

# For Lease

# Westmount Shops

200 Southridge Drive, Okotoks, AB



## Okotoks Shopping Hub!

For More Info.

**Mahmud Rahman, VP/Associate**  
P (403) 930-8651  
E [mrahman@blackstonecommercial.com](mailto:mrahman@blackstonecommercial.com)

**Randy Wiens, Associate**  
P (403) 930-8649  
E [rwuens@blackstonecommercial.com](mailto:rwuens@blackstonecommercial.com)

 **Blackstone**  
Commercial Real Estate Services

Unit 1069



Units 1233A & 1235



Unit 201B



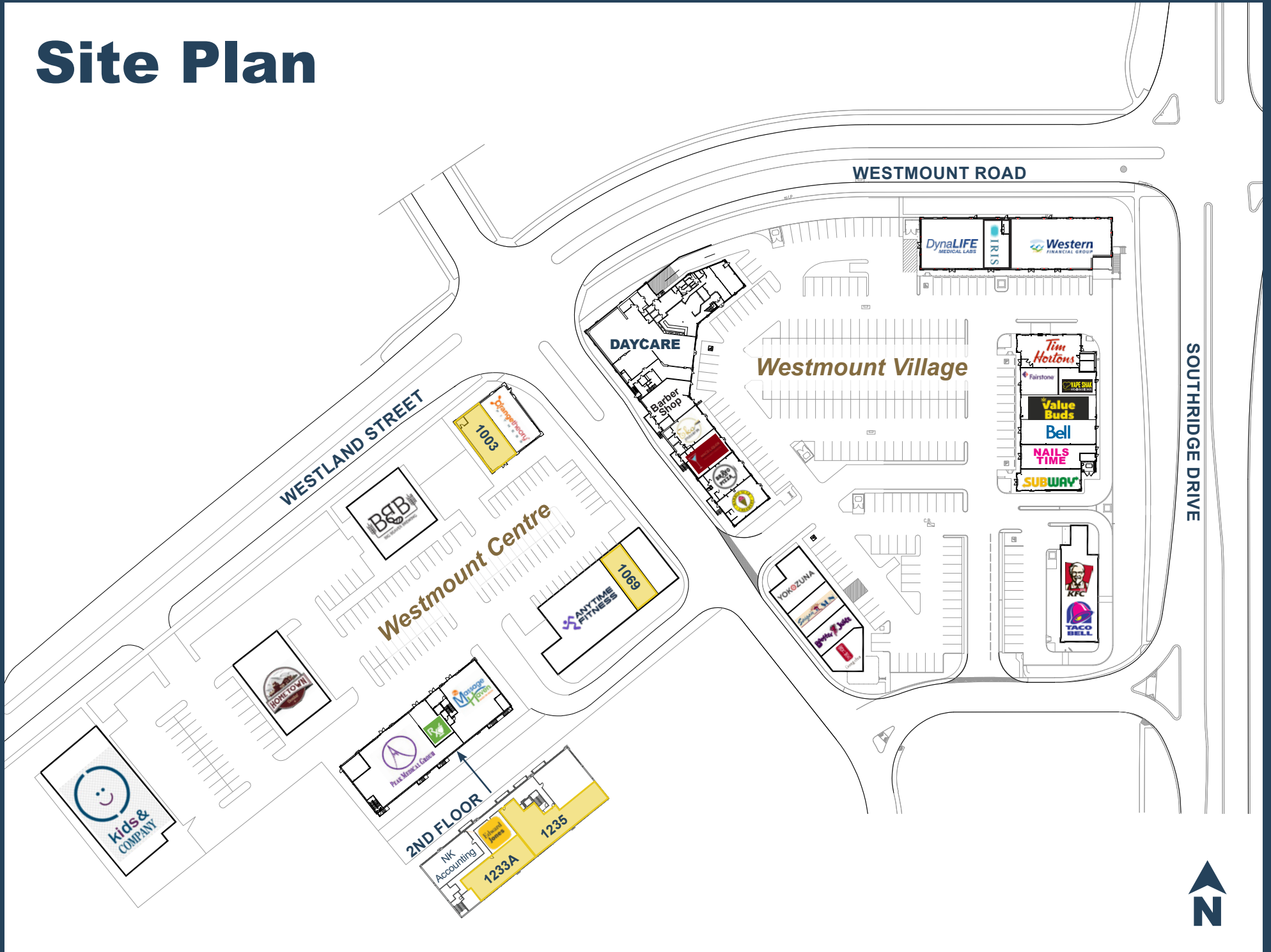
## Property Details

		Op Costs
<b>Size Available:</b>	Unit 1003   1,440 SF	\$8.93 PSF
	Unit 1069   1,335 SF	\$8.93 PSF
	Unit 1233A   2,139 SF	\$10.78 PSF
	Unit 1235   3,219 SF	
	Unit 201B   4,615 SF	<b>LEASED</b>
		<i>Combined total 5,350 SF or demised to suit 1,000 SF offices</i>

