

FOR LEASE

LIBERTY PLAZA



207, 111 BROADWAY BLVD | SHERWOOD PARK, AB | 2ND FLOOR OFFICE

PROPERTY DESCRIPTION

- 3,924 SF± developed office space
- Two private offices, meeting/board room, kitchen area, open work area
- Elevator access
- Convenient access to Broadmoor Boulevard, Baseline Road, Yellowhead Trail
- Neighbouring tenants include Core Chiropractic/Physiotherapy, Float Wellness & Massage, Regal Tax Services
- Located near Windsor Plywood, Align Orthodontics and Bethel Transit Terminal



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ADDITIONAL INFORMATION

SIZE AVAILABLE 3,924 SF±

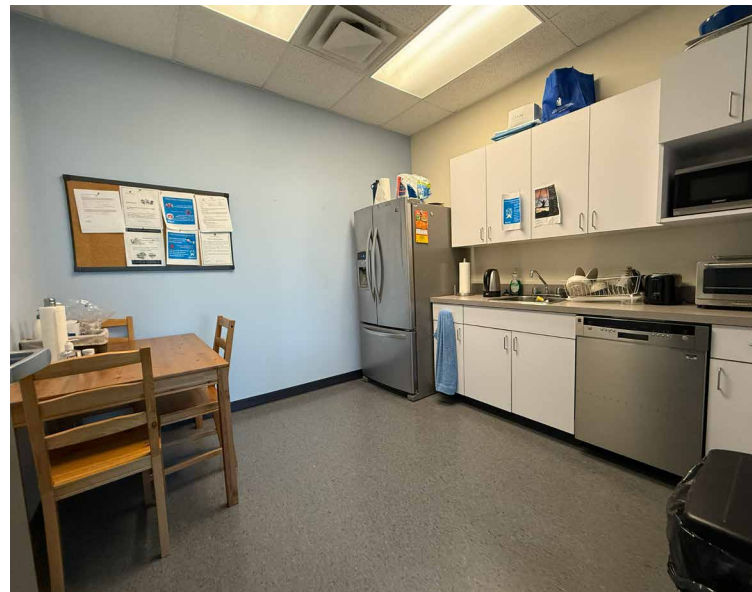
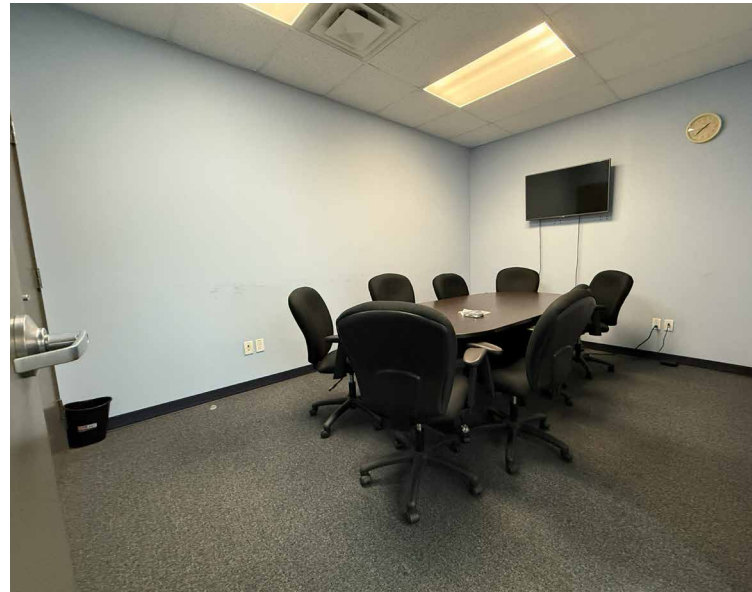
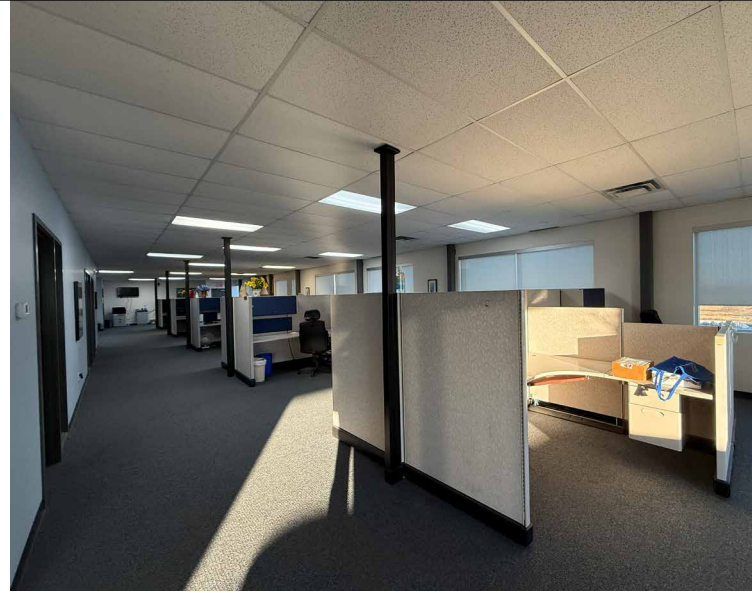
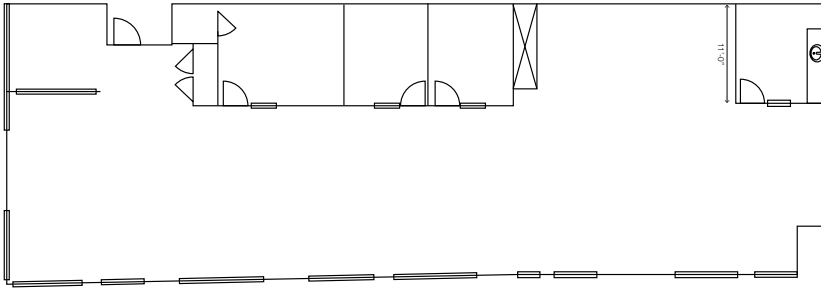
LEGAL DESCRIPTION Plan 1224240, Unit 5

ZONING C5 (Service Commercial)

AVAILABLE March 1, 2026

NET LEASE RATE \$18.00/sq.ft./annum

OPERATING COSTS \$10.50/sq.ft./annum (2025 estimate)
Includes Common area maintenance, property taxes, building insurance & management fees.



74,613

2023 POPULATION
5KM RADIUS

2,249

BUSINESS IN AREA
5KM RADIUS

\$148,817

AVG HOUSEHOLD INCOME
5KM RADIUS

\$94,936

AVG HOUSEHOLD SPENDING
5 KM RADIUS

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