

# Broadmoor Place

Sherwood Park, AB



## For Lease

BUILDING I | 2899 BROADMOOR BLVD

BUILDING II | 2833 BROADMOOR BLVD

BUILDING III | 2301 PREMIER WAY

BUILDING IV | 2257 PREMIER WAY

BUILDING V | 2181 PREMIER WAY

BUILDING VI | 2121 PREMIER WAY

**AVISON  
YOUNG**

**GET IN TOUCH FOR  
LEASING OPPORTUNITIES**

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# Convenient location

Amenity rich area



## Amenities

01	Tim Hortons	11 Subway Suda Thai Cuisine Life Italian Quesada Burritos & Tacos Sumo Sumo That Bar-B-Q Place Purolator Frankie Salon Lash Up Chiropractic & Wellness Golftech
02	Denny's/Shell	
03	Holiday Inn Express	
04	Mexico Lindo	
05	7-11/Gas Bar	
06	ROXX Salon + Spa	
07	Millennium Place Rec Centre/Pool	
08	Chevrolet	
09	Best Western	
10	Starbucks	
		12 McDonald's
		13 Esso
		14 Super 8
		15 Husky/Truck Wash



## Drive times

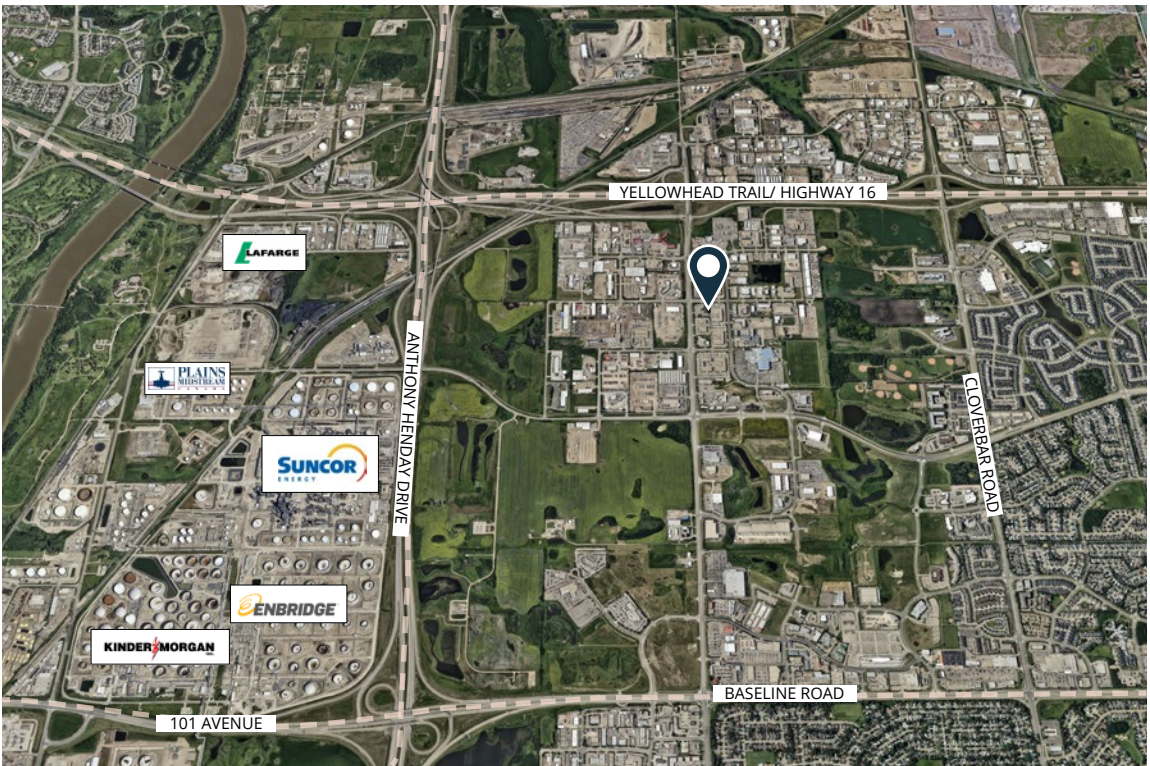
19 min	Fort Saskatchewan
20 min	Downtown Edmonton
20 min	Southside Ellerslie Road
23 min	St. Albert
30 min	International Airport



