

**Blackstone**

# For Lease

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

## Westmount Shops



For more information, please  
contact one of our associates.

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**Westmount Village**

Unit 262

Unit 259

**LEASED**  
Unit 1003

**LEASED**  
Unit 1069

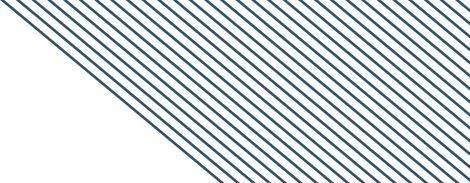
**Westmount Centre**

**LEASED**  
Unit 1235  
Unit 1233A

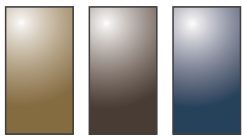
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# Property Details

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



**Unit 259**



**Unit 262**



**Unit 1069**



**Units 1233A & 1235**

### Size Available

		Op Costs
<b>Unit 259</b>	976 SF	\$13.00 PSF
<b>Unit 262</b>	1,231 SF	\$13.00 PSF
<b>Unit 1003</b>	1,440 SF	<del>\$8.93 PSF</del> <b>LEASED</b>
<b>Unit 1069</b>	1,335 SF	<del>\$8.93 PSF</del> <b>LEASED</b>
<b>Unit 1233A</b>	2,139 SF	\$10.78 PSF
<b>Unit 1235</b>	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

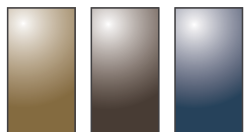
C-Gate

### Parking

Ample / open

### Highlights

- 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
- Be amongst brands such as Tim Hortons, DynaLife, Bell, Iris Optometrists, Subway, Marble Slab, Dairy Queen, KFC, Taco Bell, Orange Theory, Anytime Fitness and many more
- Conveniently situated close to Highway 2A and Highway 7, which sees 79,150 Vehicles/day

