

FOR LEASE



SUITE 10, 120 PORTAGE CLOSE, SHERWOOD PARK

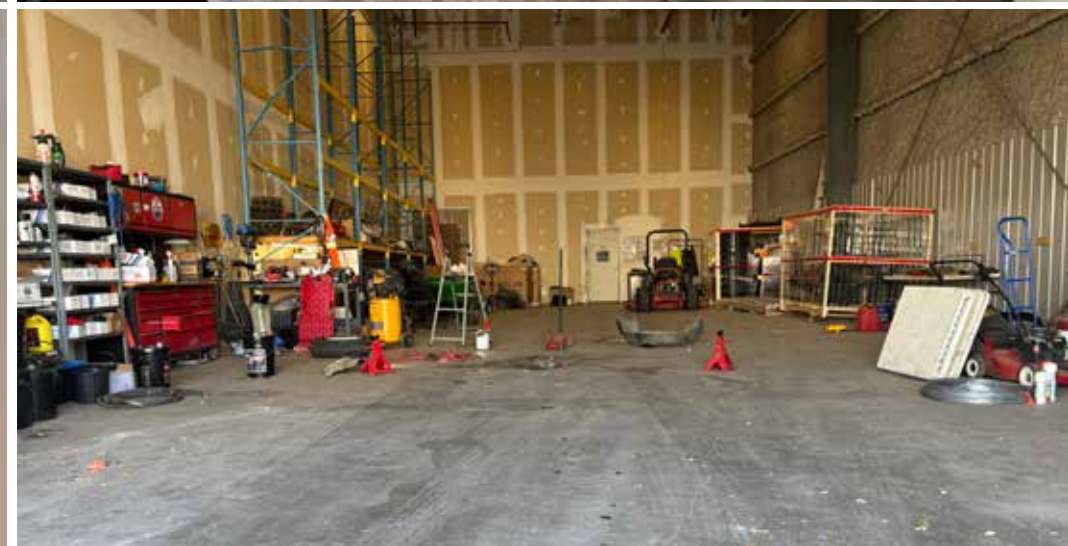
34,570 SF End Unit Office & Warehouse

Cushman & Wakefield Edmonton
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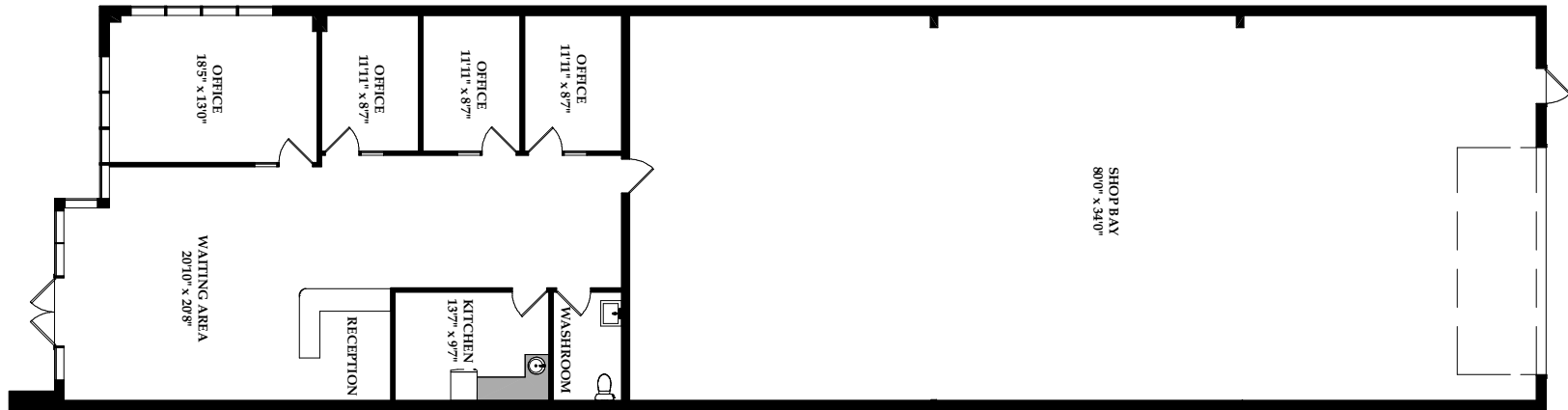


THE OPPORTUNITY

- Modern, clean, and well-maintained
- Includes: 4 offices, kitchen, reception, waiting area, washroom and 80' x 34' warehouse
- Concrete surface for parking and loading
- 8 dedicated parking stalls, shared visitor and accessible parking



FLOOR PLAN



PROPERTY DESCRIPTION

Municipal Address:	#10, 120 Portage Close, Sherwood Park
Zoning:	IM Medium Industrial
Year Built:	2011
Market:	Sherwood Business Park
Yard:	Yes, included with the bay
Leasable Area:	Main Floor Office: ±1,850 SF Warehouse: ±2,720 SF TOTAL: 34,570 SF
Power:	347/600V, 3 Phase, 225A (TBC)
Loading Doors:	(1) Grade 20'x 20'
Lighting:	LED
Heating:	Radiant
Sumps:	Yes
Crane:	None

Room Dimensions:	Reception: 10' x 7'5"
	Waiting Area: 20'10" x 20'8"
	Executive Office: 18'5" x 13'
	Office 2: 11'11" x 8'7"
	Office 3: 11'11" x 8'7"
	Office 4: 11'11" x 8'7"
	Kitchen: 13'7" x 9'7"
	Shop/Warehouse: 80' x 34'
Clear Height:	28'
Availability:	December 1, 2025
*Operating Costs:	\$3,732.17 per month <i>(Includes property taxes, property insurance, property maintenance and all utilities)</i>
Lease Rate:	\$6,093.33 per month

TOTAL MONTHLY COST*
\$9,825.50

**Operating Costs to be reconciled on a yearly basis.*

AERIAL



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