



**Blackstone**

# For Lease

200 Southridge Drive | Okotoks, Alberta  
**Okotoks Shopping Hub**

## Westmount Shops



**Mahmud Rahman** VP /Associate

P 403.930.8651

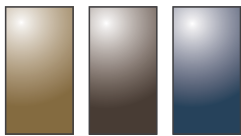
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**Randy Wiens** Senior Associate

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# Property Details

200 Southridge Drive | Okotoks, Alberta

## Okotoks Shopping Hub



Unit 266

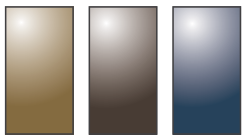


Unit 259



Units 1233A & 1235

		Op Costs
Size Available	Unit 259	976 SF
	Unit 266	1,169 SF
	C/L Unit 1233A	2,139 SF
	Unit 1235	3,219 SF
	Combined total 5,350 SF or demised to suit 1,000 SF offices	
		\$13.00 PSF
		\$13.00 PSF
		\$10.78 PSF
		\$10.78 PSF
Availability	Immediately   Unit 259: August 1, 2025	
Net Rate	Contact Associate	
Utilities	Gas & Electricity Separately Metered	
Zoning	C-Gate	
Parking	Ample / open	
Highlights	<ul style="list-style-type: none"><li>• FREE RENT inducements on 5-year terms</li><li>• Existing tenants include Hometown Dental, KFC, Taco Bell, Subway, Booster Juice, Bell, Peak Medical, Remedy's RX, Massage Haven, Anytime Fitness, Kumon, Edward Jones, &amp; more</li><li>• Great location with excellent foot traffic and high visibility in the heart of Okotoks</li><li>• Across the street from Walmart, Canadian Tire, Sobey's and other notable Brands</li><li>• Conveniently situated close to Highway 2A and Highway 7, which sees 79,150 Vehicles/day</li><li>• Office space up to 5,350 SF with high ceilings and large windows</li><li>• Regions premier health and wellness campus with open abundant patient parking (270 stalls)</li></ul>	