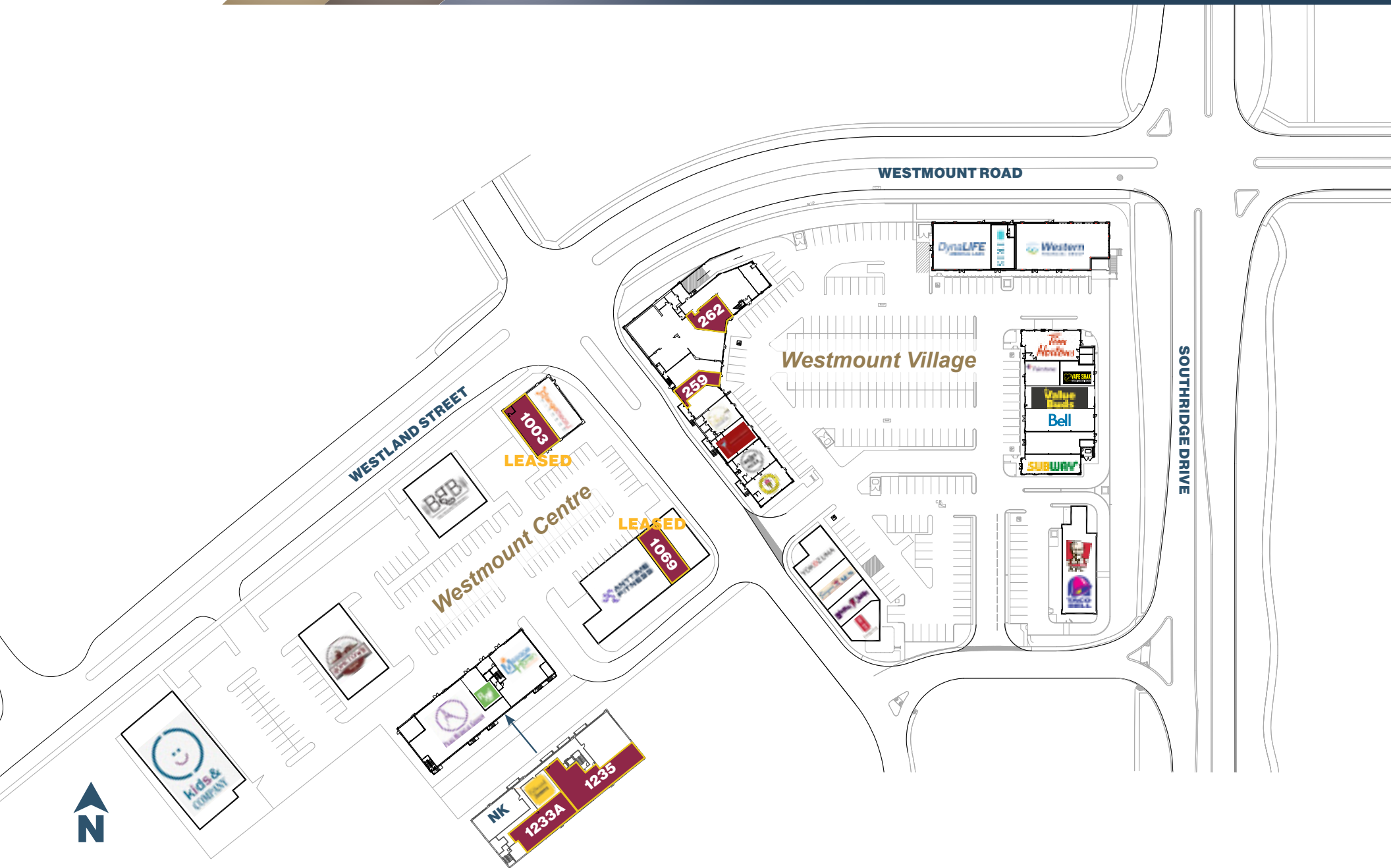


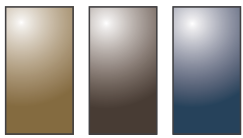
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# Site Plan

