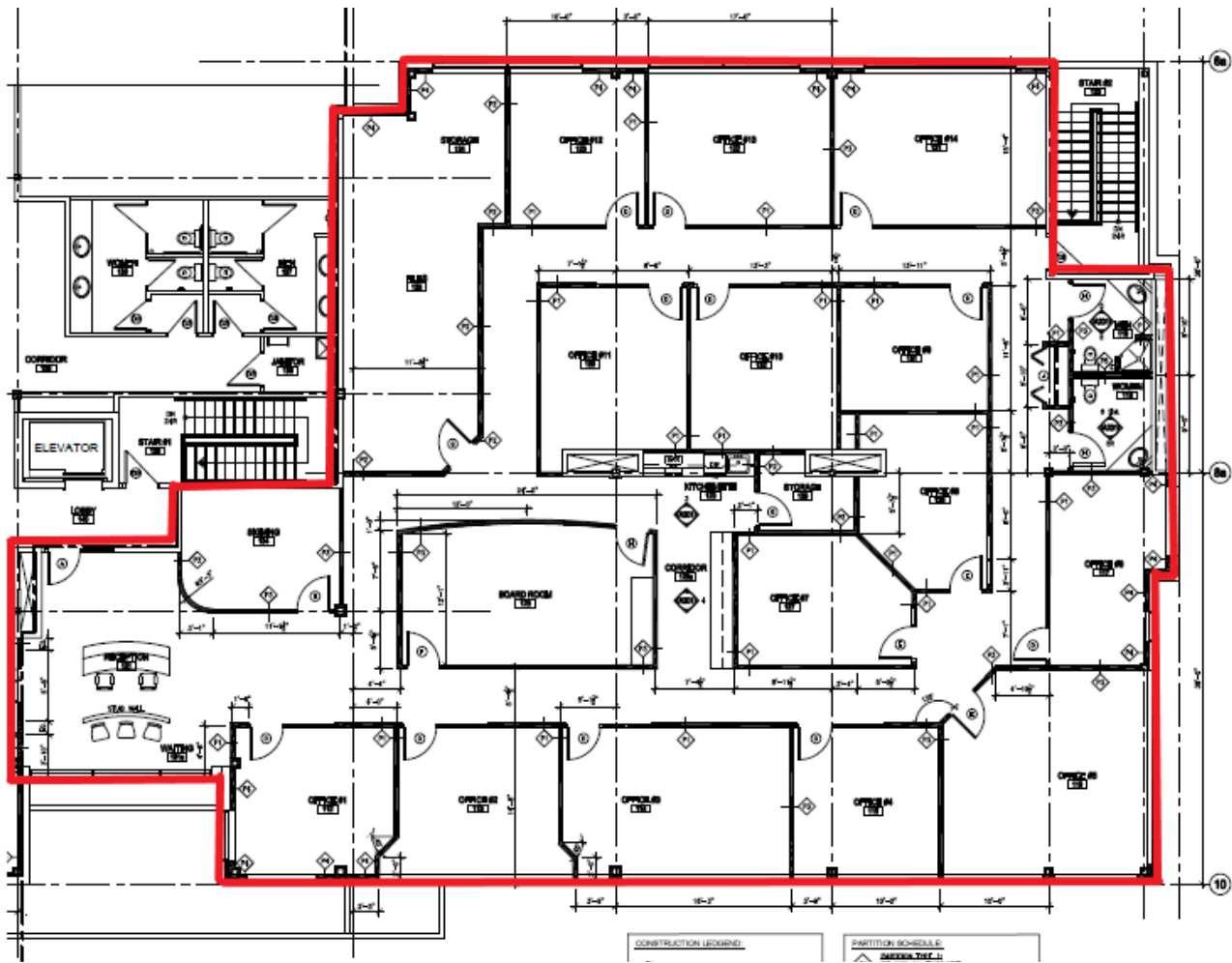
## Property Highlights:

- 6092 SF of highly improved second floor professional office space.
- Attractive and functional reception and customer seating area
- 14 generously sized offices, large board room, storage and filing rooms
- Multiple window offices, staff kitchenette and interior M/F washrooms
- Excellent access to Anthony Henday and Yellowhead - Hi-Way 16
- Suitable for professional office users with higher corporate image expectations

## Contact

**Wayne Paradis**  
**RE/MAX River City**  
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## Leasing Information

**Municipal Address:** #201, 9 Chippewa Road  
Sherwood Park, AB. T8A 6J7

**Zoning:** C5

**Operating Costs:** \$9.00/SF (2025 base year)

**Lease Rate:** starting at \$18.00/SF

**Floor size:** +/- 6092 SF Total

## Amenities

Top quality improvements. Interior M/F and common area washrooms on second floor by elevator. 14 offices in a range of sizing, large board room, closing room, abundant storage and filing area, attractive reception and seating area. Shower in men's washroom.



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