## Public transit stops



**On Site:**  
Fitness Facilities  
Cafés & Restaurant  
Automotive Services  
Medical/Dental







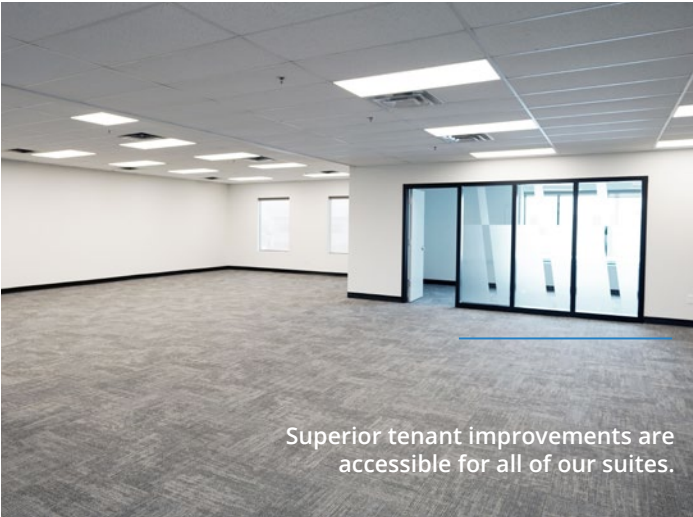
### Property description

**Broadmoor Place** in Sherwood Park is the perfect place for you and your business to start, grow and succeed. With lower tax rates and an unparalleled location, the opportunities for various industries to flourish and achieve success are limitless.

Broadmoor Place sits conveniently nestled in the northwest corner of Sherwood Park, providing swift access to major routes such as Anthony Henday Drive, Yellowhead Trail, and 98 Avenue, linking seamlessly to Edmonton, Fort McMurray, and Alberta’s heartland.

Embracing its role within the vibrant community, Broadmoor Place offers an array of amenities to cater to its tenants and their clientele. From professional expertise to diverse retail and medical/wellness services, every need is met.

With diverse layout options, strategic location, and advantageous financial prospects, Broadmoor Place beckons businesses to capitalize on its offerings.



### Availability

Building	Suite	Square Feet (sf)	Rental Rate (psf)	Additional Rent (psf)
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#### Office up to 5,000 sf

Building I   2899 Broadmoor Blvd	200B	2,926 <i>Contiguous up to 29,539 sf</i>	\$16 - \$18	\$7.47 + utilities
Building I   2899 Broadmoor Blvd	250	1,511 <i>Available July 1, 2025</i>	\$16 - \$18	\$7.47 + utilities
Building II   2833 Broadmoor Blvd	244	2,014	\$16 - \$18	\$9.57 (utilities included)
Building II   2833 Broadmoor Blvd	272	2,077	\$16 - \$18	\$9.57 (utilities included)
Building III   2301 Premier Way	264	1,530	\$16 - \$18	\$8.55 (utilities included)
Building III   2301 Premier Way	280-4	1,583	\$16 - \$18	\$8.55 (utilities included)
Building V   2181 Premier Way	124-132	4,990	\$16 - \$18	\$6.91 + utilities
Building V   2181 Premier Way	236	1,632 <i>Contiguous up to 14,821 sf</i>	\$16 - \$18	\$6.91 + utilities
Building V   2181 Premier Way	240-244	3,758 <i>Contiguous up to 14,821 sf</i>	\$16 - \$18	\$6.91 + utilities
Building VI   2121 Premier Way	144	1,600 sf	\$16 - \$18	\$6.85 + utilities

