

Blackstone

For Lease

200 Southridge Drive | Okotoks, Alberta
Okotoks Shopping Hub

Westmount Shops



Drive-Thru Unit Available

For more information, please contact one of our associates.

Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.930.8649

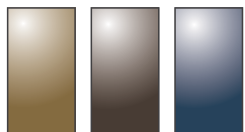
E rwuens@blackstonecommercial.com

**Drive-Thru Unit
Available**



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Property Details

200 Southridge Drive | Okotoks, Alberta
Okotoks Shopping Hub



Size Available

		Op Costs
Unit B101	2,442 SF <i>Drive-Thru Ready</i>	\$13.00 PSF
Unit 262	1,231 SF	\$13.00 PSF
Unit 1233A	2,139 SF	\$10.78 PSF
Unit 1235	3,219 SF	\$10.78 PSF
	<i>Combined total 5,350 SF or demised to suit 1,000 SF offices</i>	

Availability

Immediately

Net Rate

Contact Associate

Utilities

Gas & Electricity Separately Metered

Zoning

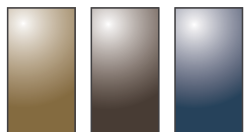
C-Gate

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
- 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



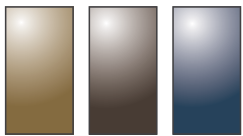
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Site Plan