200 Southridge Drive | Okotoks, Alberta

**Okotoks Shopping Hub**

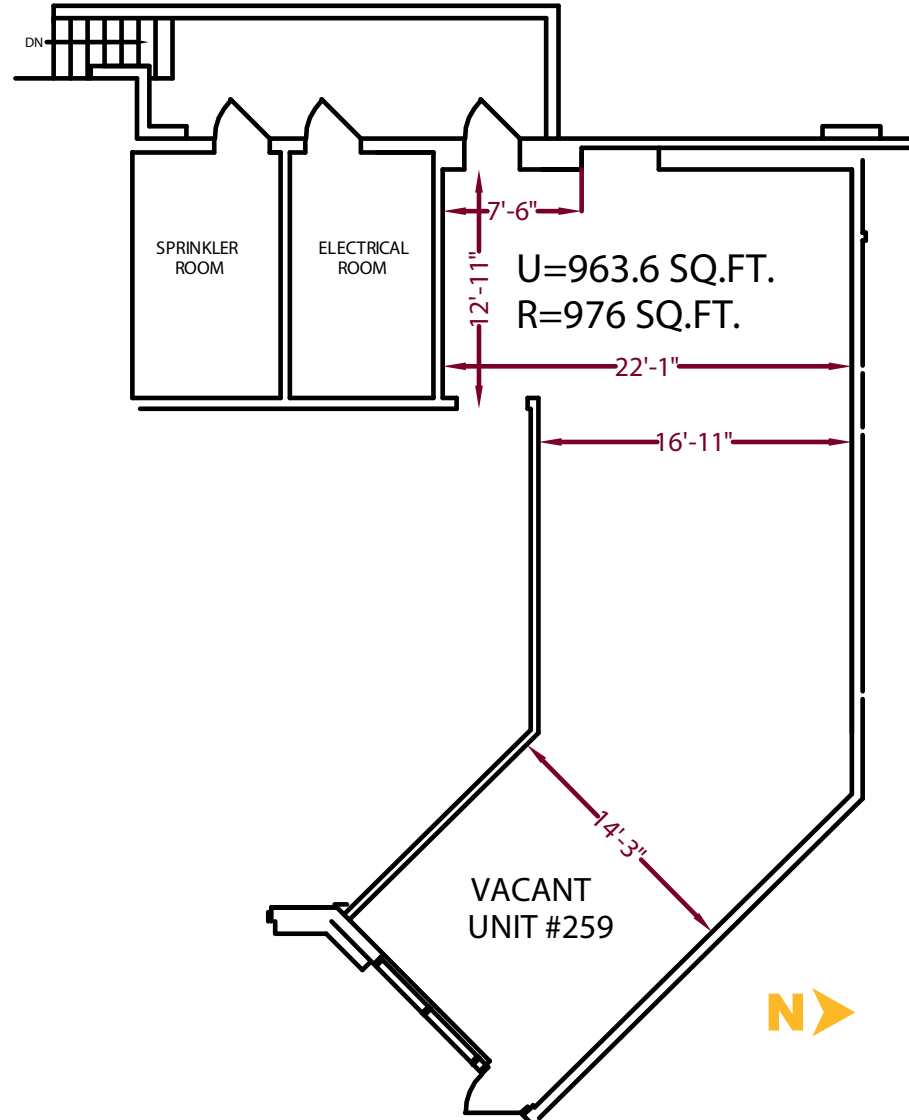


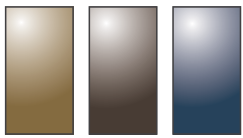


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# Floor Plan

Unit 259 | 976 SF

