

Blackstone

For Lease

200 Southridge Drive | Okotoks, Alberta

Okotoks Shopping Hub

Westmount Shops



**Unit
1233A**

**Unit
1235**

Westmount Centre

**Unit
262**

Westmount Village

For more information, please
contact one of our associates.

Mahmud Rahman *VP /Associate*

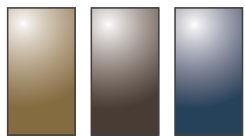
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Randy Wiens *Senior Associate*

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Property Details

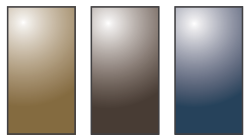
200 Southridge Drive | Okotoks, Alberta
Okotoks Shopping Hub



		Op Costs
Size Available	Unit 262 1,231 SF	\$13.00 PSF
	C/L 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



YOKOZUNA



KUMON



SUBWAY

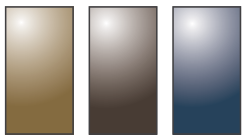


IRIS



Bell

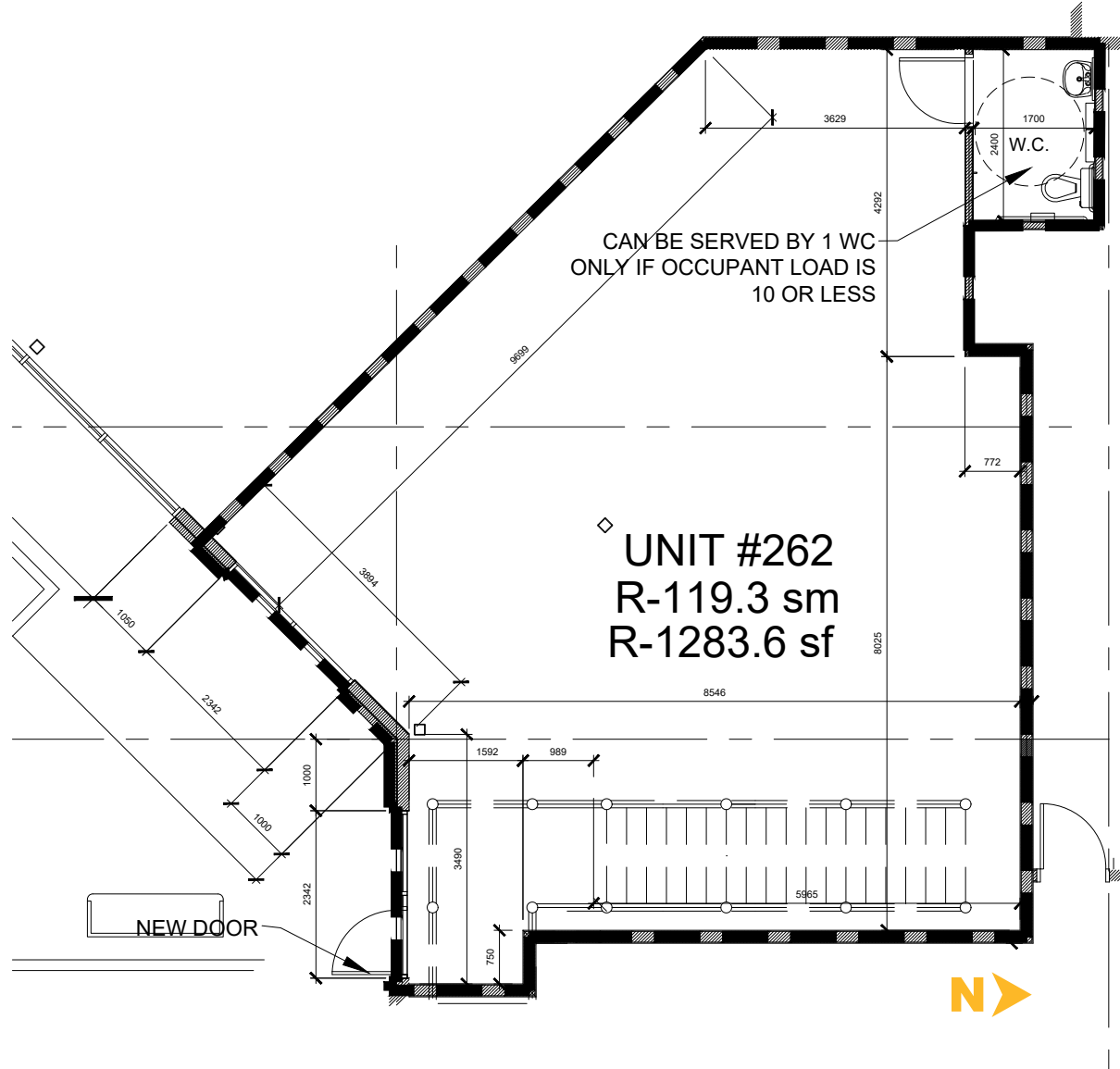


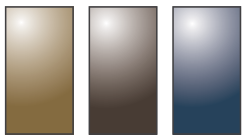


