



FOR LEASE

Park Place Professional Centre

2018 Sherwood Drive, Sherwood Park, AB

- Preeminently located on the high traffic intersections of Granada Boulevard (13,018 vehicles per day) and Sherwood Drive (24,954 vehicles per day).
- Pylon signage provides an opportunity to take an advantage of high exposure in a mature commercial node.
- Walking distance to Sherwood Park Shopping Mall, Festival Place, and Broadmoor Golf Course.
- This property boasts a strong accessibility and easy access to major arteries such as Baseline Road and Wye Road.

Brenton Chung
Associate Vice President
+1 780 969 2981
brenton.chung@colliers.com

Paul Raimundo
Senior Vice President
+1 780 917 4171
paul.raimundo@colliers.com

Bruce Peters
Vice President
+1 780 969 3033
bruce.peters@colliers.com

Tony Savchuk
Associate
+1 780 969 3039
tony.savchuk@colliers.com

Building Highlights



Address
2018 Sherwood Drive, Sherwood Park, AB



Available
Unit 100: 10,355 SF
Unit 202: 1,295 SF



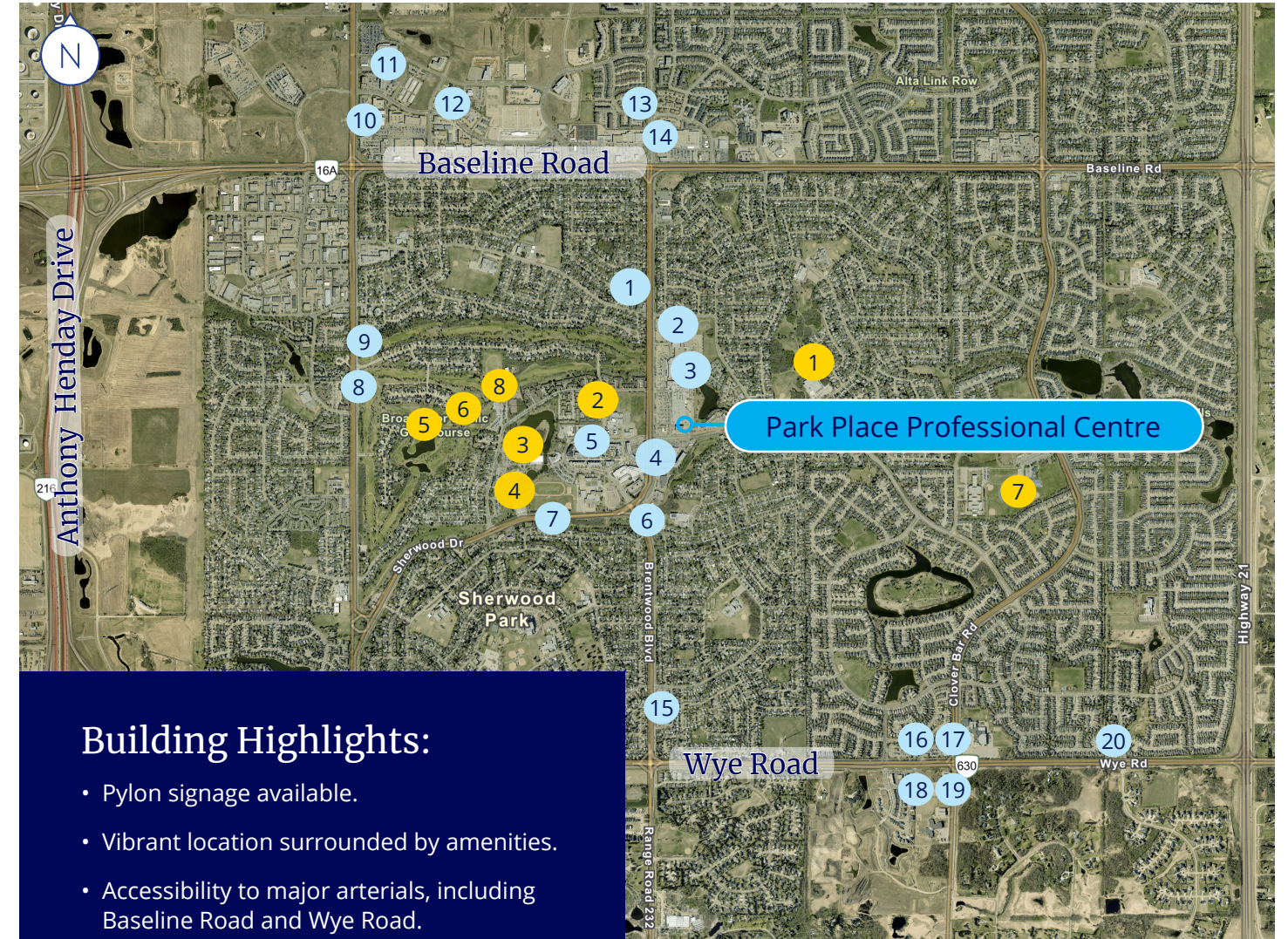
Net Rent
Market



Operating Costs
\$16.59 PSF (2025)



