

FOR SUBLEASE

BROADMOOR CENTRE

NAICommercial



#201, 2 ATHABASCAN AVENUE | SHERWOOD PARK, AB | 2ND FLOOR OFFICE

PROPERTY DESCRIPTION

- 1,651 sq.ft.± second floor office space available for sublease
- Located in a busy centre with high exposure to Broadmoor Boulevard
- Parking on-site with 5 stalls per 1,000 sq.ft. parking ratio
- Easy access to Baseline Road, Anthony Henday Drive and Broadmoor Boulevard

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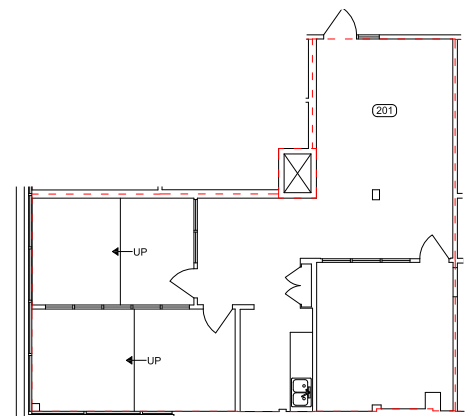


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ADDITIONAL INFORMATION

SIZE	1,651 sq.ft.±
ZONING	C5 Service Commercial
LEGAL DESCRIPTION	Plan 7822600 Block 3 Lot 17
YEAR BUILT	1979
AVAILABLE	July 1, 2025
LEASE RATE	Market
SUBLEASE EXPIRY	Aug 31, 2027
OPERATING COSTS	\$13.35/sq.ft./annum (2025 estimate) Includes the Tenants proportionate share of property tax, common area maintenance and management fees. Gas, water and power included.



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