

FOR SUBLEASE

# BROADMOOR PLACE 1 SUBLEASE

220, 2899 Broadmoor Boulevard, Sherwood Park, AB

**1,050 SF QUALITY SECOND FLOOR OFFICE SPACE FOR SUBLEASE**

## PROPERTY HIGHLIGHTS

- Functional office layout with 4 offices, reception, kitchenette and in-suite washroom.
- Sublease expires August 31, 2027
- Gross sublease rate options available
- Furniture is negotiable
- Excellent exposure to Broadmoor Boulevard with easy access to major roadways

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AERIAL

YELLOWHEAD TRAIL

STRATHMOOR DRIVE

PEMBINA ROAD

BROADMOOR BLVD

SITE

## IDEAL USERS



STARTUP COMPANIES



FINANCIAL/IT



ENGINEERING

## PROPERTY DETAILS

Municipal Address: #220, 2899 Broadmoor Blvd,  
Sherwood Park, AB

Parking: Surface Stalls

Sublease Expiry: August 31, 2027

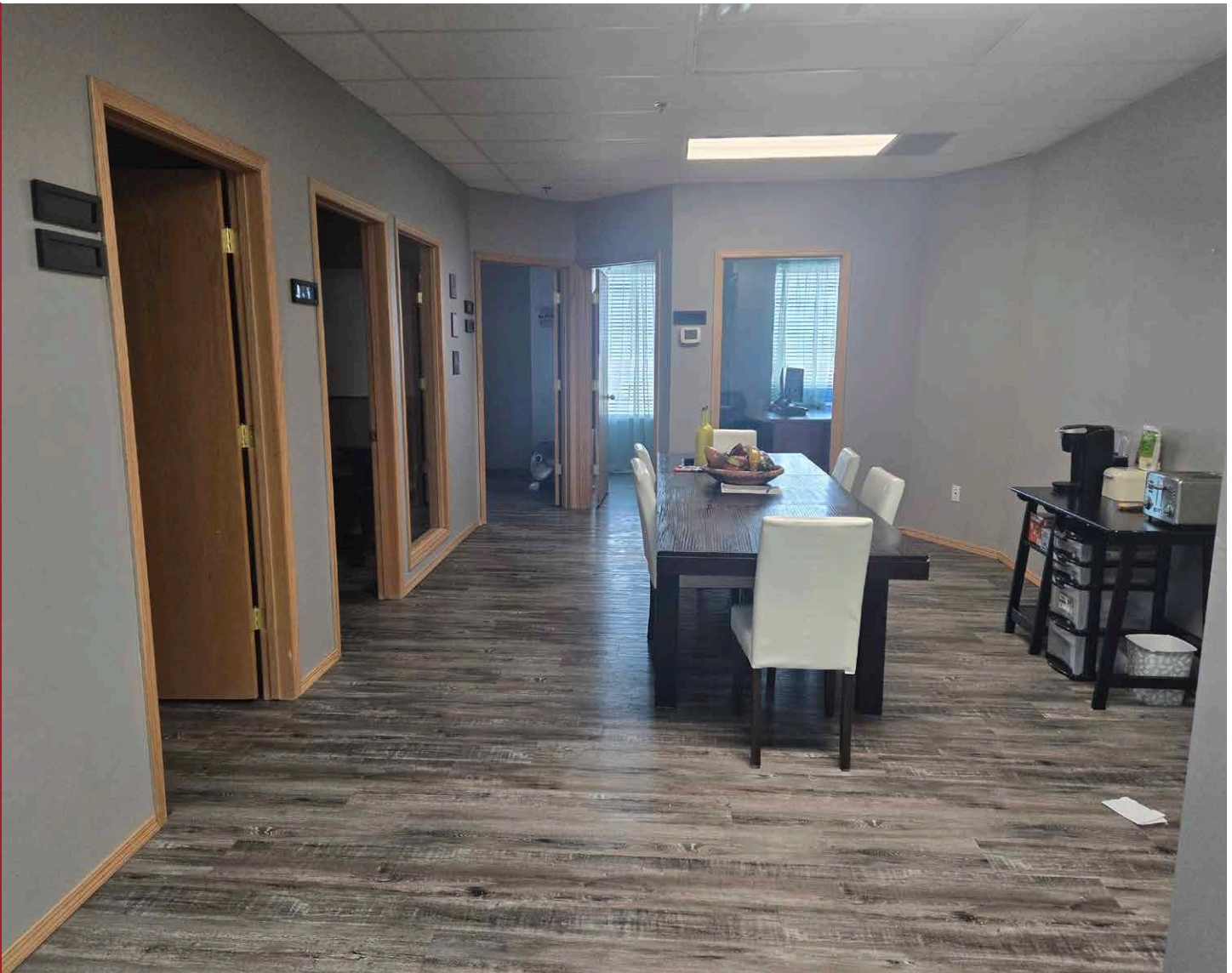
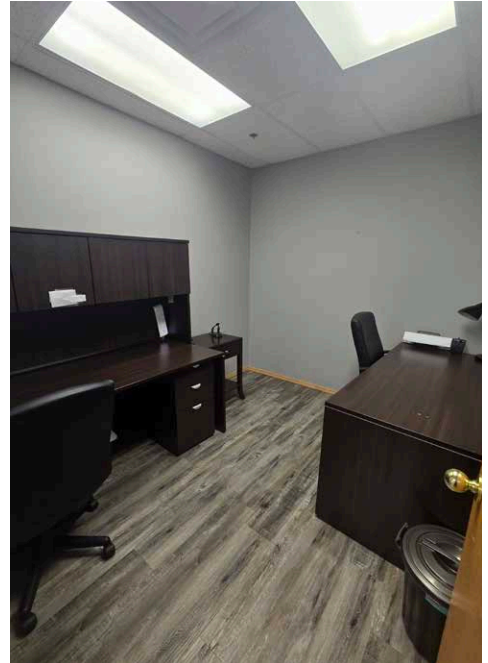
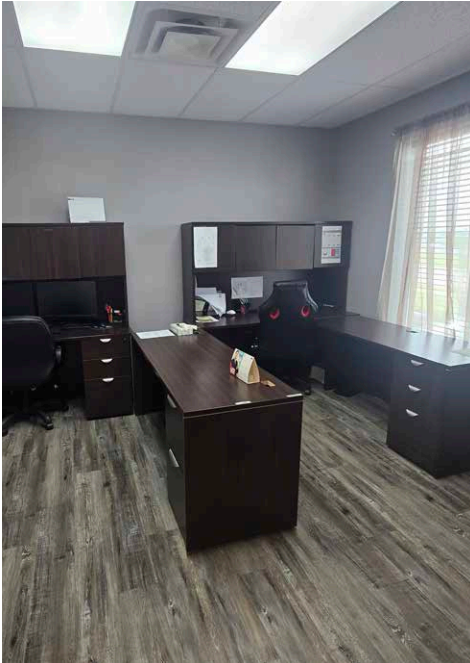
Available Area: 1,050 SF

Asking Rent: Market

Signage: Available



# PHOTOS OF OFFICE





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