

Blackstone

For Lease

200 Southridge Drive | Okotoks, Alberta

Okotoks Shopping Hub

Westmount Shops



For more information, please contact one of our associates.

Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens *Associate*

P 403.930.8649

E rwuens@blackstonecommercial.com



Westmount Village

Unit 262

Unit 259

Unit 1003

Westmount Centre

Unit 1069

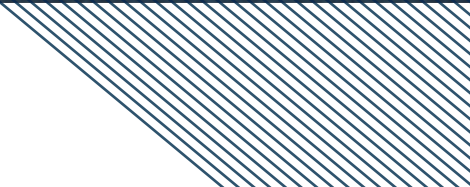
Unit 1235

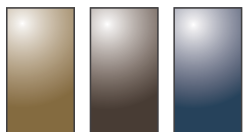
Unit 1233A

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Property Details

200 Southridge Drive | Okotoks, Alberta

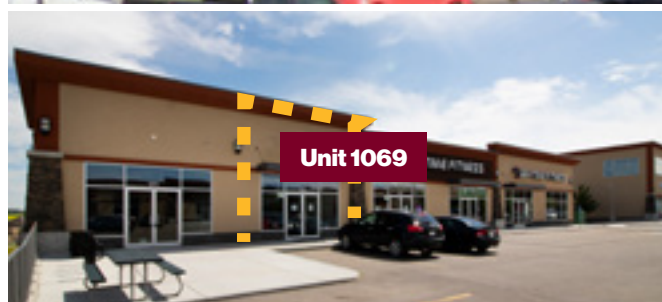
Okotoks Shopping Hub



Unit 259



Unit 262



Unit 1069



Units 1233A & 1235

Size Available

	Size	Op Costs
Unit 259	976 SF	\$13.00 PSF
Unit 262	1,231 SF	\$13.00 PSF
Unit 1003	1,440 SF	\$8.93 PSF
Unit 1069	1,335 SF	\$8.93 PSF
Unit 1233A	2,139 SF	\$10.78 PSF
Unit 1235	3,219 SF	\$10.78 PSF

Combined total 5,350 SF or demised to suit 1,000 SF offices

Availability

Immediately

Net Rate

Contact Associate

Utilities

Gas & Electricity Separately Metered

Zoning

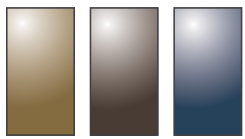
C-Gate

Parking

Ample / open

Highlights

- FREE RENT inducements on 5-year terms
- Office space up to 5,350 SF with high ceilings and large windows
- Regions premier health and wellness campus with open abundant patient parking (270 stalls)
- Existing tenants include Hometown Dental, Big Beaver Brewery, Peak Medical, Remedy's RX, Massage Haven, Anytime Fitness, Cornerstone Chiropractics, Kids & Company Daycare, Edward Jones, & NK Accounting
- Regions largest childcare facility located within and adjacent to Westmount School K-9 with 750 plus students
- Great location with excellent foot traffic and high visibility in the heart of Okotoks
- Be amongst brands such as Tim Hortons, DynaLife, Bell, Iris Optometrists, Subway, Marble Slab, Dairy Queen, KFC, Taco Bell, Orange Theory, Anytime Fitness and many more
- Conveniently situated close to Highway 2A and Highway 7, which sees 79,150 Vehicles/day