#### Office over 5,000 sf

Building I   2899 Broadmoor Blvd	200A	9,320 <i>Contiguous up to 29,500 sf</i>	\$16 - \$18	\$7.47 + utilities
Building I   2899 Broadmoor Blvd	210	12,279 <i>Contiguous up to 29,500 sf</i>	\$16 - \$18	\$7.47 + utilities
Building I   2899 Broadmoor Blvd	240	5,014 <i>Contiguous up to 29,500 sf</i>	\$16 - \$18	\$7.47 + utilities
Building IV   2257 Premier Way	224-76	7,206	\$16 - \$18	\$7.75 (utilities included)
Building V   2181 Premier Way	248-273	9,431 <i>Contiguous up to 14,821 sf</i>	\$16 - \$18	\$6.91 + utilities
Building VI   2121 Premier Way	216	Up to 14,491 <i>Demising options available</i>	\$16 - \$18	\$6.85 + utilities

#### Light industrial flex/office

Building III   2301 Premier Way	180	4,068 main + 1,583 mezzanine <i>Available May 2025</i>	\$13 - \$15	\$8.55 (utilities included)
Building IV   2257 Premier Way	100	3,324 <i>Available May 2025</i>	\$13 - \$15	\$7.75 (utilities included)
Building VI   2121 Premier Way	116-20	5,000 +/- <i>14,491 sf second floor office contiguous</i>	\$13 - \$15	\$6.85 + utilities





