



Blackstone

For Lease

200 Southridge Drive | Okotoks, Alberta
Okotoks Shopping Hub

Westmount Shops



Mahmud Rahman VP /Associate

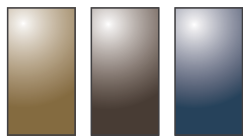
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Property Details

200 Southridge Drive | Okotoks, Alberta

Okotoks Shopping Hub

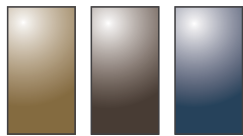


Units 262



Units 1233A & 1235

			Op Costs
Size Available	Unit 262	1,231 SF	\$13.00 PSF
	Unit 266	1,169 SF	\$13.00 PSF
	C/L 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	<ul style="list-style-type: none">• 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• Across the street from Walmart and amongst other notable Brands• Conveniently situated close to Highway 2A and Highway 7, which sees 79,150 Vehicles/day		

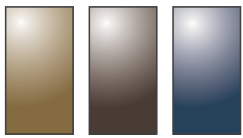


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Site Plan

200 Southridge Drive | Okotoks, Alberta
Okotoks Shopping Hub

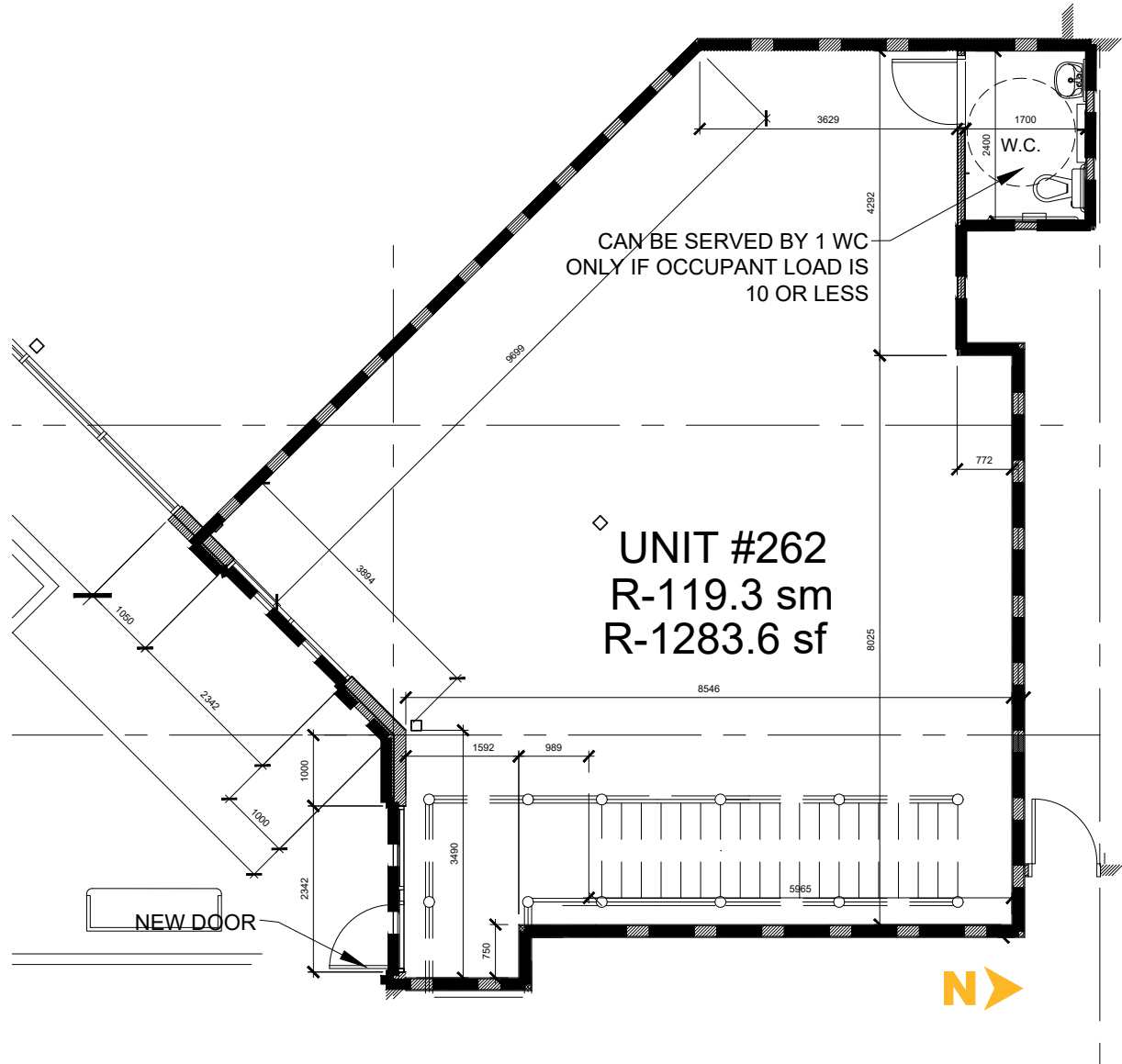


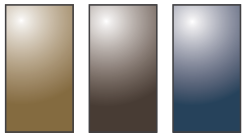


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Floor Plan

Unit 262 | 1,231 SF

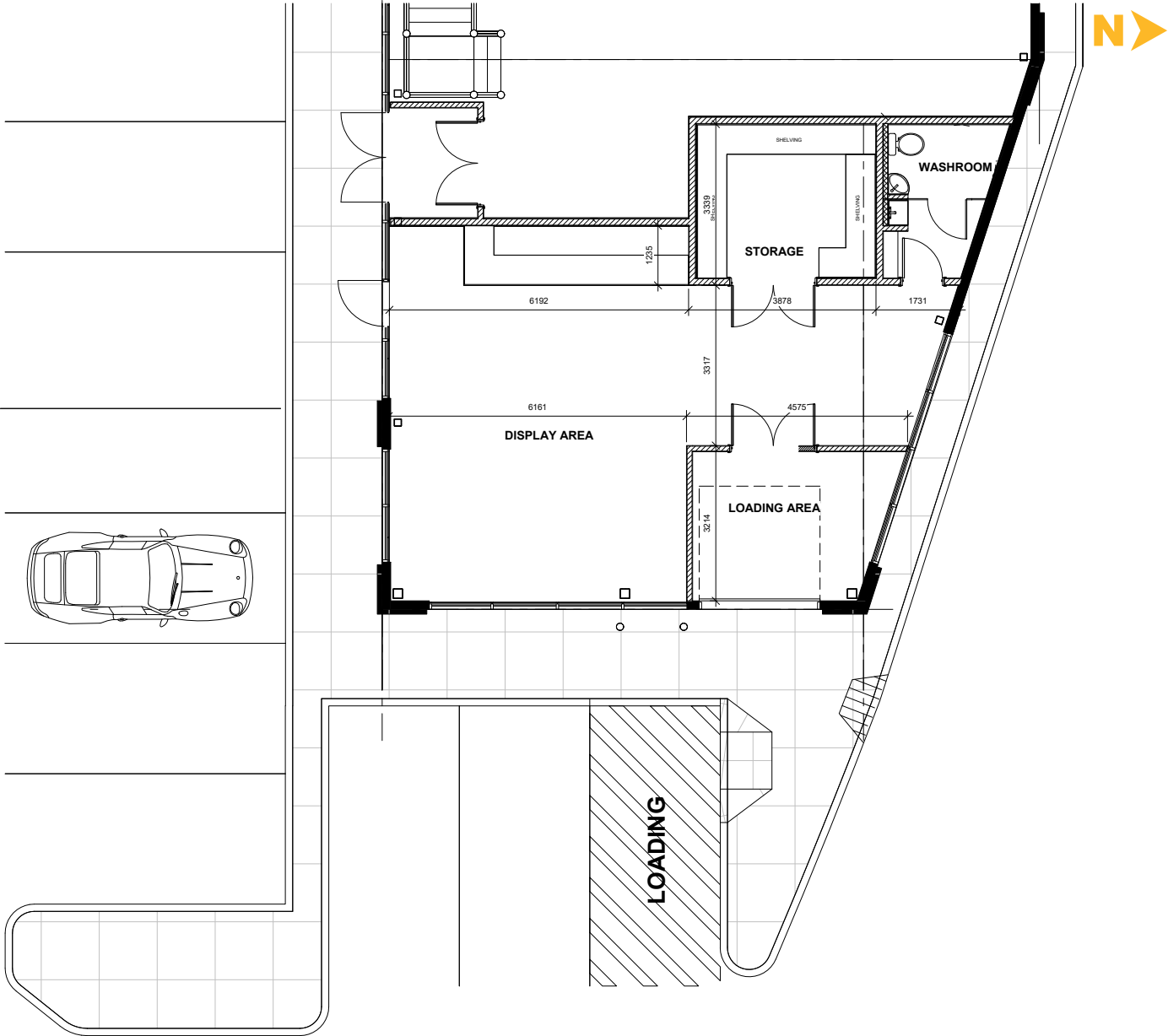


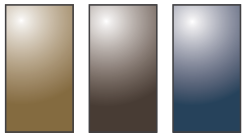


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Floor Plan