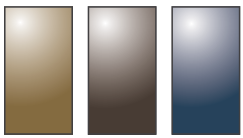
Blackstone

Site Plan

200 Southridge Drive | Okotoks, Alberta

Okotoks Shopping Hub

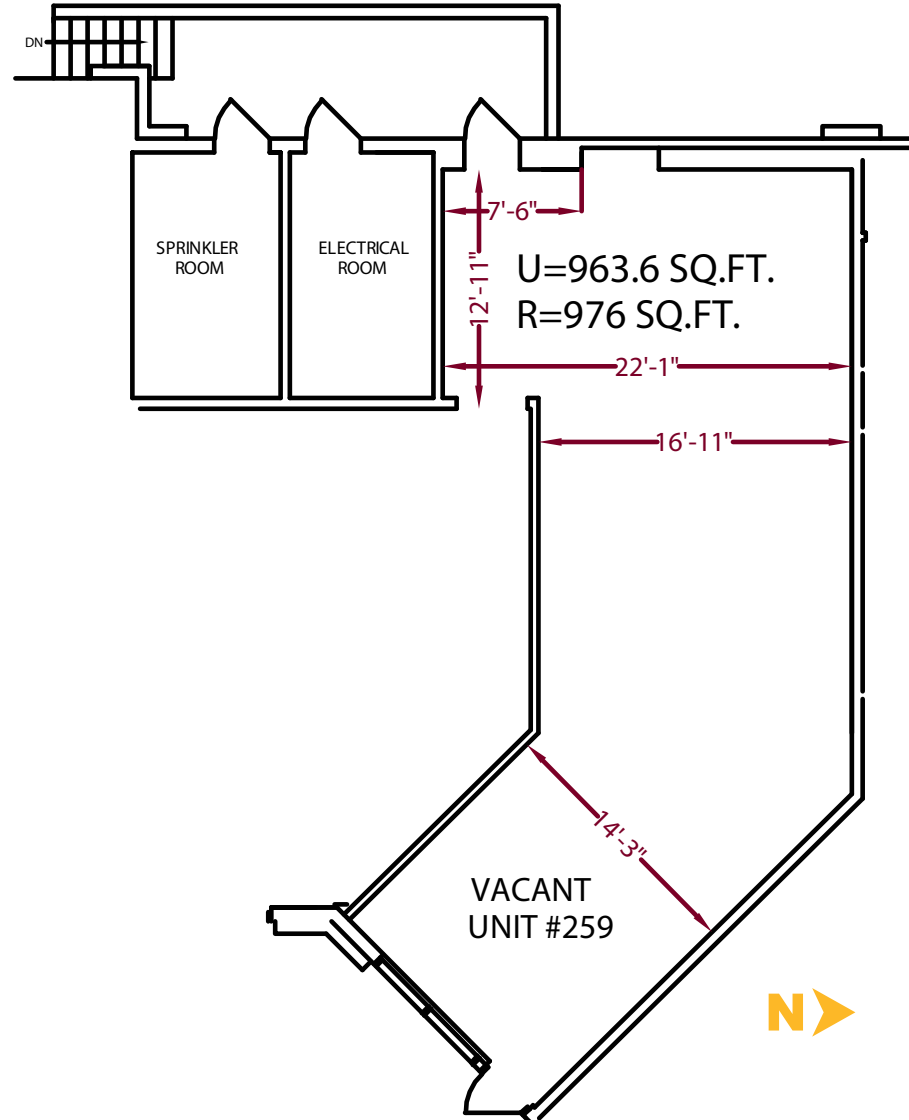


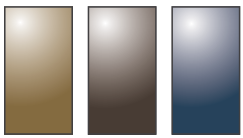


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Floor Plan

Unit 259 | 976 SF

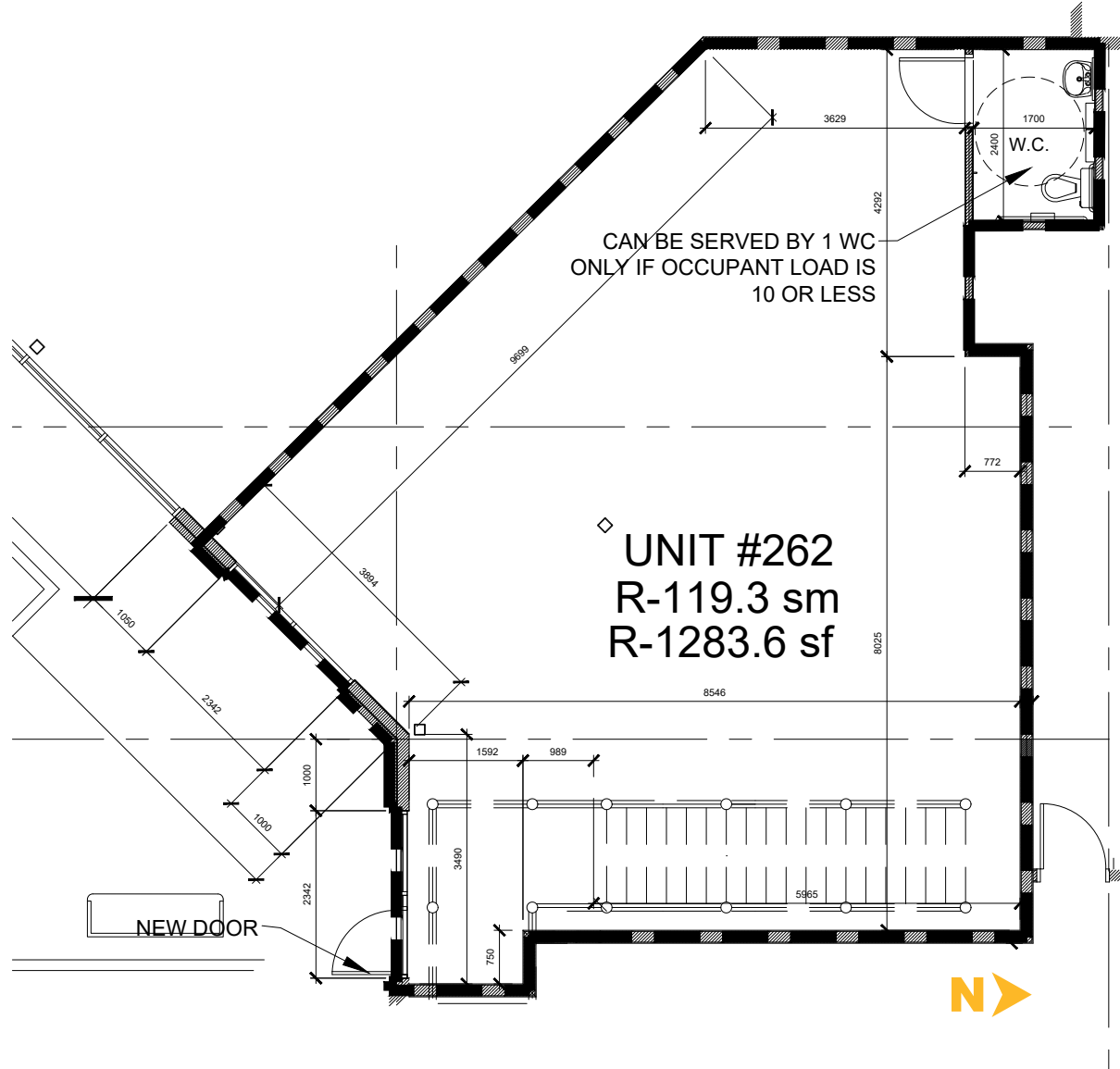


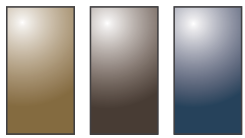


