



For Lease

**Office and medical space
available immediately**

- Flexible size options can be made available
- Convenient access to Yellowhead Trail and Anthony Henday Drive
- Many medical and retail amenities onsite, plus newly opened Italian Centre
- Strong institutional ownership and management
- Close proximity to Strathcona Community Hospital

Emerald Hills Professional Building

8005 Emerald Drive
Sherwood Park, Alberta

Chad Boddez

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JLL

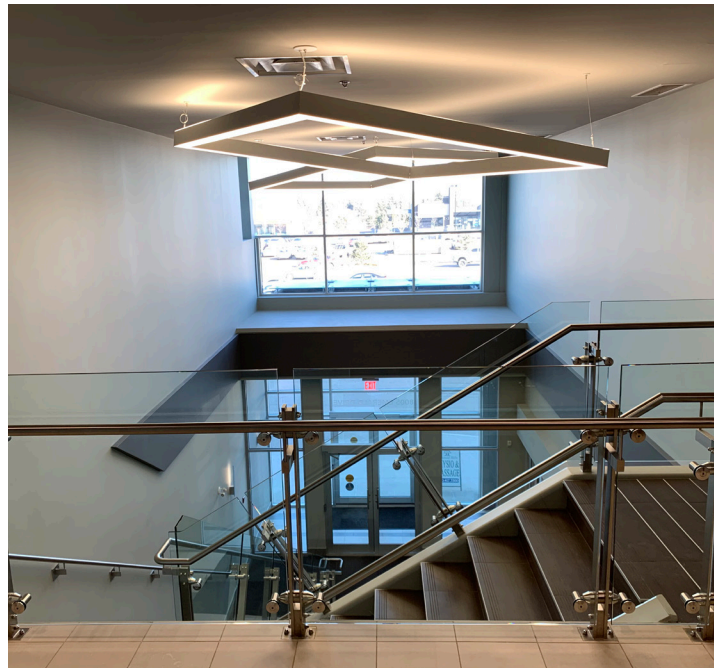
Suite 2101, 10088 102 Ave NW
Edmonton, Alberta T5J 2Z1