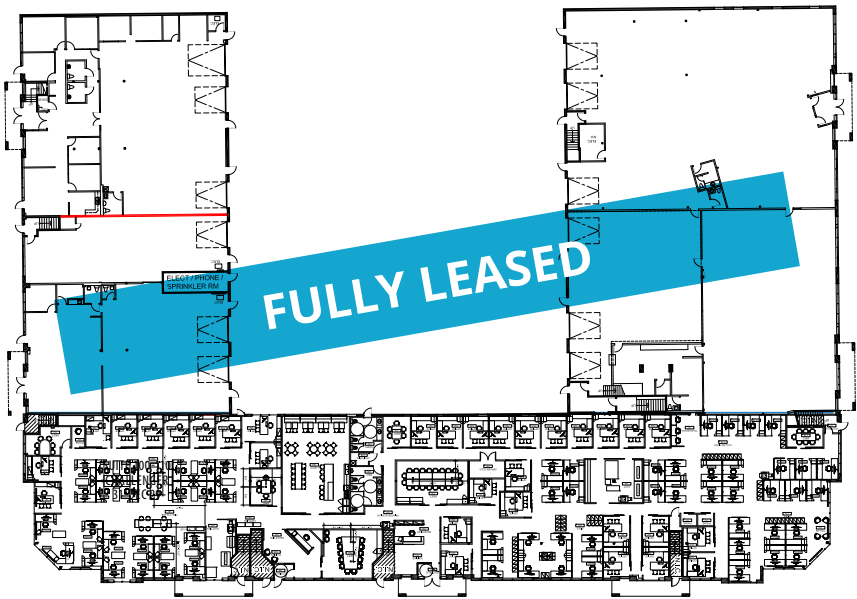
# Broadmoor Place I

2899 BROADMOOR BLVD

Additional Rent: \$7.47 psf + utilities

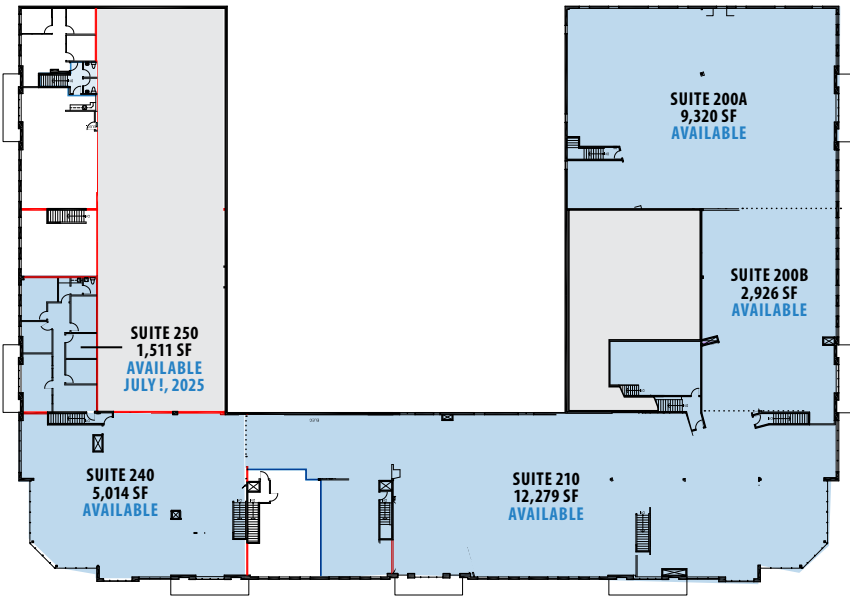
AVAILABLE	
200A	9,320 sf
200B	2,926 sf
210	12,279 sf
240	5,014 sf
TOTAL CONTIGUOUS	29,539 sf
250	1,511 sf <i>Available July 1, 2025</i>

Main Floor



Suite 210

Second Floor



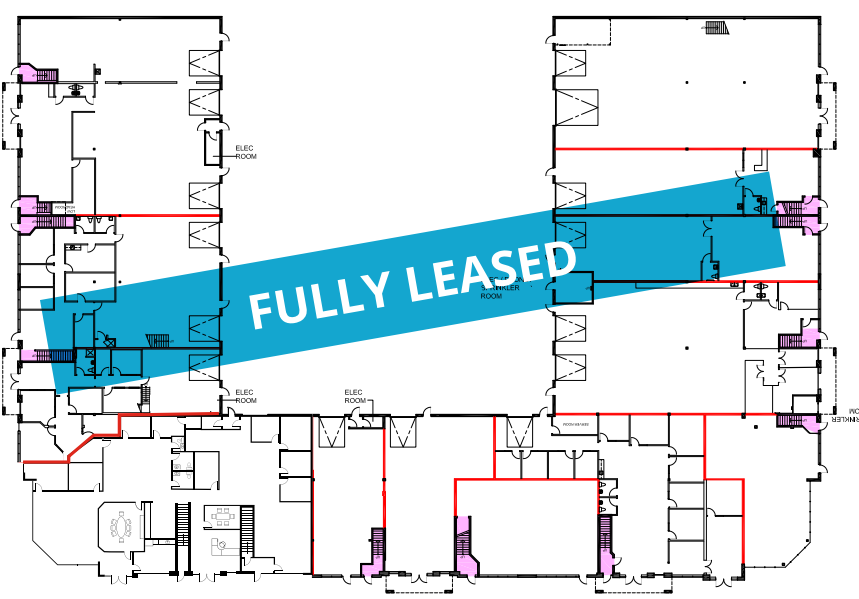
# Broadmoor Place II

2833 BROADMOOR BLVD

Additional Rent: \$9.57 psf (utilities included)

