



~ 8,564 sf

2 floors

OFFICE SPACE FOR LEASE

**8 Boulder Boulevard
Stony Plain**

- » Highly accessible location.
- » Modern interior finishes with ample natural light.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » Well-designed office space built to high standards.
- » Ample parking
- » Building is conveniently situated north of 16A, providing quick access to Highway 779, Highway 16, and 16A.

LEASE INFORMATION

MUNICIPAL ADDRESS:

8 Boulder Blvd, Stony Plain

LEGAL ADDRESS:

Plan 2320267; Block 1; Lot 5A;

ZONING:

M1 – Business Industrial District

AVAILABLE FOR LEASE:

~8,564 sf (over two floors)

- 14 offices
- 3 common work/bull pen style areas
- Boardrooms, breakout room, lunch room
- Reception and waiting area

Additional space (2,000 to 4,000 sq. ft.) may be available upon inquiry.

AVAILABILITY: December 1, 2025

PARKING: Approx. 21 surface stalls

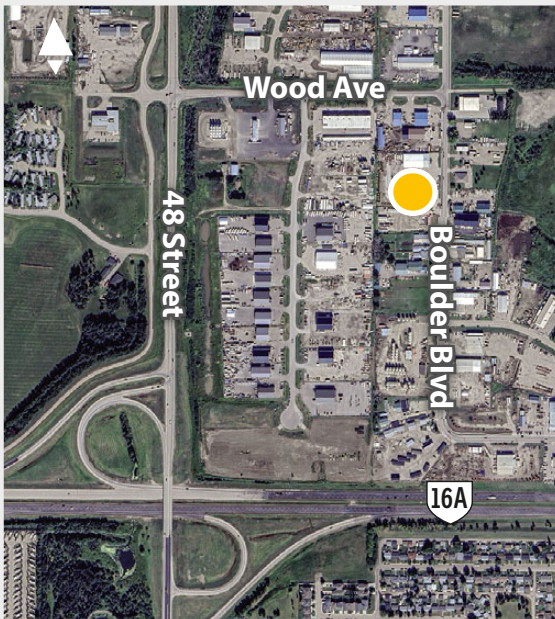
OPERATING COSTS:

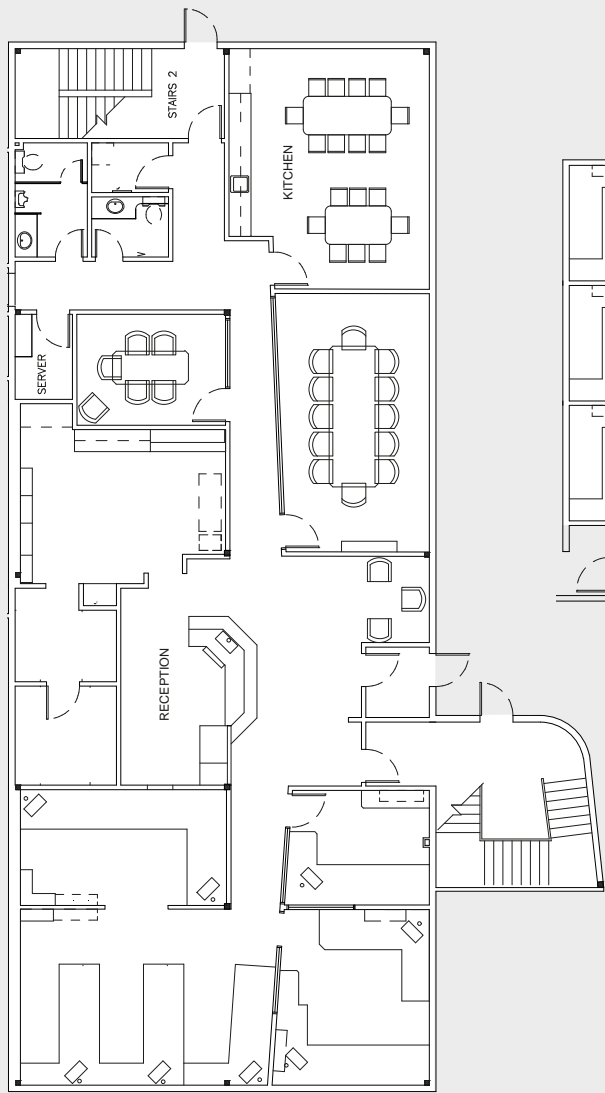
\$8.39 per sq. ft. (est., 2026)