Unit 266 | 1,169 SF



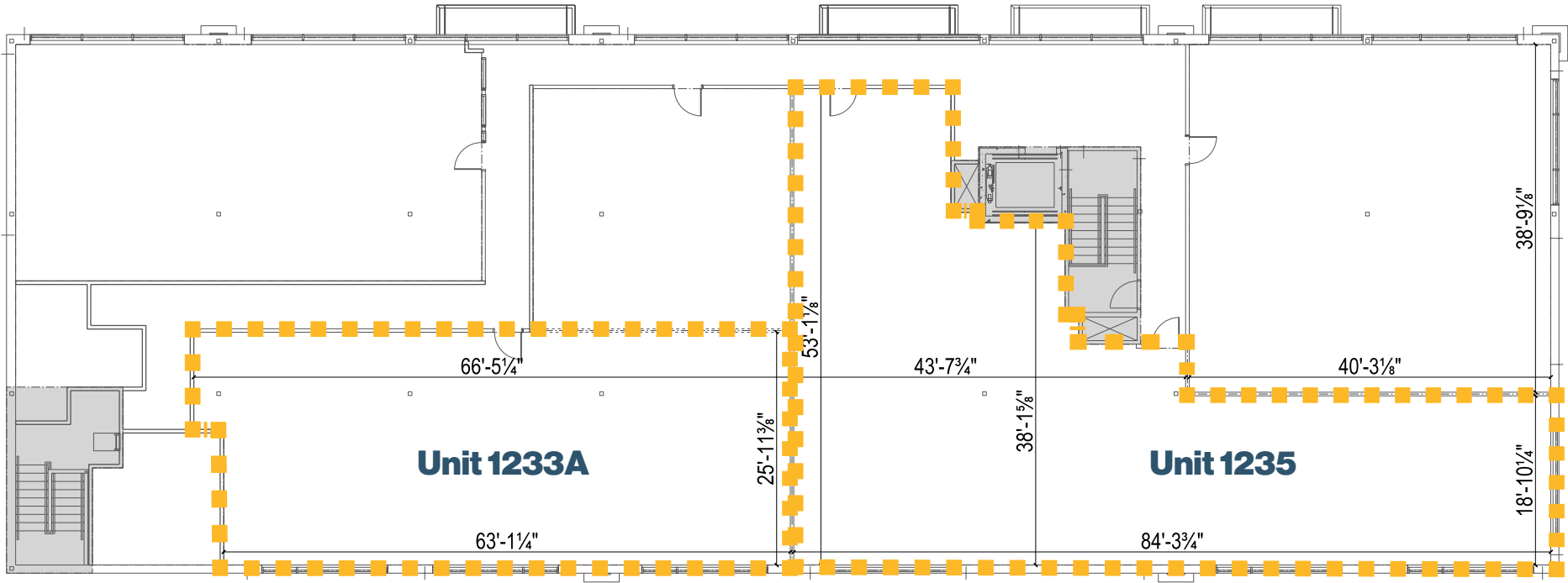


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Floor Plan

Unit 1233A | 2,139 SF

Unit 1235 | 3,219 SF





NEIGHBORHOOD
Okotoks



POPULATION
3KM
32,484



MEDIAN AGE
38



HOUSEHOLD INCOME
\$132,000



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

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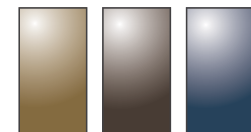
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Thank you for your Interest



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For more information, please contact one of our Associates.