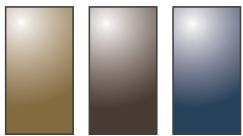


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# Site Plan

200 Southridge Drive | Okotoks, Alberta  
**Okotoks Shopping Hub**

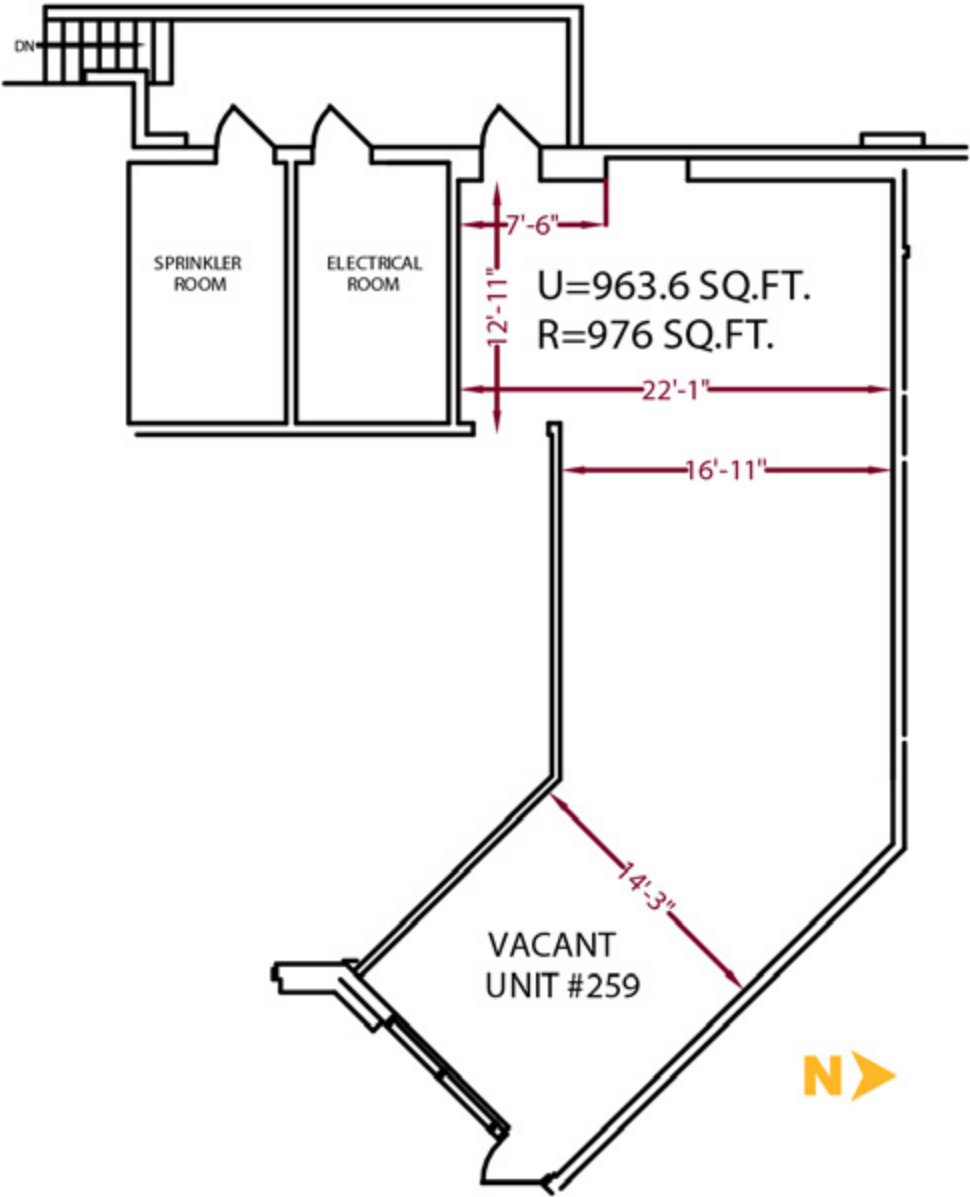


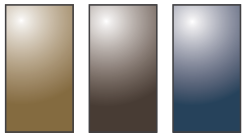


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# Floor Plan

Unit 259 | 976 SF | Available: August 1, 2025

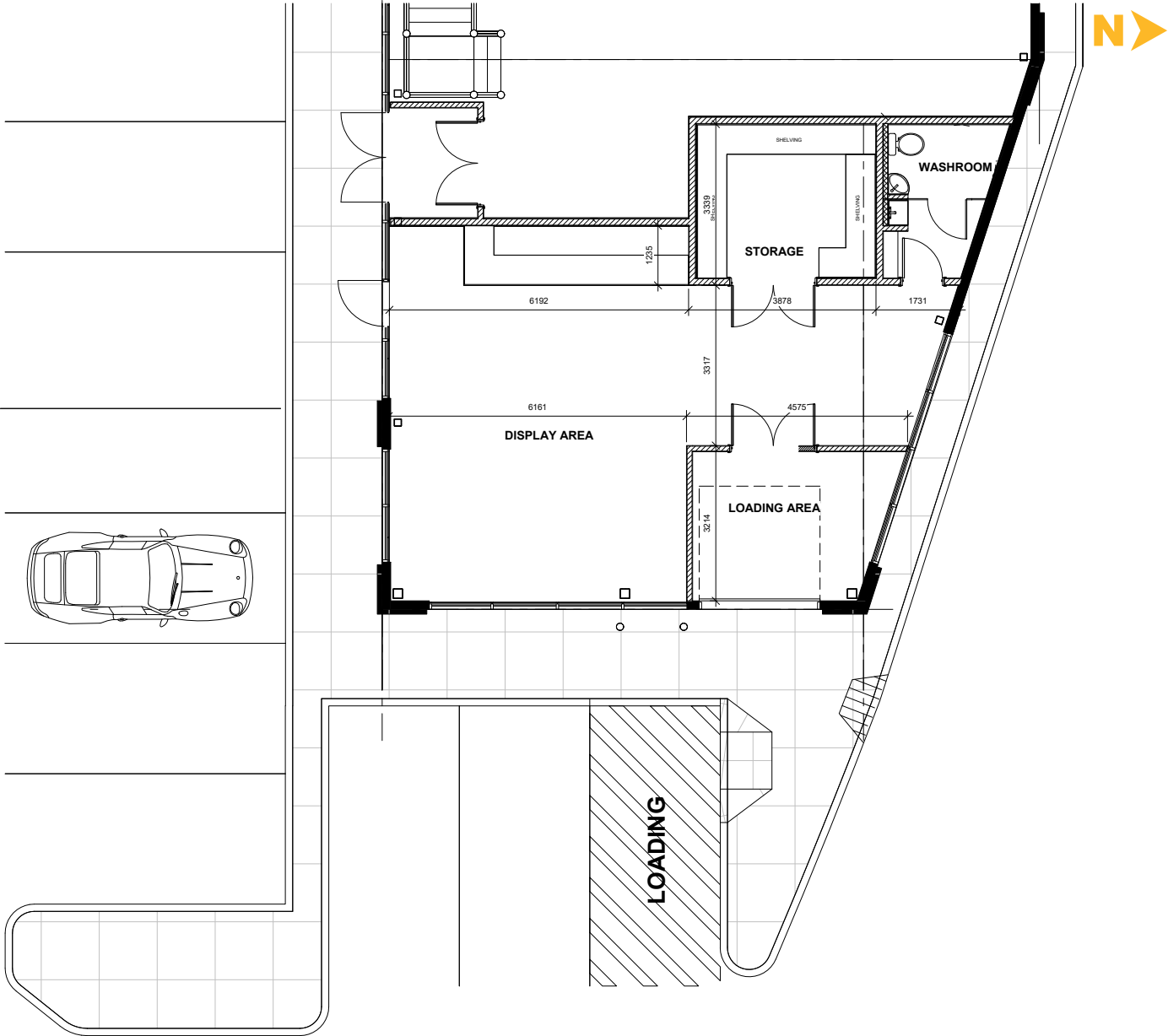


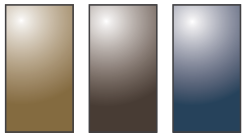


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# Floor Plan