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Floor Plan

Unit 262 | 1,231 SF

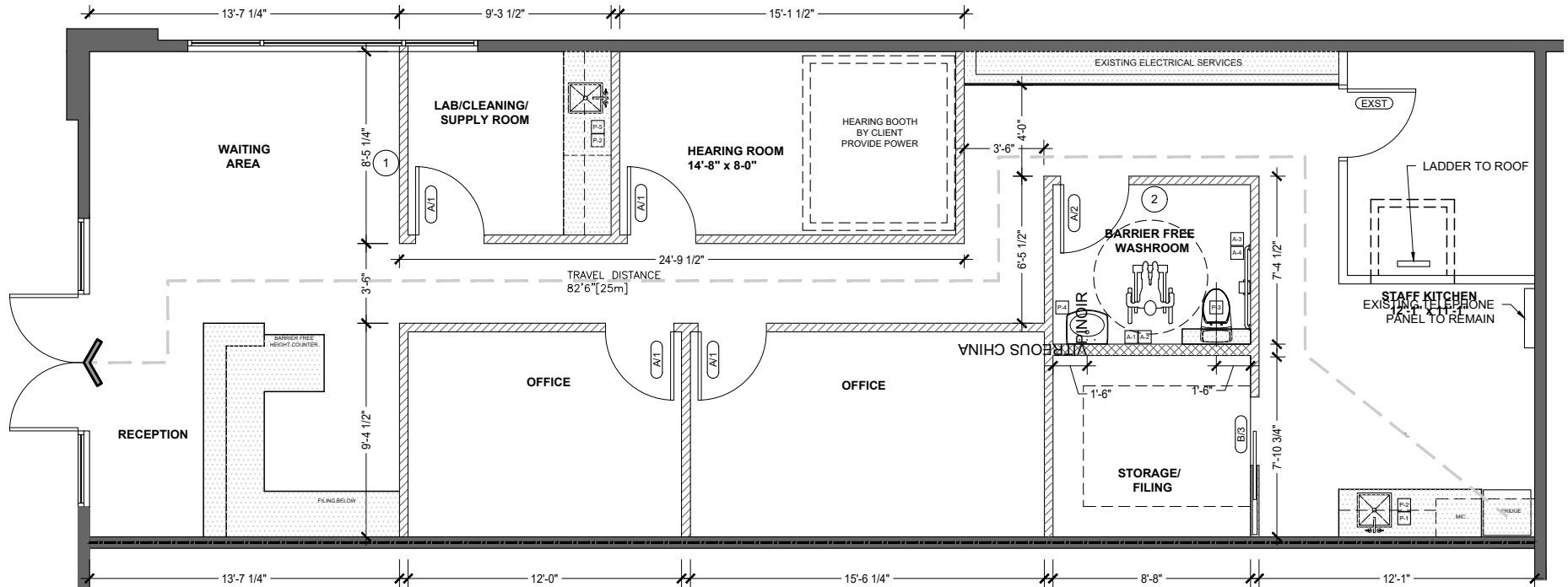


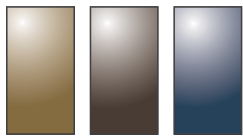


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Floor Plan

Unit 1003 | 1,440 SF

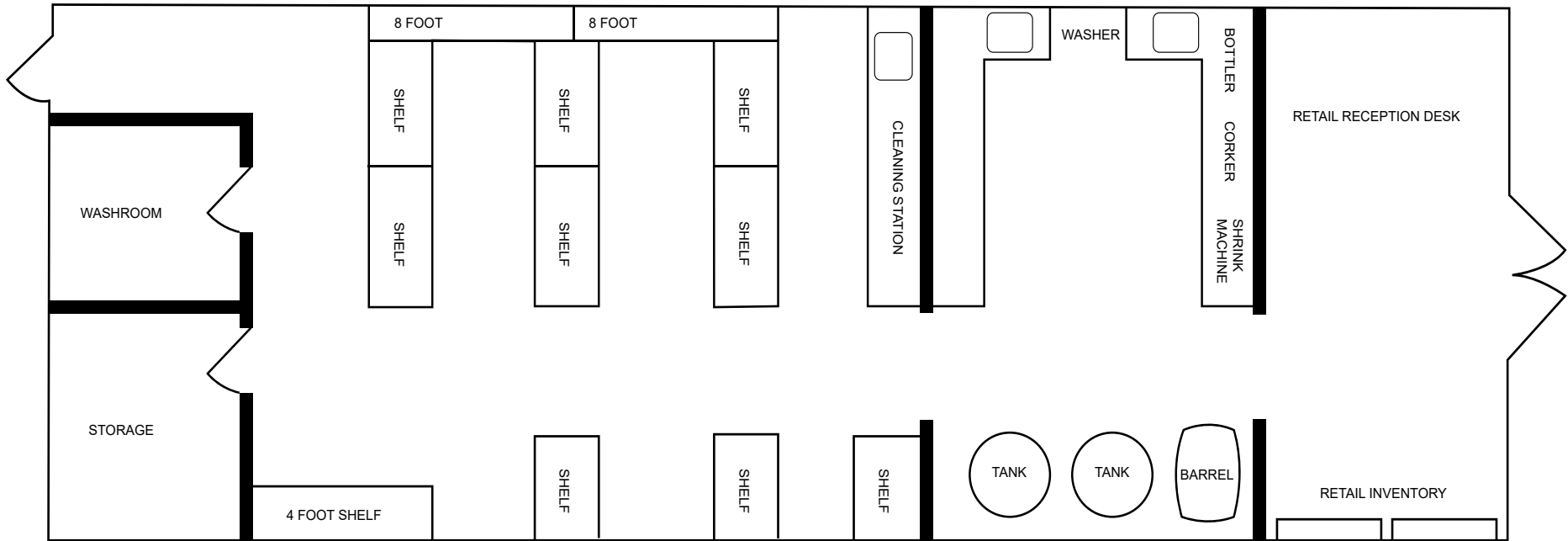


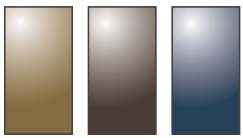