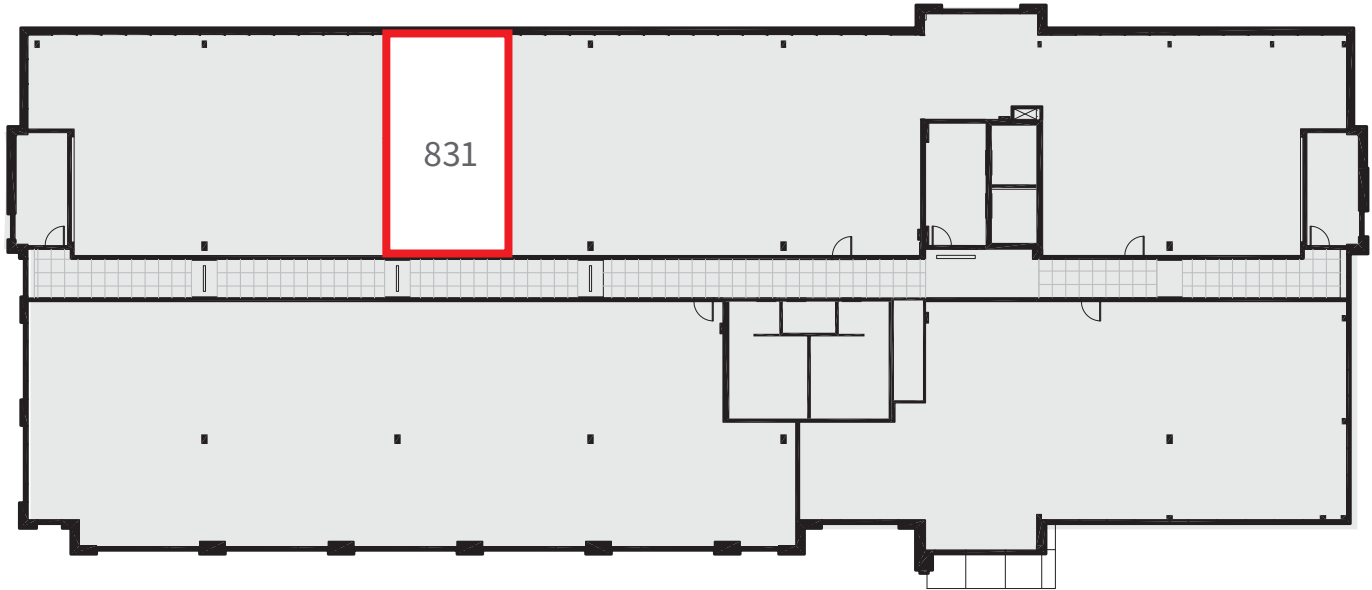
Details

Leasable Areas	Suite 820	894 SF
	Suite 825	777 SF
	Suite 827	1,083 SF
	Suite 831	818 SF
Lease Rates	Market	
Operating Costs	\$14.17 PSF + in-suite janitorial	
T.I Allowance	Negotiable	
Parking	Surface	3 per 1,000 surface - Free
	Underground	1 per 1,000 SF underground \$100 per stall, per month
Year Built	2015	
Fibre	TELUS	
Space Planning	Free for qualified tenants	
Building Access Hours	Monday to Friday	8:00 AM - 8:00 PM
	Saturday	9:00 AM - 4:00 PM
	Sunday	Closed
Building HVAC Hours	Monday to Friday	7:30 AM - 6:00 PM
	Saturday	9:00 AM - 2:00 PM