Utilities included.

ASKING NET RENT: \$19.00 per sq. ft.

TERM: Minimum 6 years

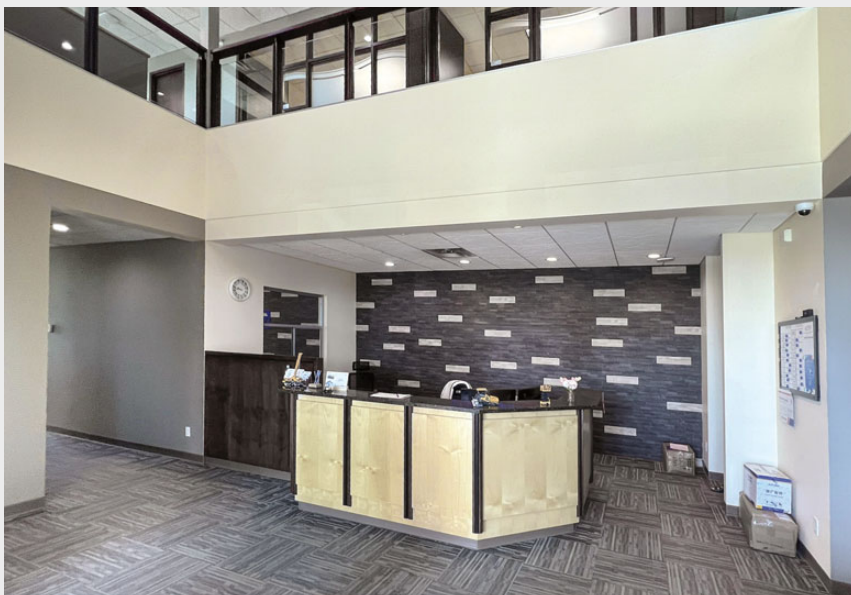


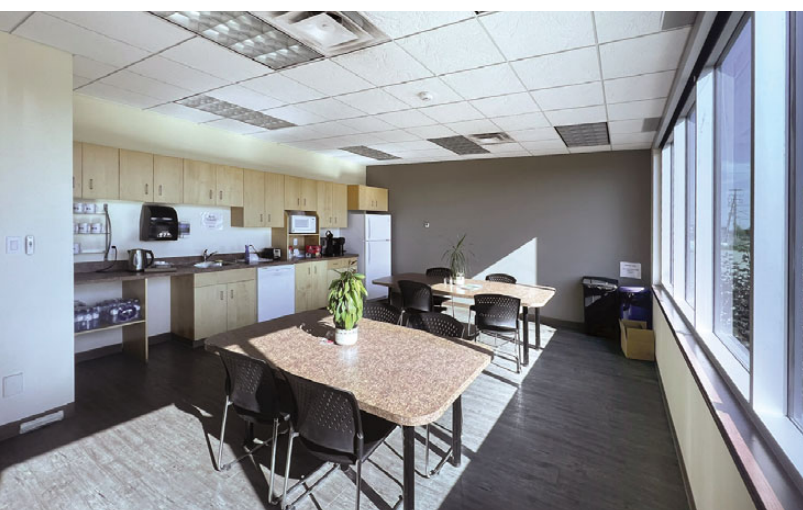


MAIN FLOOR



2ND FLOOR





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LOCAL EXPERTISE MATTERS