

Blackstone

For Lease

200 Southridge Drive | Okotoks, Alberta
Okotoks Shopping Hub

Westmount Shops

Drive-Thru Unit Available

Unit 1233A

Unit 1235

Westmount Centre

Unit 262

Westmount Village

Unit B101

LEASED

Drive-Thru Ready

For more information, please contact one of our associates.

Mahmud Rahman VP /Associate

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E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.930.8649

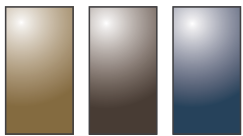
E rwiens@blackstonecommercial.com

**Drive-Thru Unit
Available**



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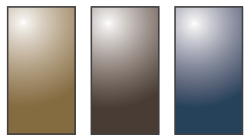
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Property Details

200 Southridge Drive | Okotoks, Alberta
Okotoks Shopping Hub



		Op Costs
Size Available	Unit 101 2,442 SF <i>Drive-Thru Ready</i>	\$18.00 PSF
	Unit 262 1,231 SF	\$13.00 PSF
	C/L Unit 1233A 2,139 SF	\$10.78 PSF
	Unit 1235 3,219 SF <i>Combined total 5,350 SF or demised to suit 1,000 SF offices</i>	\$10.78 PSF
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



YOKOZUNA



KUMON



SUBWAY

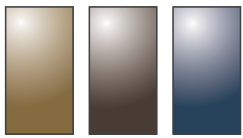


IRIS



Bell



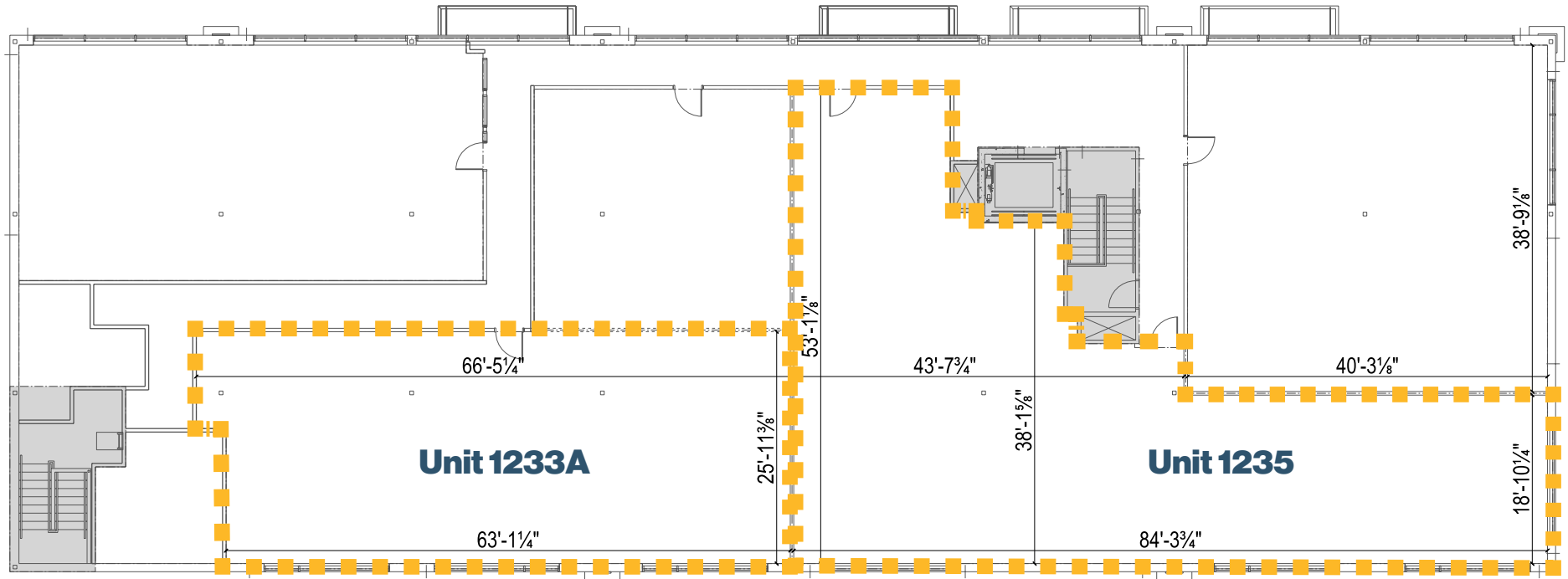


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Floor Plan

Unit 1233A | 2,139 SF

Unit 1235 | 3,219 SF





Westmount Shops

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

Okotoks Health & Wellness Centre
 Mark's
 Cornerstone
 Starbucks
 Scotiabank
 Canadian Tire
 Sobey's
 Walmart

PET SMART
 BROWNS SOCIALHOUSE
 BMO
 CANADIAN BREWHOUSE



NEIGHBORHOOD
 Okotoks



POPULATION 3KM
 32,484



MEDIAN AGE
 38



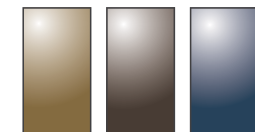
HOUSEHOLD INCOME
 \$132,000



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

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Thank you for your Interest



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