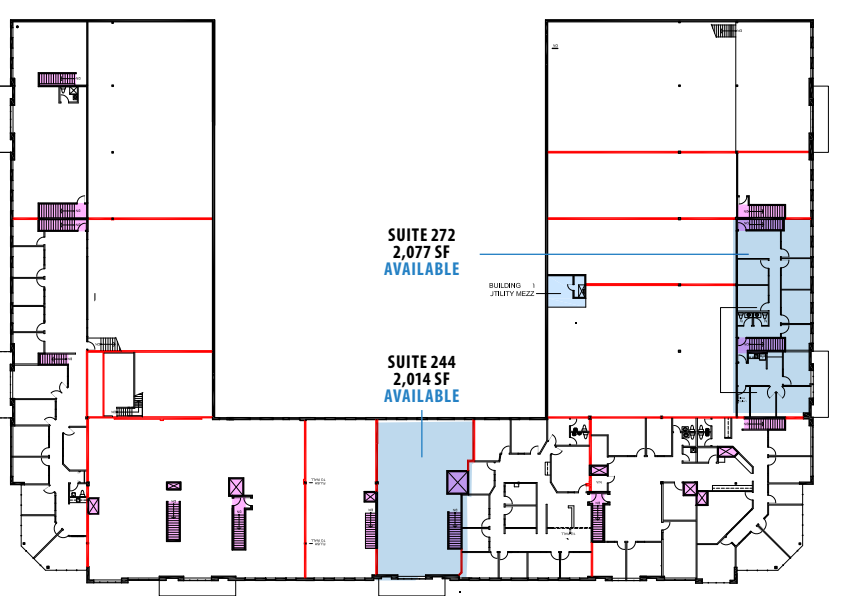
AVAILABLE	
244	2,014 sf
272	2,077 sf

Main Floor



GREAT SIGNAGE EXPOSURE TO OVER 17,725 VEHICLES PER DAY

Second Floor







# Broadmoor Place III

2301 PREMIER WAY

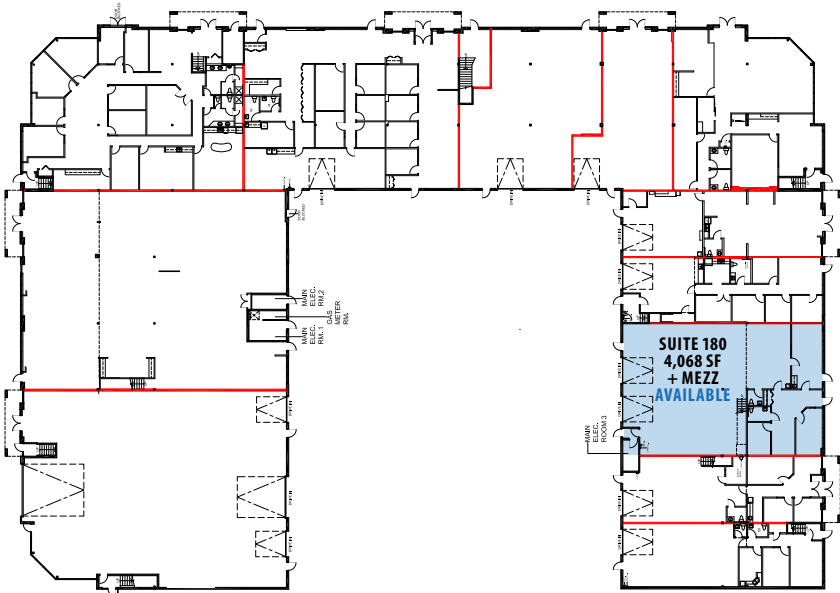
Additional Rent: \$8.55 psf (utilities included)

AVAILABLE		
180	4,068 sf main + 1,583 sf mezzanine <i>Available May 2025</i>	
264	1,530 sf	