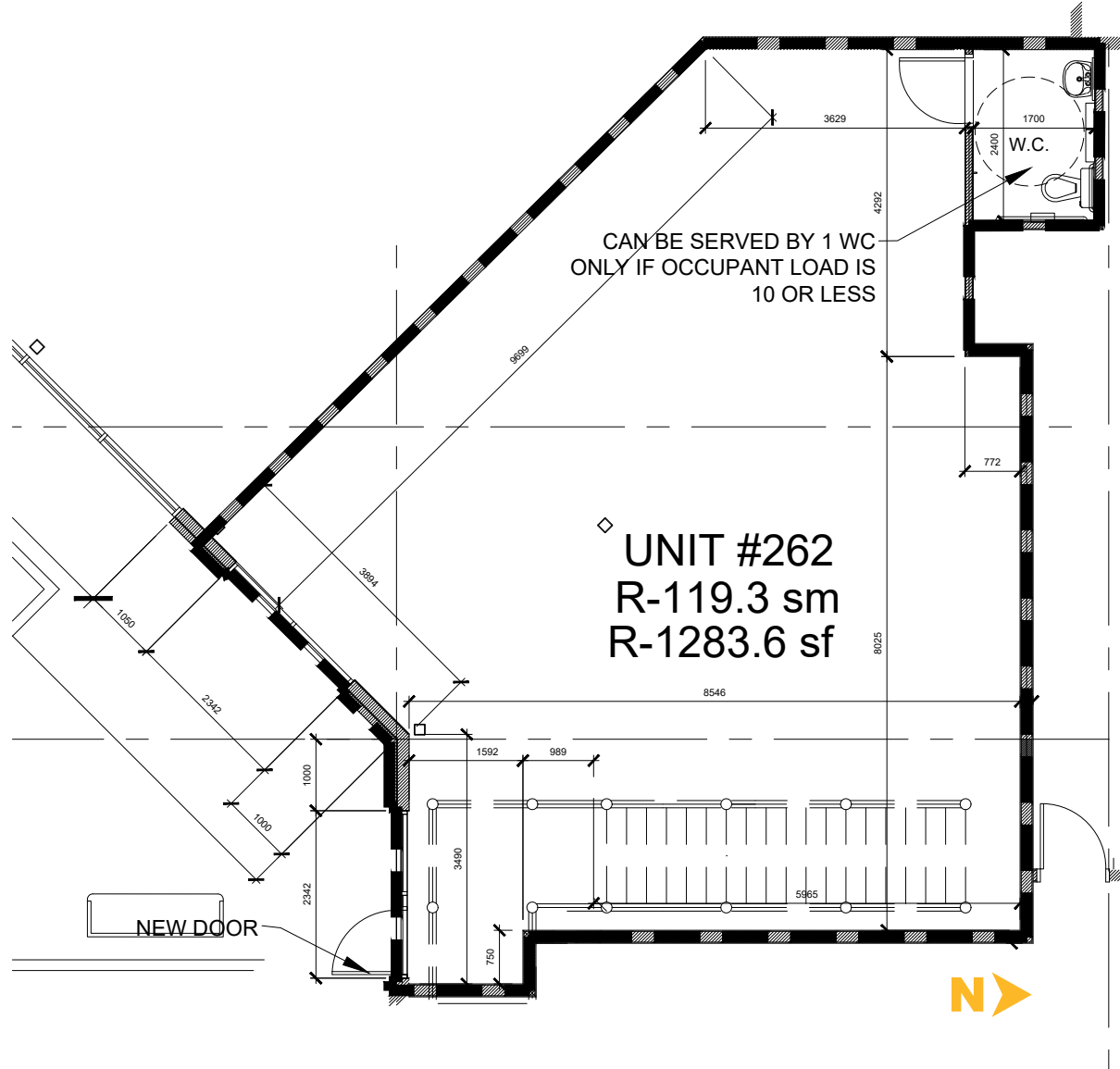


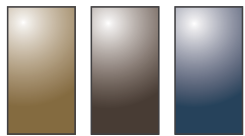


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# Floor Plan

Unit 262 | 1,231 SF



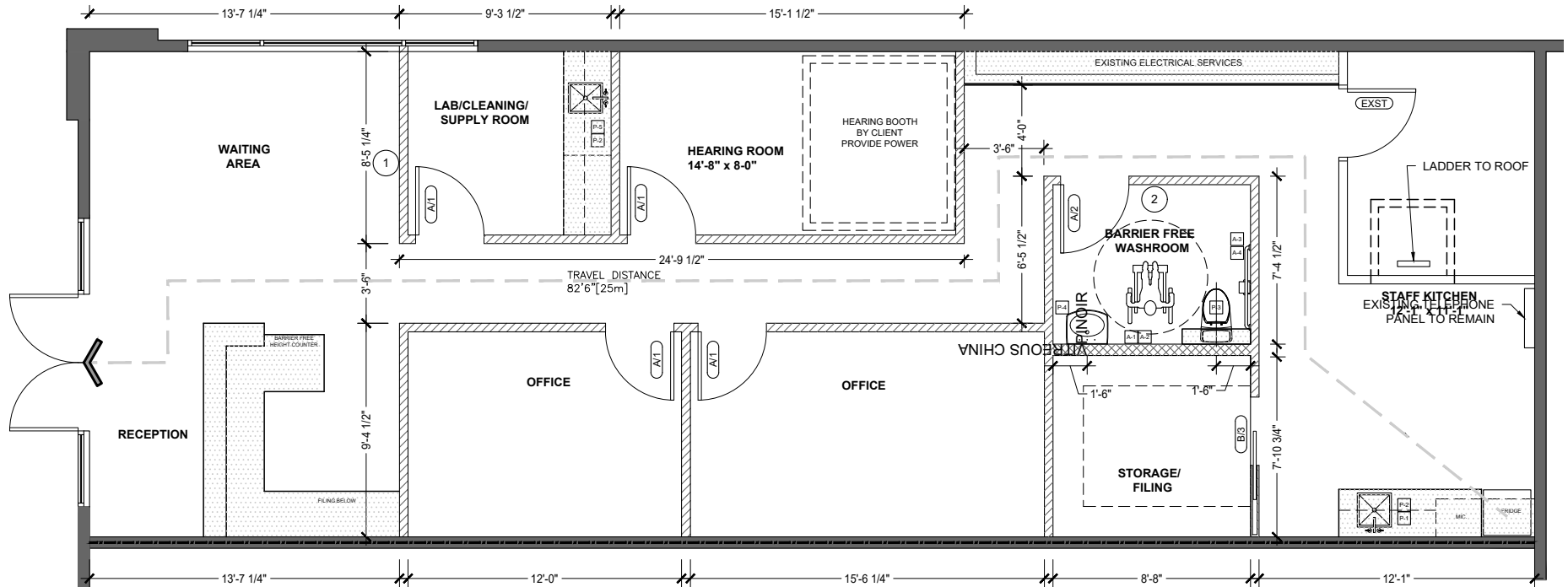


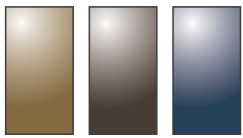