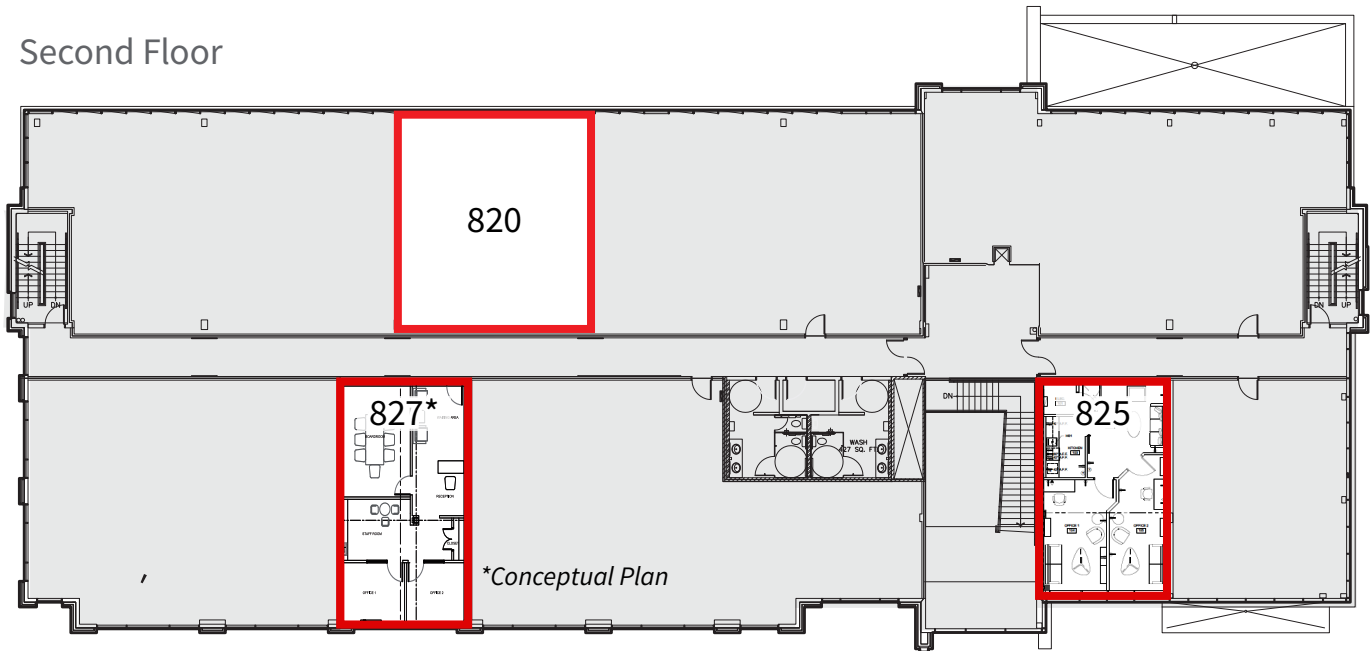


Floor Plans

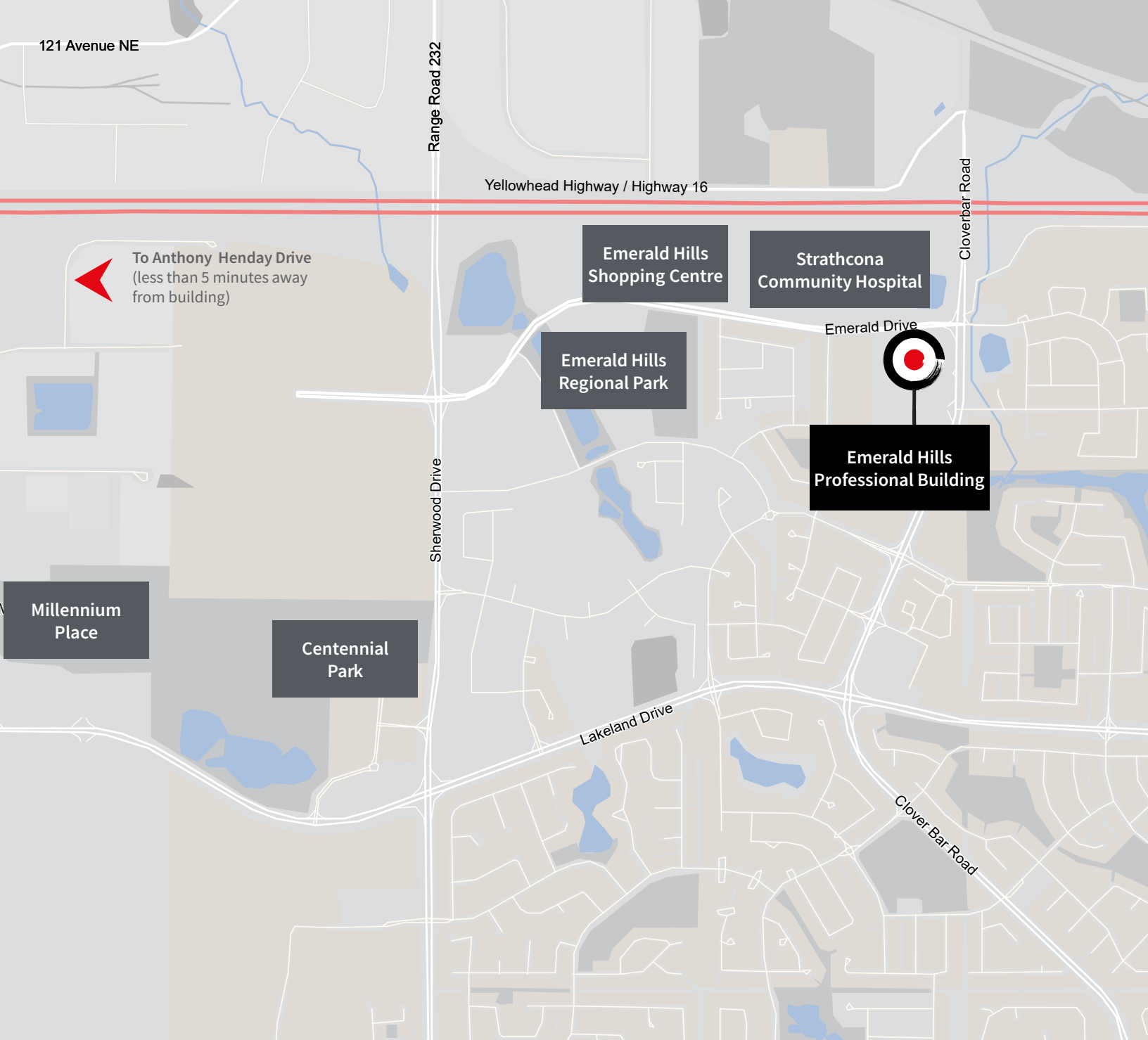
Third Floor



Second Floor



● Leased ○ Available



Contact

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