

# FOR LEASE

## SHERWOOD BUSINESS CENTRE

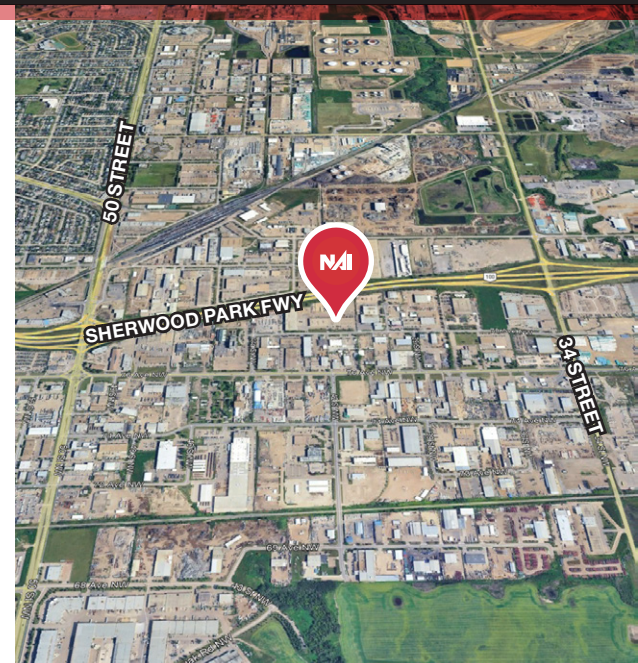
**NAI**Commercial



**4190 - 78 AVENUE | EDMONTON, AB | WAREHOUSE BAY**

### PROPERTY DESCRIPTION

- 8,138 sq.ft.± office/warehouse unit available for lease
- Landlord will install new office if needed
- LED linear high bay lighting
- Sprinklered
- Make up air unit
- One (1) 12' x 14' grade-level loading door
- Convenient southeast Edmonton location with quick access to Whitemud Drive, Sherwood Park Freeway, and Anthony Henday Drive



#### CONOR CLARKE

Senior Associate  
587 635 2480  
ccclarke@naiedmonton.com

#### RYAN BROWN

Partner  
780 964 8624  
rbrown@naiedmonton.com

#### CHAD GRIFFITHS

Partner, Associate Broker  
780 436 7414  
cgriffiths@naiedmonton.com

#### DREW JOSLIN

Associate  
780 540 9100  
djoslin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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### ADDITIONAL INFORMATION

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| LEGAL DESCRIPTION | Plan 0023562 Block 4 Lot 5B                                                                                         |
| AREA AVAILABLE    | 8,138 sq.ft.±                                                                                                       |
| AVAILABLE         | 30-60 days                                                                                                          |
| ZONING            | BE (Business Employment)                                                                                            |
| CEILING HEIGHT    | 18'7" clear; 20'3" to deck                                                                                          |
| LOADING           | 12' x 14' grade loading door                                                                                        |
| POWER             | 400 amp 480 Volt (TBC)                                                                                              |
| LIGHTING          | LED linear high bay lighting                                                                                        |
| LEASE TERM        | 3-5 years                                                                                                           |
| LEASE RATE        | <b>As is:</b> Starting at \$9.00/sq.ft./annum<br><b>With Office:</b> Starting at \$12.00/sq.ft./annum               |
| OPERATING COSTS   | \$5.76/sq.ft./annum (2026 estimate) includes common area maintenance, building insurance, management fees and taxes |



OPTION A:  
"AS-IS"

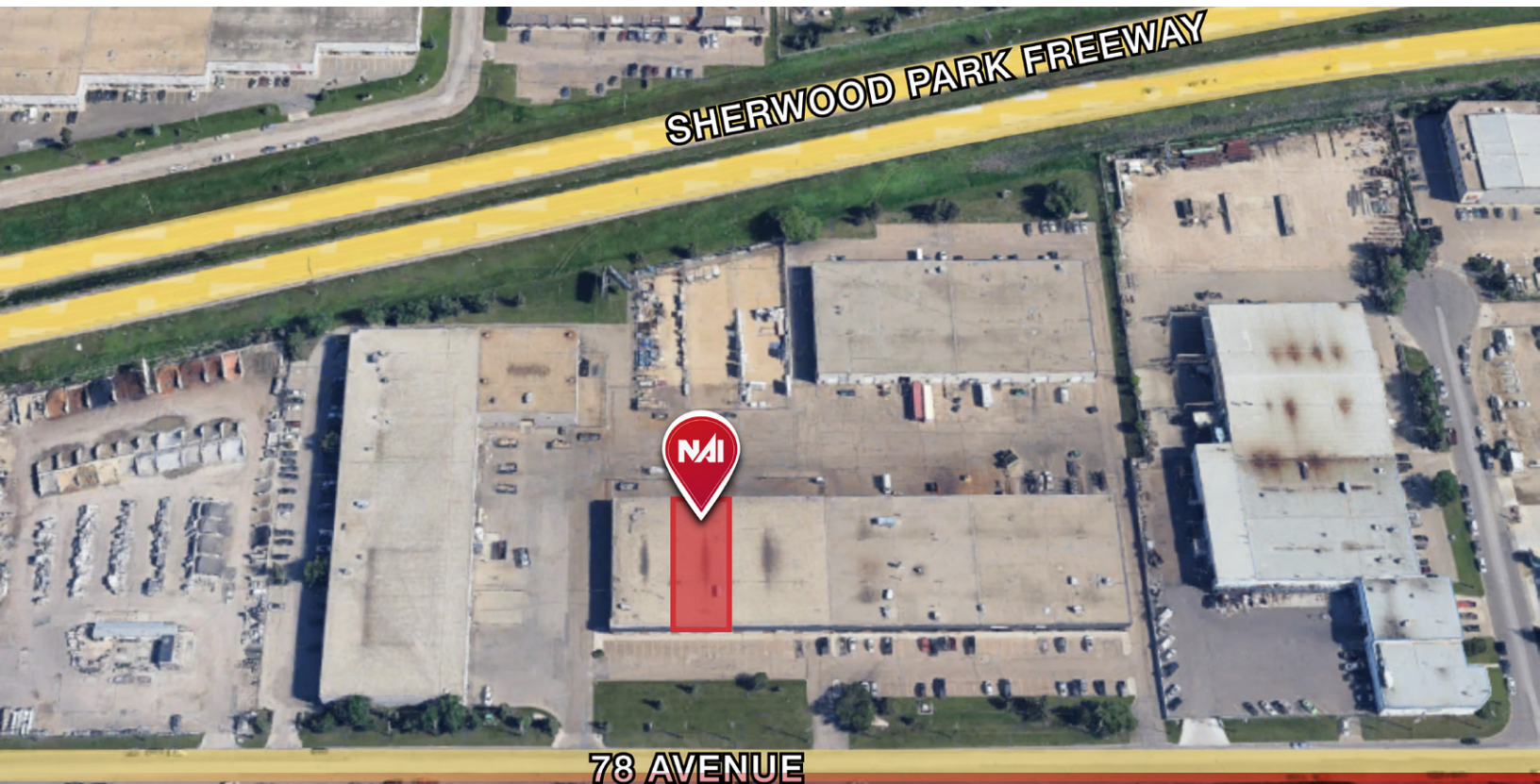


FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

OPTION B:  
"OFFICE BUILDOUT"



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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