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# Floor Plan

Unit 1003 | 1,440 SF

**LEASED**



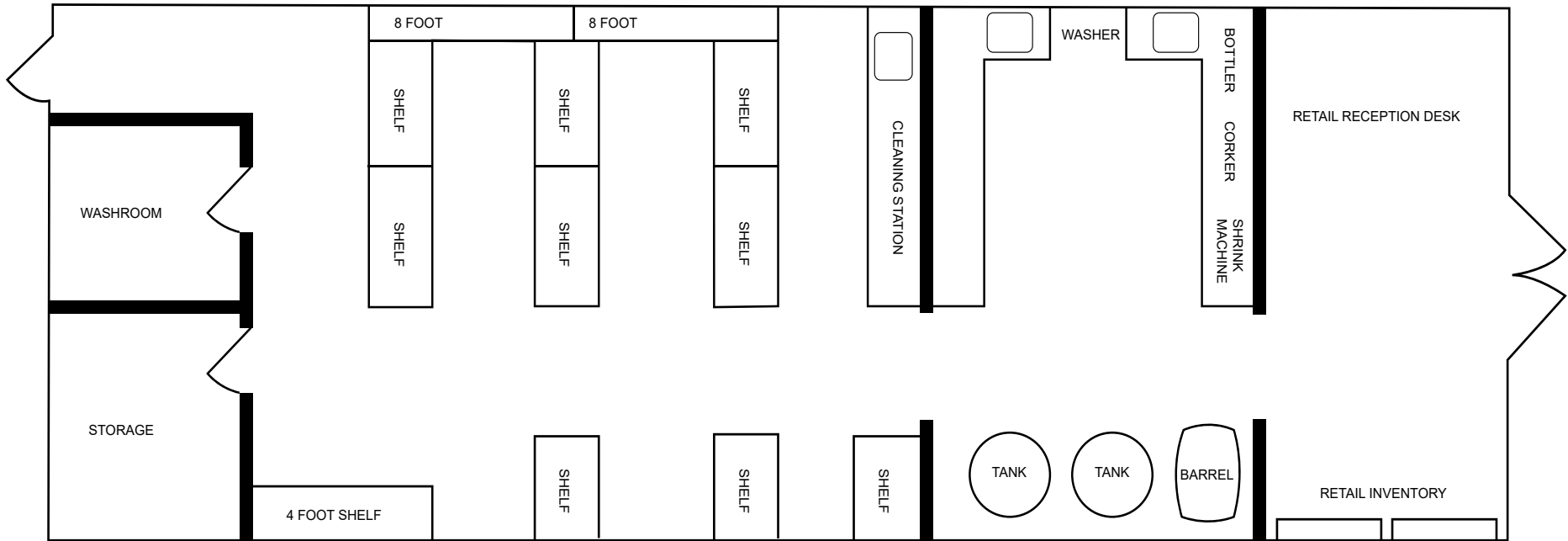


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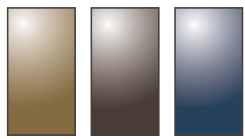
# Floor Plan