Parking
2.74 stalls: 1000 SF
90 surface stalls
2 handicapped stalls

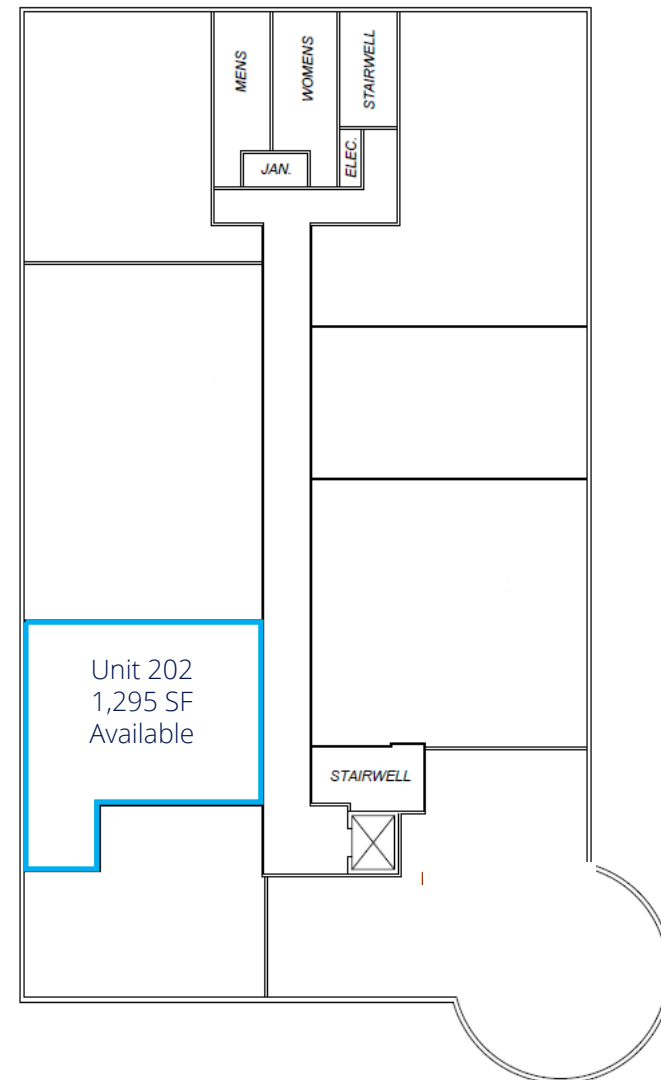
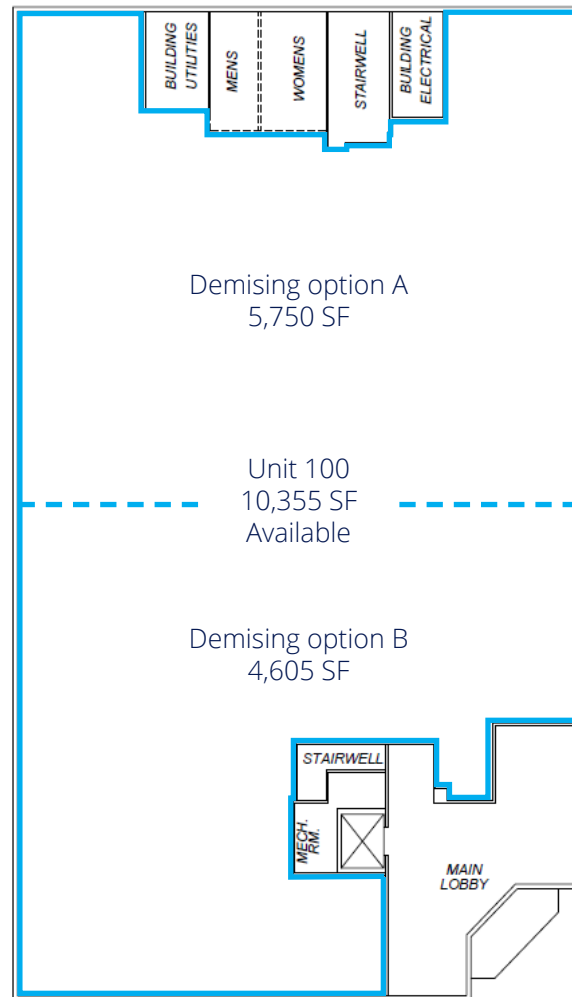


Building Highlights:

- Pylon signage available.
- Vibrant location surrounded by amenities.
- Accessibility to major arterials, including Baseline Road and Wye Road.
- Functional building elevator.
- Extended HVAC hours beneficial for medical users.

Location Highlights:

- Positioned at the Granada Boulevard and Sherwood Drive intersection, sharing immediate vehicle and foot traffic with Sherwood Park Mall.
- Directly across from the Synergy Wellness Centre, reinforcing this specific corner as a primary medical and professional node.
- A short walk to the county's municipal core, including Festival Place and the Strathcona County.
- Situated steps from major recreational anchors like the Kinsmen Leisure Centre and Broadmoor Public Golf Course.
- Transit stops sit right outside the building, with Sherwood Drive providing a straight-line connection to Wye Road and the Yellowhead Highway.



Legend and Amenities

- | | |
|-------------------------------|----------------------------|
| 1 Tim Horton's | 11 Costco |
| 2 Cineplex Odeon | 12 Best Western |
| 3 Starbucks | 13 Hampton Inn by Hilton |
| 4 Fas Gas Plus | 14 Sandman Signature |
| 5 Firehouse Subs | 15 FAS GAS Plus |
| 6 ESSO | 16 Tim Horton's |
| 7 Firehouse Subs | 17 ESSO |
| 8 Macdonalds | 18 Starbucks |
| 9 Shell | 19 Shell |
| 10 Ramada Inn | 20 Petro Canada |
| 1 Community Centre | 5 Public Golf Course |
| 2 St. Theresa Catholic School | 6 Broadmoor Tennis Club |
| 3 Festival Place | 7 Strathcona Athletic Park |
| 4 Broadmoor Lake Park | 8 Broadmoor Arena |



Strathcona County Library

Festival Place

Broadmoor Golf Course

Sherwood Park Mall

Sherwood Drive - 24,954 VPD

Granada Boulevard 13,018 VPD

Demographics Within 5 KMS	
Population	82,696
Daytime Population	91,930
Number of Households	34,643
Median Household Income	\$179,063

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