200 Southridge Drive | Okotoks, Alberta

Okotoks Shopping Hub

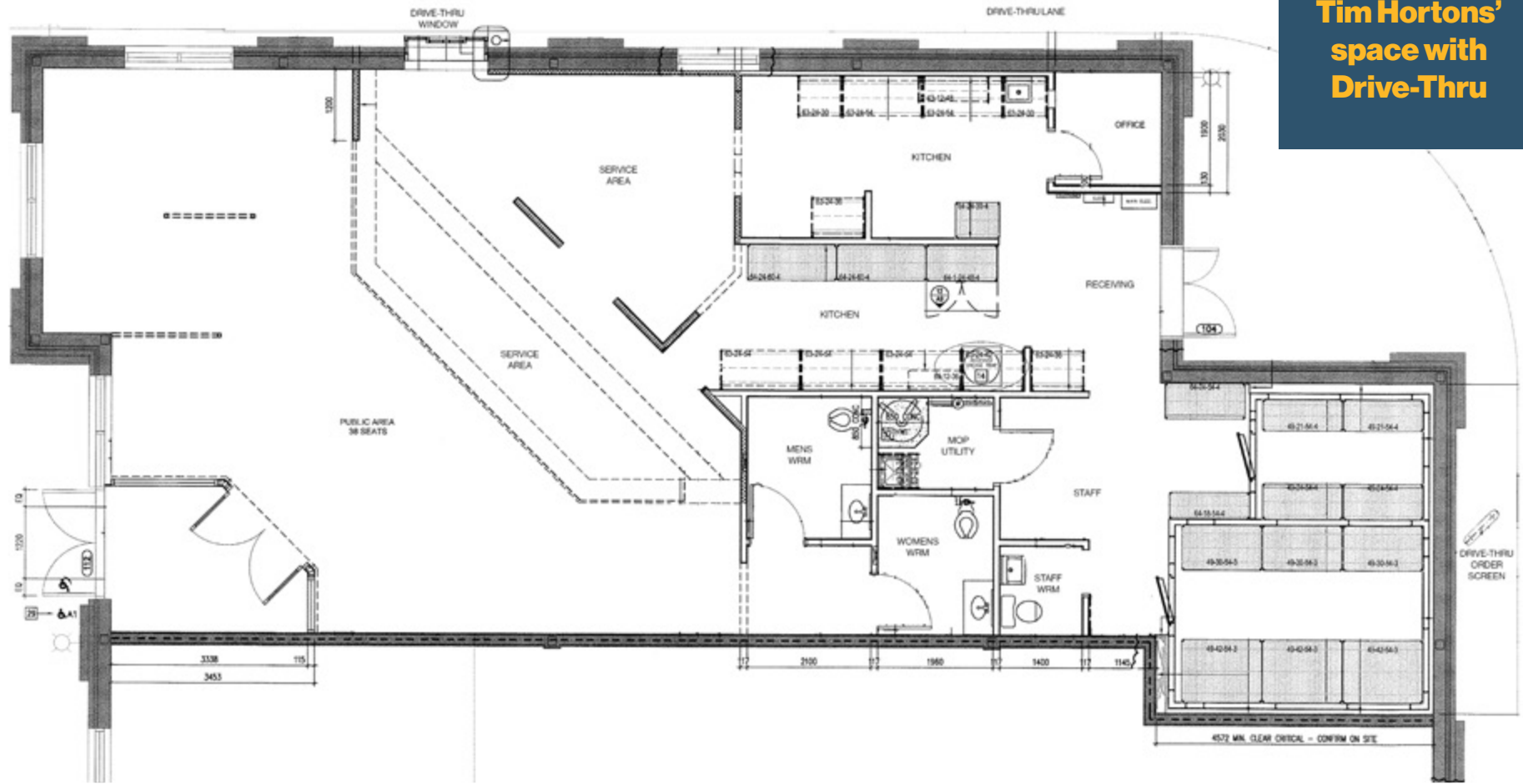




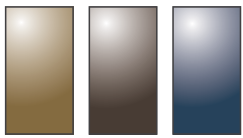
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Floor Plan

Unit B101 | 2,442 SF



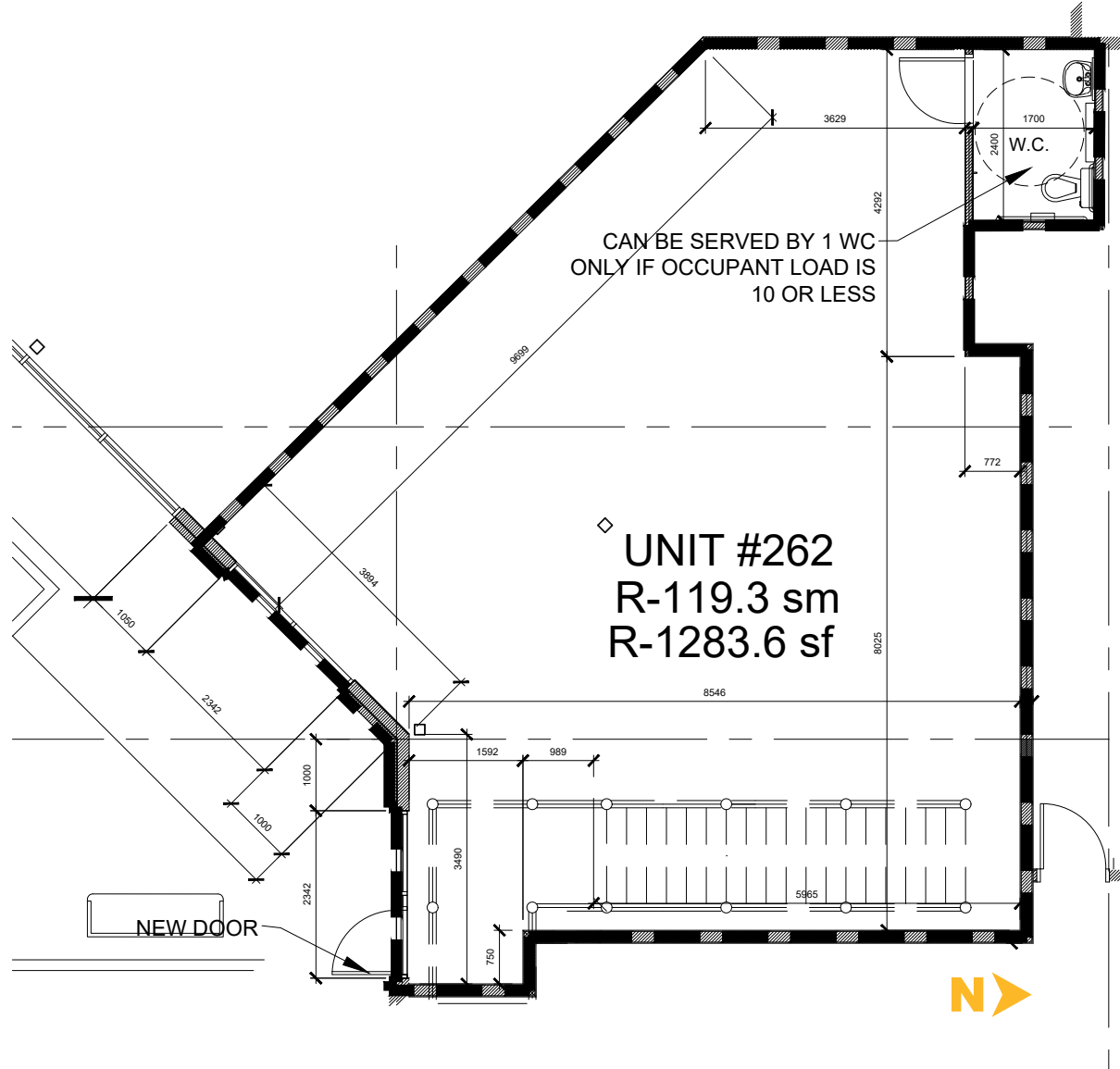
**Former
Tim Hortons'
space with
Drive-Thru**