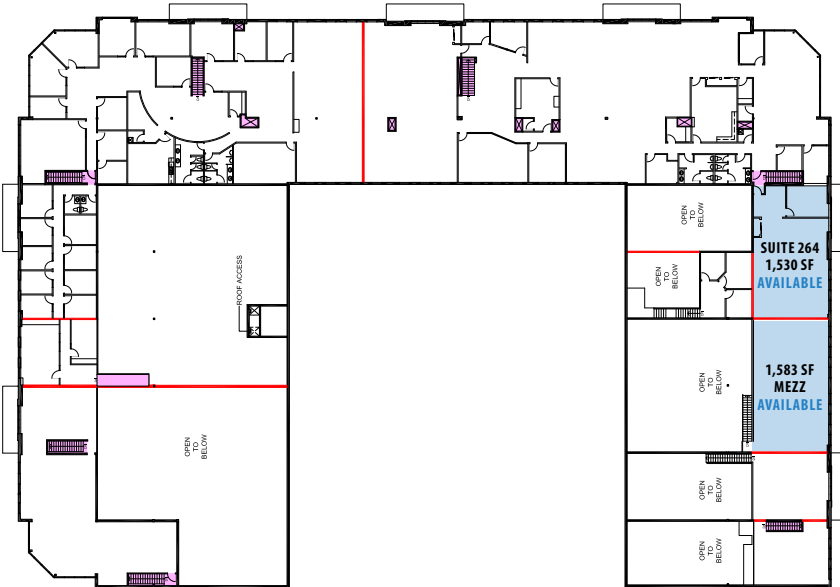


Suite 264

Main Floor



Second Floor



# Broadmoor Place IV

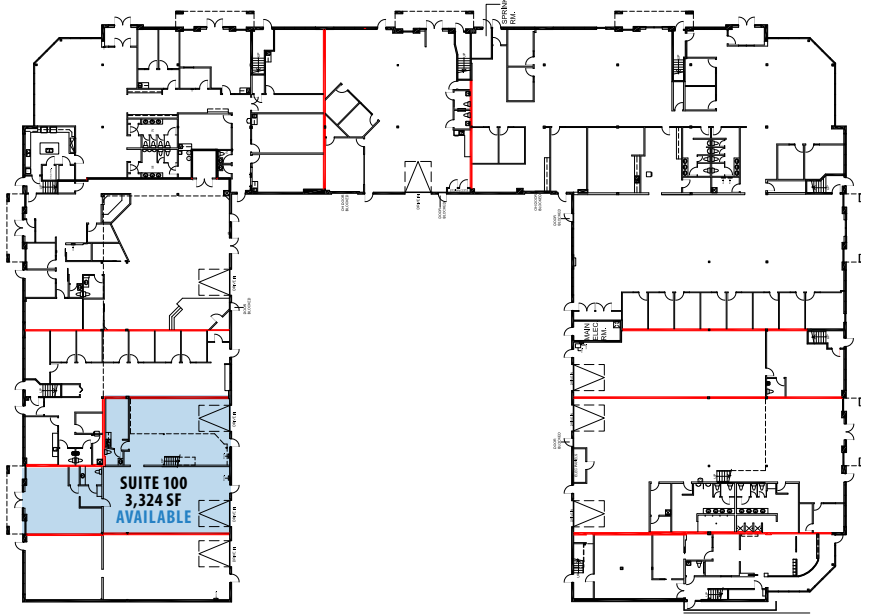
2257 PREMIER WAY

Additional Rent: \$7.75 psf (utilities included)

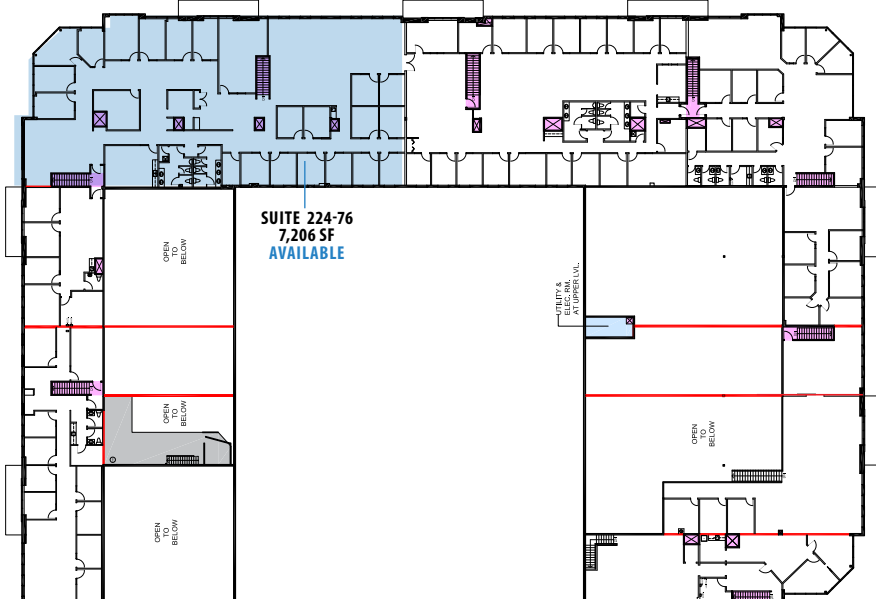
AVAILABLE		
100	3,324 sf <i>Available May 2025</i>	
224-76	7,206 sf	



