

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



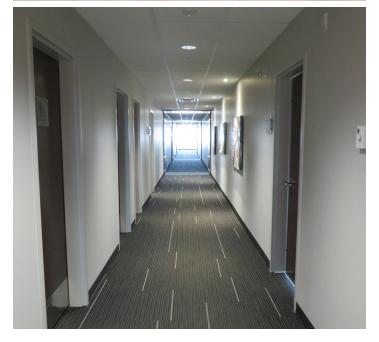




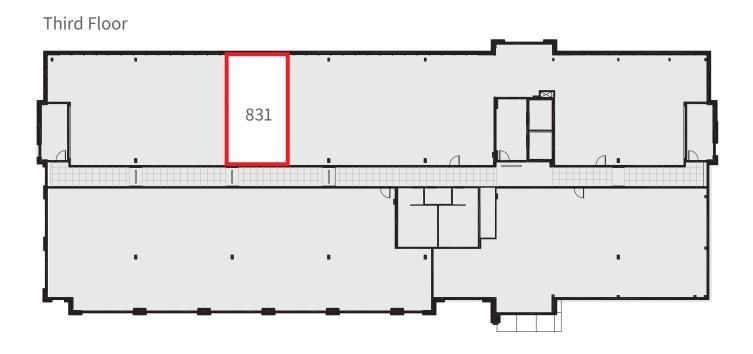
Details

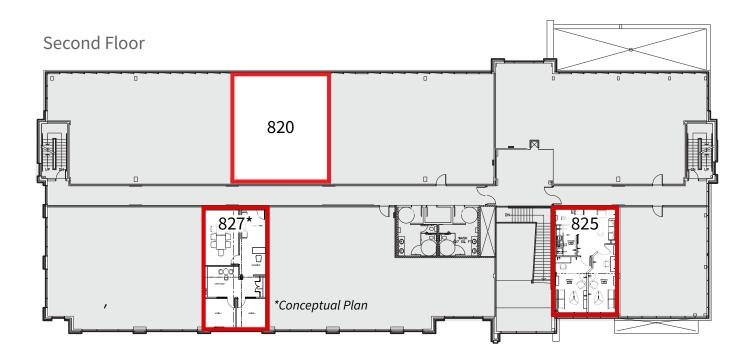
	Suite 820	894 SF
Leasable Areas	Suite 825	777 SF
	Suite 827	1,083 SF
	Suite 831	818 SF
Lease Rates	Market	
Operating Costs	\$14.17 PSF + in-suite janitorial	
T.I Allowance	Negotiable	
	Surface 3 per 1,000 surface - Free	
Parking	Underground 1 per 1,000 SF underground \$100 per stall, per month	
Year Built	2015	
Fibre	TELUS	
TIDIC	TELUS	
Space Planning	Free for qualified to	enants



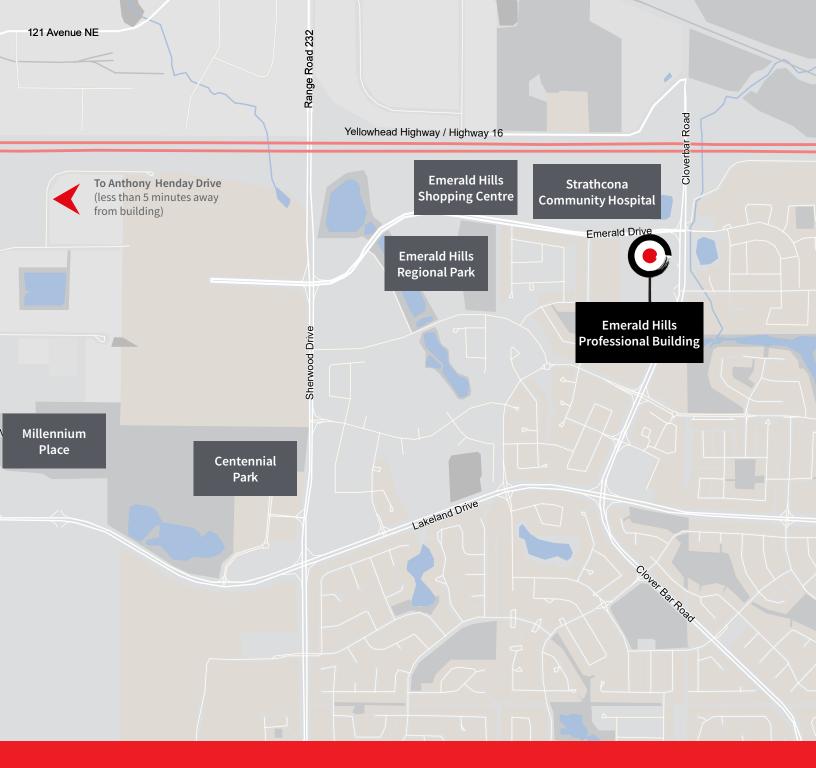


Floor Plans









Contact

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