Unit 1069 | 1,335 SF

**LEASED**





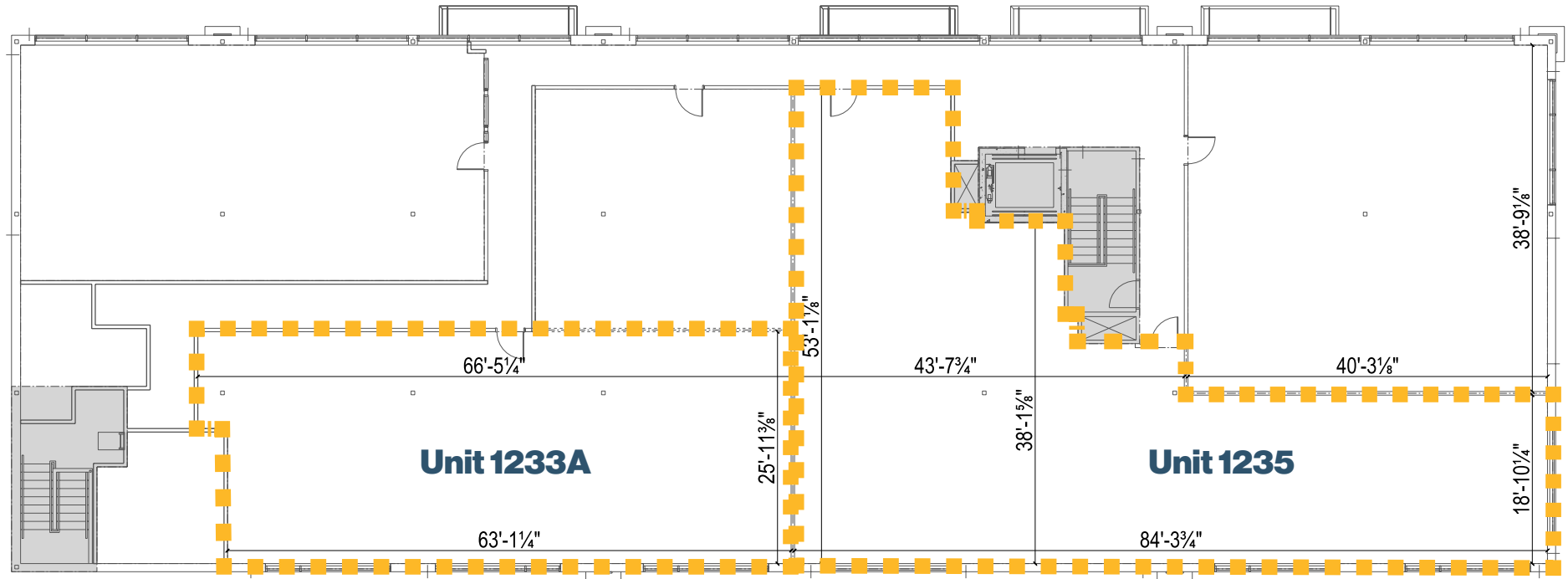


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# Floor Plan

Unit 1233A | 2,139 SF

Unit 1235 | 3,219 SF





# Westmount Shops

Southridge Dr.

Westmount Rd

Okotoks Health & Wellness Centre

Cornerstone



Westland St

Southridge Dr.

783



**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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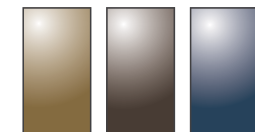
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# Thank you for your Interest



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