Unit 266 | 1,169 SF



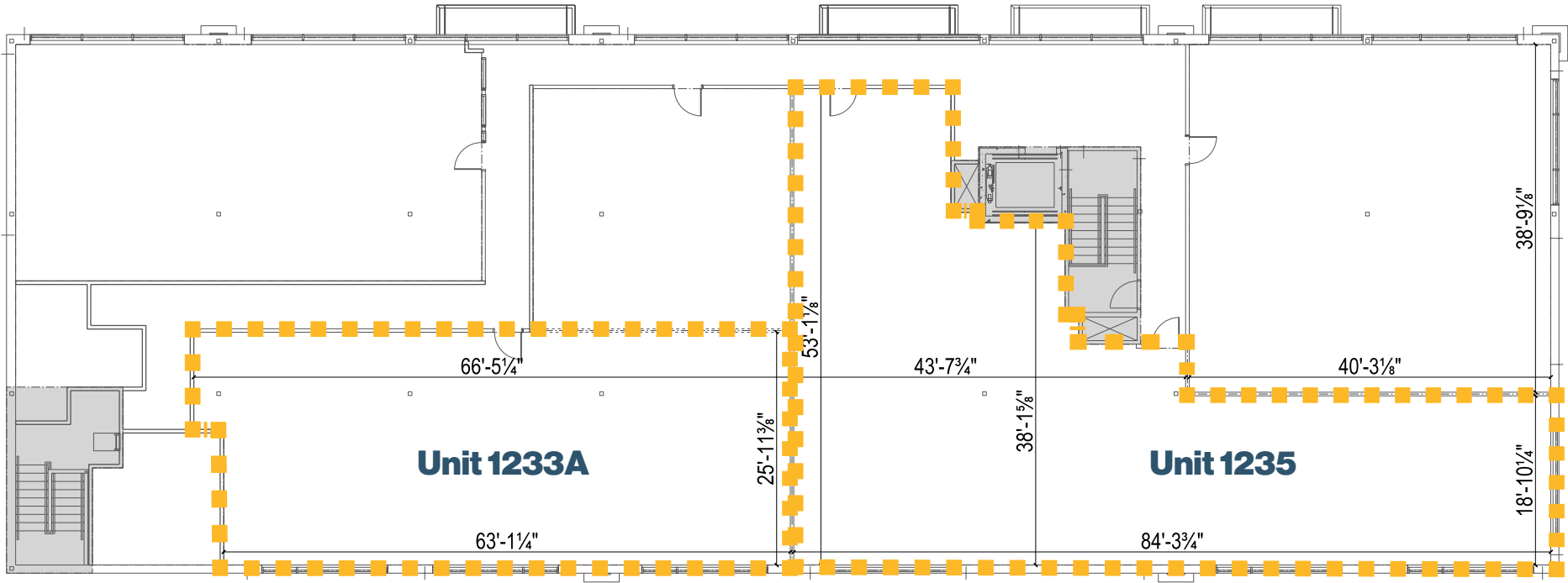


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# Floor Plan

Unit 1233A | 2,139 SF

Unit 1235 | 3,219 SF







# Westmount Shops



**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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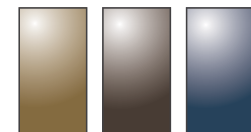
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# Thank you for your Interest



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