Main Floor



Second Floor







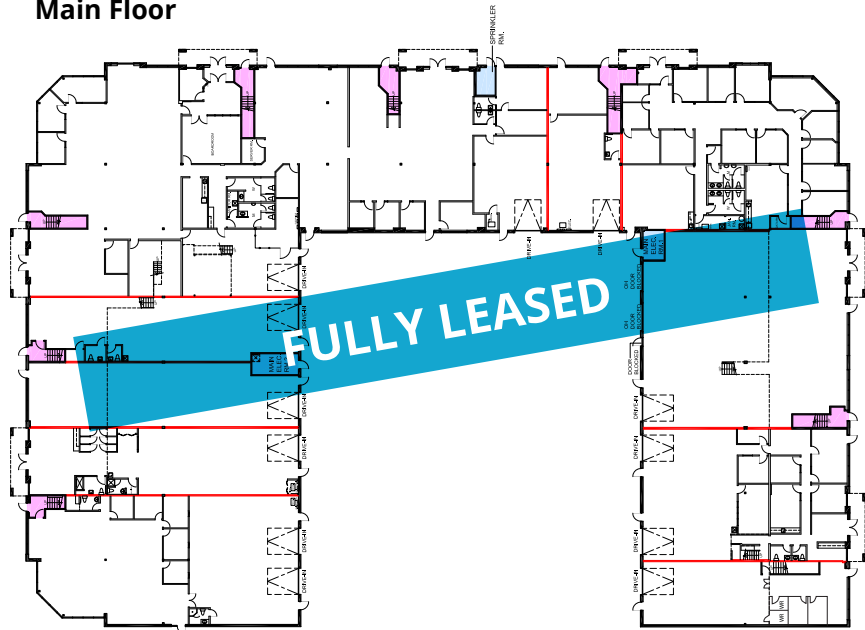
# Broadmoor Place V

2181 PREMIER WAY

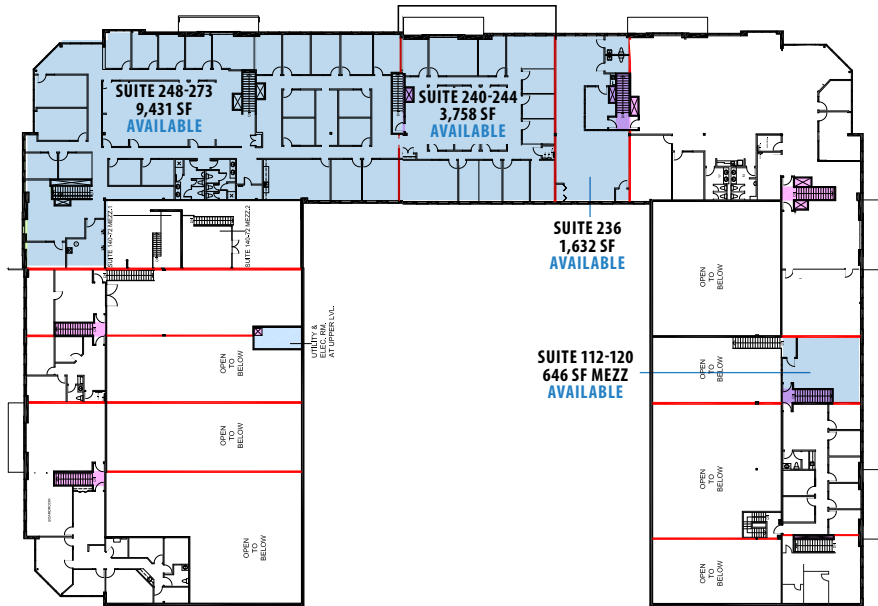
Additional Rent: \$6.91 psf + utilities

AVAILABLE	
112	646 sf
236	1,632 sf <i>Contiguous up to 14,821 sf</i>
240-244	3,758 sf <i>Contiguous up to 14,821 sf</i>
248-273	9,431 sf <i>Contiguous up to 14,821 sf</i>
TOTAL CONTIGUOUS	14,821 sf

