

# FOR LEASE SAVONA CENTRE

PRAIRIE WALK & FESTIVAL LANE, SHERWOOD PARK, AB



**MOTIVATED LANDLORD**  
**SECOND FLOOR: 1,500 TO 3,512 SF**  
**MAIN FLOOR: 1,045 SF**

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**Marcus & Millichap**

# OVERVIEW / SAVONA CENTRE

PRAIRIE WALK & FESTIVAL LANE, SHERWOOD PARK, AB

## OPPORTUNITY

Located in Sherwood Park, Savona Centre is a new development within the heart of Centre in the Park (CITP). The Centre enjoys many attractions and amenities, which includes Strathcona County Library & County Hall, Festival Place, Salisbury High School, numerous high density residential projects, and much more.



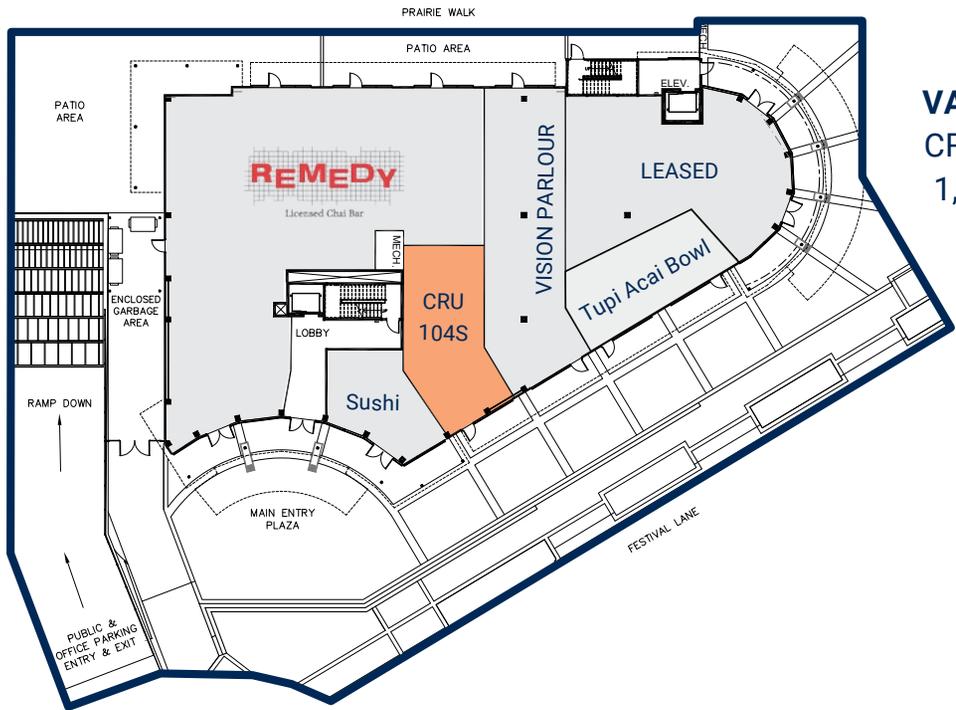
## HIGHLIGHTS

- Heated underground parking available
- Unique retail and second floor professional/medical opportunity in the heart of Sherwood Park
- Available immediately for fixturing
- High-end 3 story construction complete, developed by Salvi Group
- High exposure signage opportunities available
- Ideal for medical, retail, or professional uses
- Located at Centre in the Park, a pedestrian-orientated development offering close proximity to Strathcona County Library, Festival Place, high-density residential, green space, and much more
- Join Remedy Café, Bennett Dental, Savona Centre Daycare, and Kobachi Japanese Restaurant, and The Vision Parlour

# DETAILS + FLOOR PLANS / SAVONA CENTRE

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## MAIN FLOOR



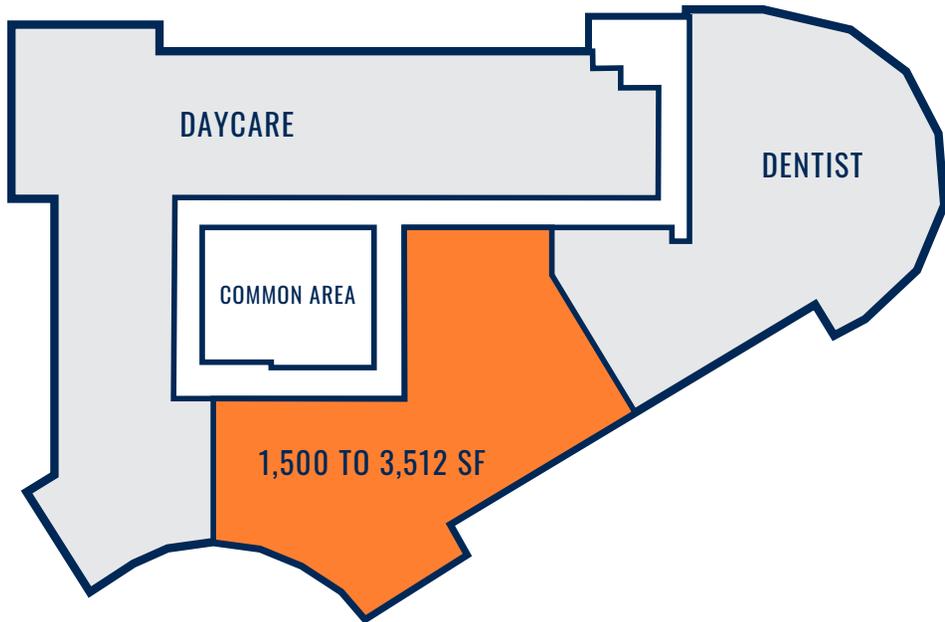
**VACANCY**  
**CRU 104S**  
**1,045 SF**



# DETAILS + FLOOR PLANS / SAVONA CENTRE

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## 2ND FLOOR



\*3rd Floor Fully Leased to Strathcona  
Child Development Centre



## SALIENT DETAILS

Municipal Address:	200 Festival Lane, Sherwood Park, AB
Legal Description:	Plan 1622568, Block 2, Lot 10
Zoning:	UV 1 - Sustainable Urban Village
Parking:	Underground Reserved Parking Available
Access:	Festival Lane
Possession:	Immediate
Lease Rates:	Negotiable
Additional Rent:	\$15.12 PSF
Tenant Inducements:	Available and Negotiable

# AREA + MAP / SAVONA CENTRE

PRAIRIE WALK & FESTIVAL LANE, SHERWOOD PARK, AB



**21,930**

Vehicles per day on Sherwood Drive & Festival Lane



**EXPOSURE**

Prairie Walk & Festival Lane



**PARKING**

Large underground public parkade



**TRANSIT**

In close proximity



**\$138,066**

Average household income within 3 km



**44,557**

Population within 3 km



**BUILDING**

Brand new development



# SAVONA CENTRE

## PRESENTED BY

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