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Floor Plan

Unit 262 | 1,231 SF



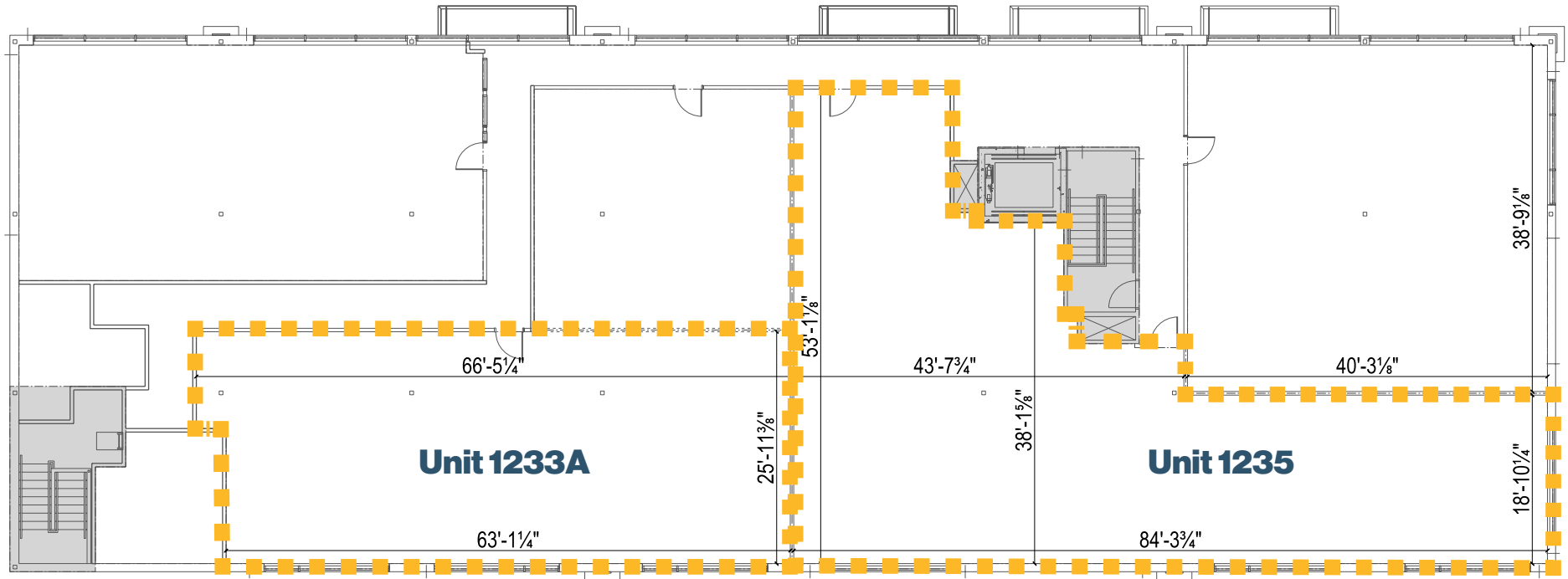


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Floor Plan

Unit 1233A | 2,139 SF

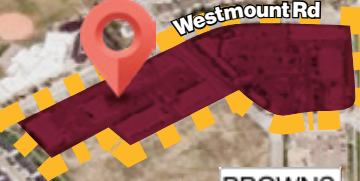
Unit 1235 | 3,219 SF





Westmount Shops

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



- Okotoks Health & Wellness Centre
- Mark's
- Cornerstone
- BROWNS SOCIALHOUSE RESTAURANT & BAR
- PET SMART
- BMO
- CANADIAN BREWHOUSE
- Starbucks
- Scotiabank
- CANADIAN TIRE
- Jobey's
- Walmart



NEIGHBORHOOD
Okotoks



POPULATION 3KM
32,484



MEDIAN AGE
38



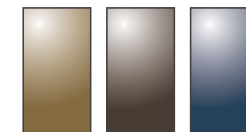
HOUSEHOLD INCOME
\$132,000



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

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Thank you for your Interest



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