Main Floor



Second Floor



# Broadmoor Place VI

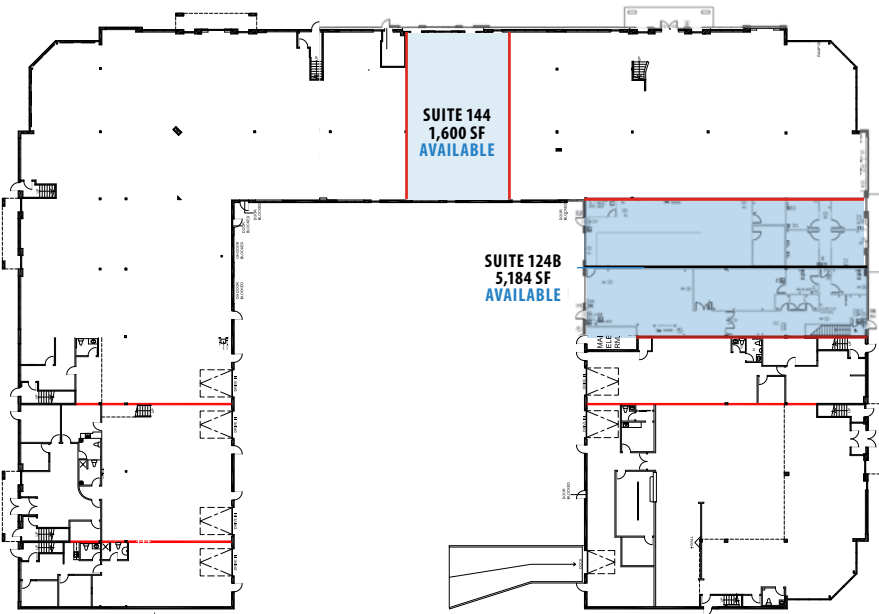
2121 PREMIER WAY

Additional Rent: \$6.85 psf + utilities

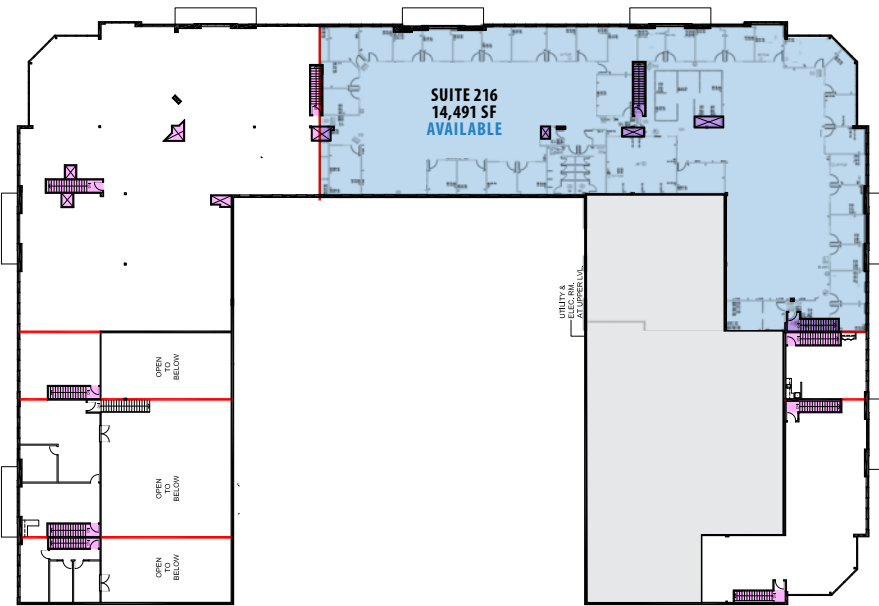
AVAILABLE	
144	1,600 sf
116-20	5,000 sf +/- <i>14,491 sf second floor office contiguous</i>
216	Up to 14,491 sf <i>Demising options available</i>



Main Floor



Second Floor







# Let's talk.

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