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Floor Plan

Unit 1069 | 1,335 SF



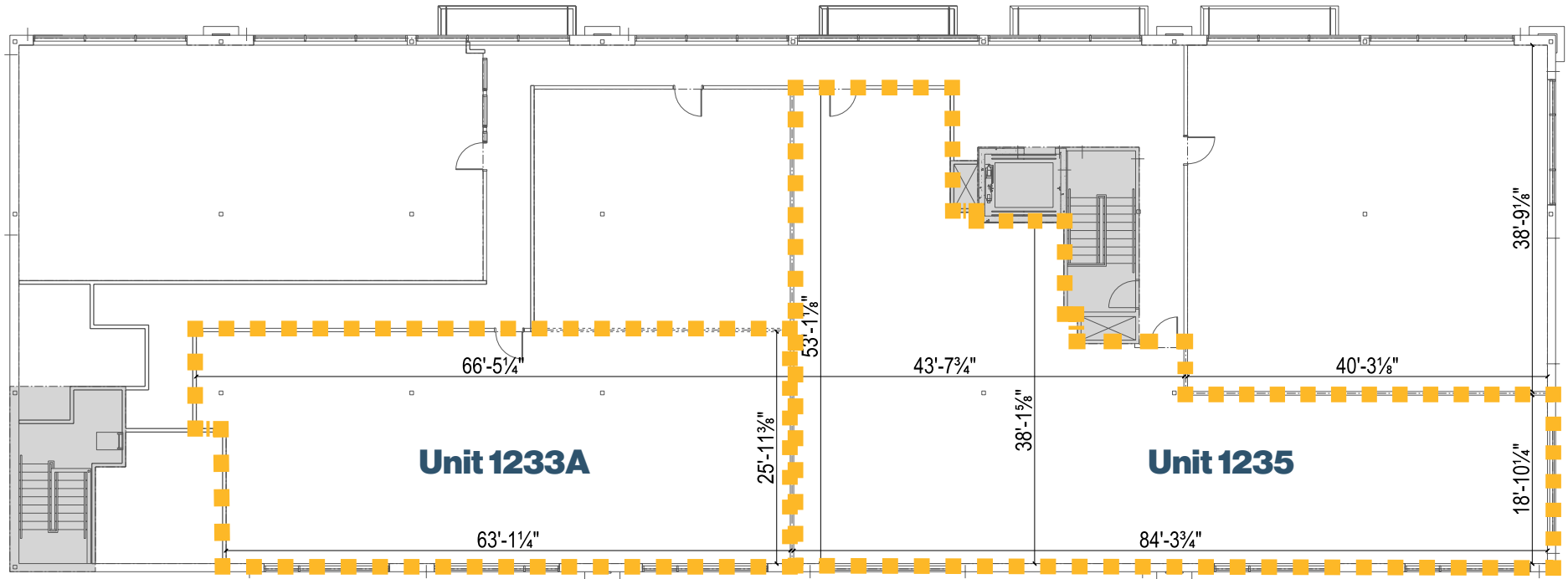


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Floor Plan

Unit 1233A | 2,139 SF

Unit 1235 | 3,219 SF





Westmount Shops

Southridge Dr.

Westmount Rd

Okotoks Health & Wellness Centre

Cornerstone



Westland St

Southridge Dr.

783



NEIGHBORHOOD
Okotoks



POPULATION
3KM
32,484



MEDIAN AGE
38



HOUSEHOLD INCOME
\$132,000



TRAFFIC COUNT
11,740 VPD | 1 Southridge at Hwy 7

Mahmud Rahman VP /Associate

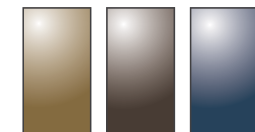
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Thank you for your Interest



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