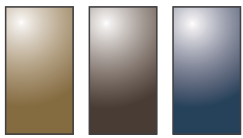


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Floor Plan

Unit 262 | 1,231 SF



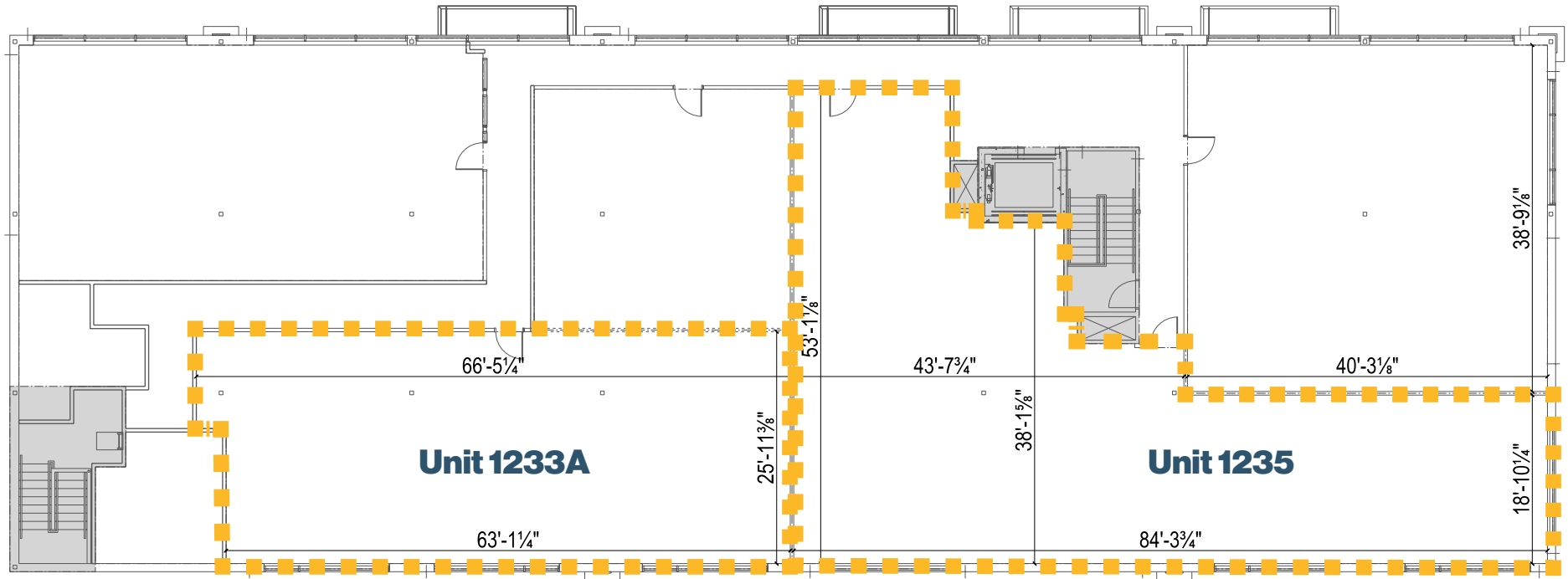


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Floor Plan

Unit 1233A | 2,139 SF

Unit 1235 | 3,219 SF





Westmount Shops

- staples
- Boston Pizza
- Tim Hortons
- McDonald's
- Starbucks
- SHOPPERS DRUG MART
- TD

- PET SMART
- BROWNS SOCIALHOUSE RESTAURANT & SOCIAL HALL
- BMO
- CANADIAN BREWHOUSE

- Okotoks Health & Wellness Centre
- Mark's
- Cornerstone
- Starbucks
- Scotiabank
- CANADIAN TIRE
- Jobey's
- Walmart



NEIGHBORHOOD
Okotoks



POPULATION 3KM
32,484



MEDIAN AGE
38



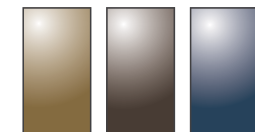
HOUSEHOLD INCOME
\$132,000



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

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Thank you for your Interest



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