<b>Availability:</b>	Immediately
<b>Net Rate:</b>	Contact Associate
<b>Utilities:</b>	Gas & Electricity Separately Metered
<b>Zoning:</b>	C-Gate
<b>Parking:</b>	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, Okotoks Hearing Clinic, Peak Medical, Remedy's RX, Massage Haven, Anytime Fitness, Vinters Cellar, Cornerstone Chiropractics, Kids & Company Daycare, Edward Jones, and 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 per day

# Site Plan

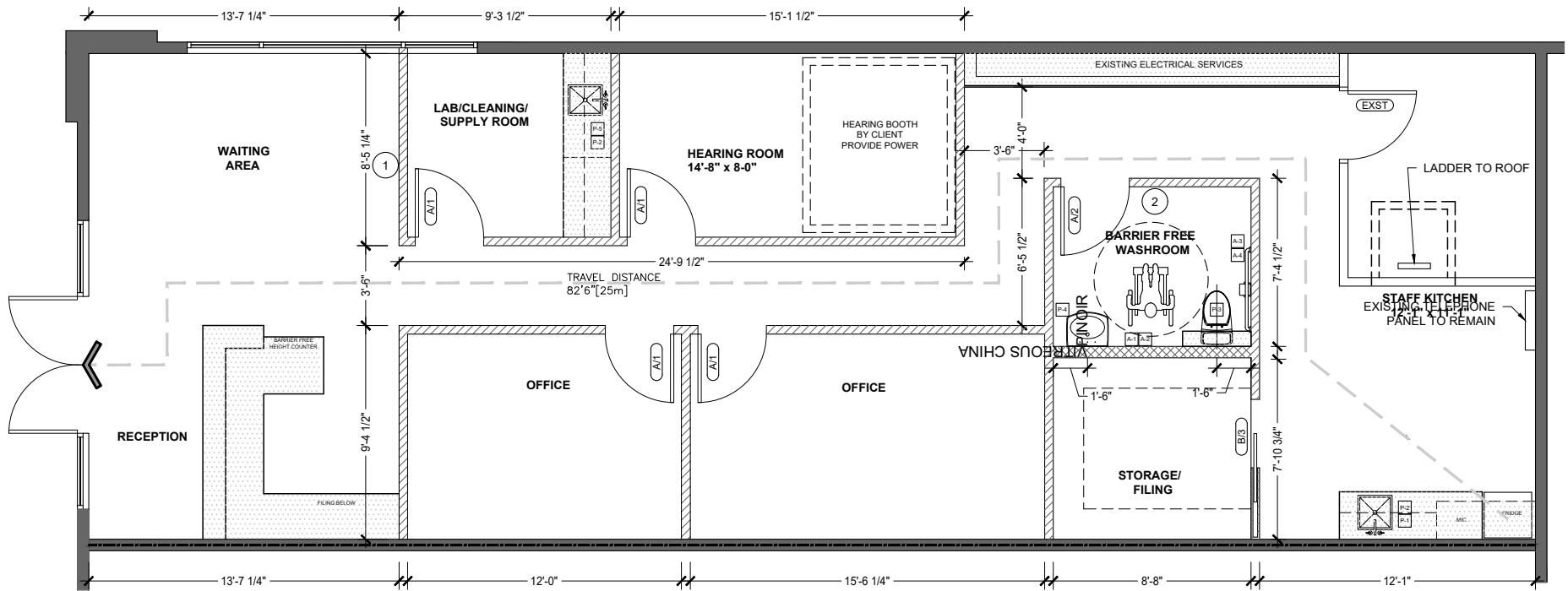


SOUTH RIDGE DRIVE



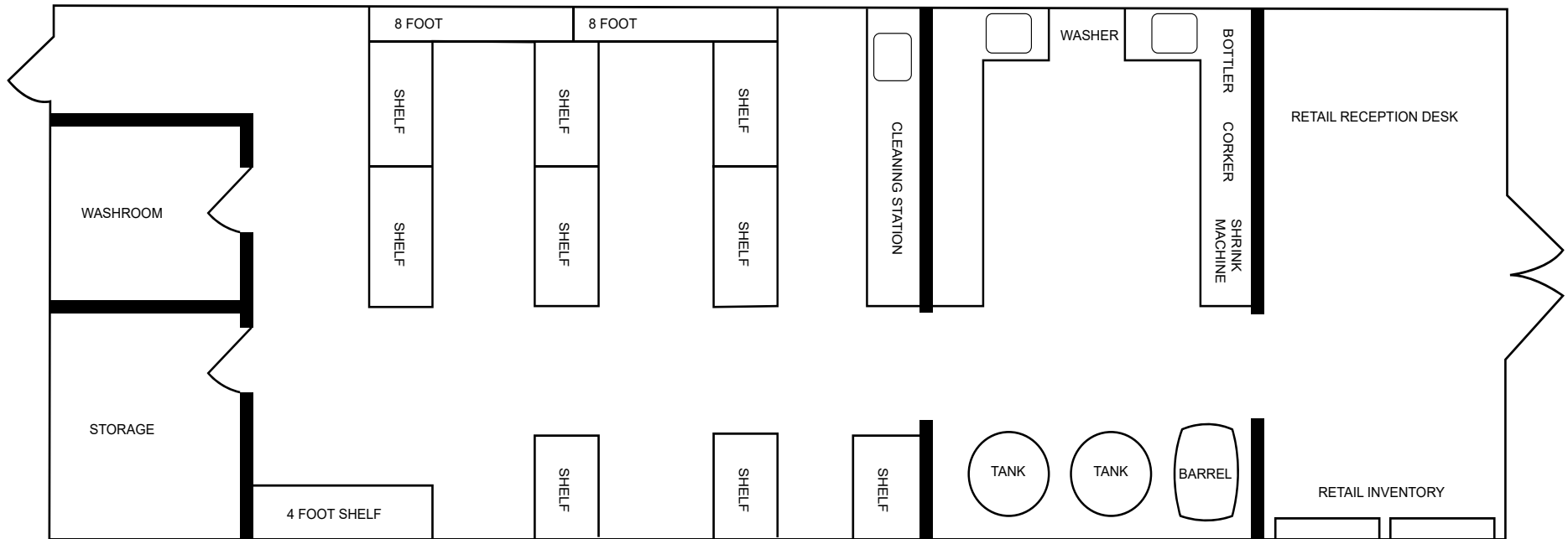
# Floor Plan

Unit 1003 | 1,440 SF



# Floor Plan

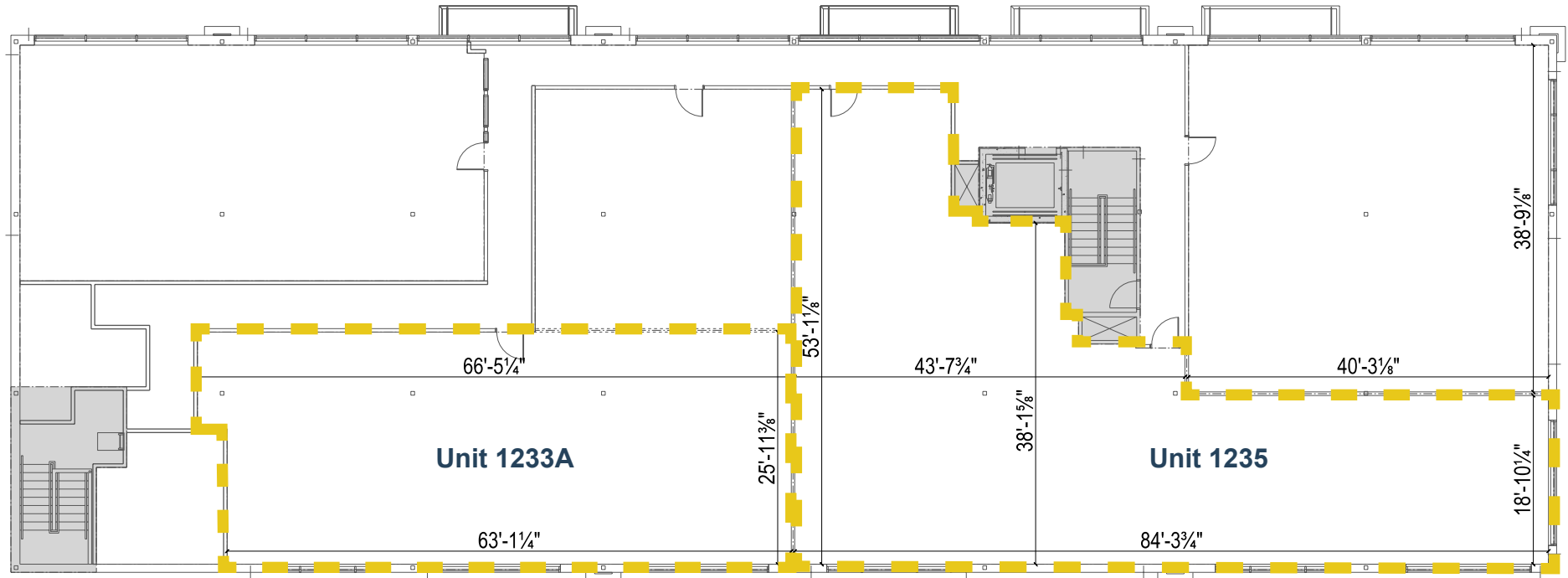
Unit 1069 | 1,335 SF



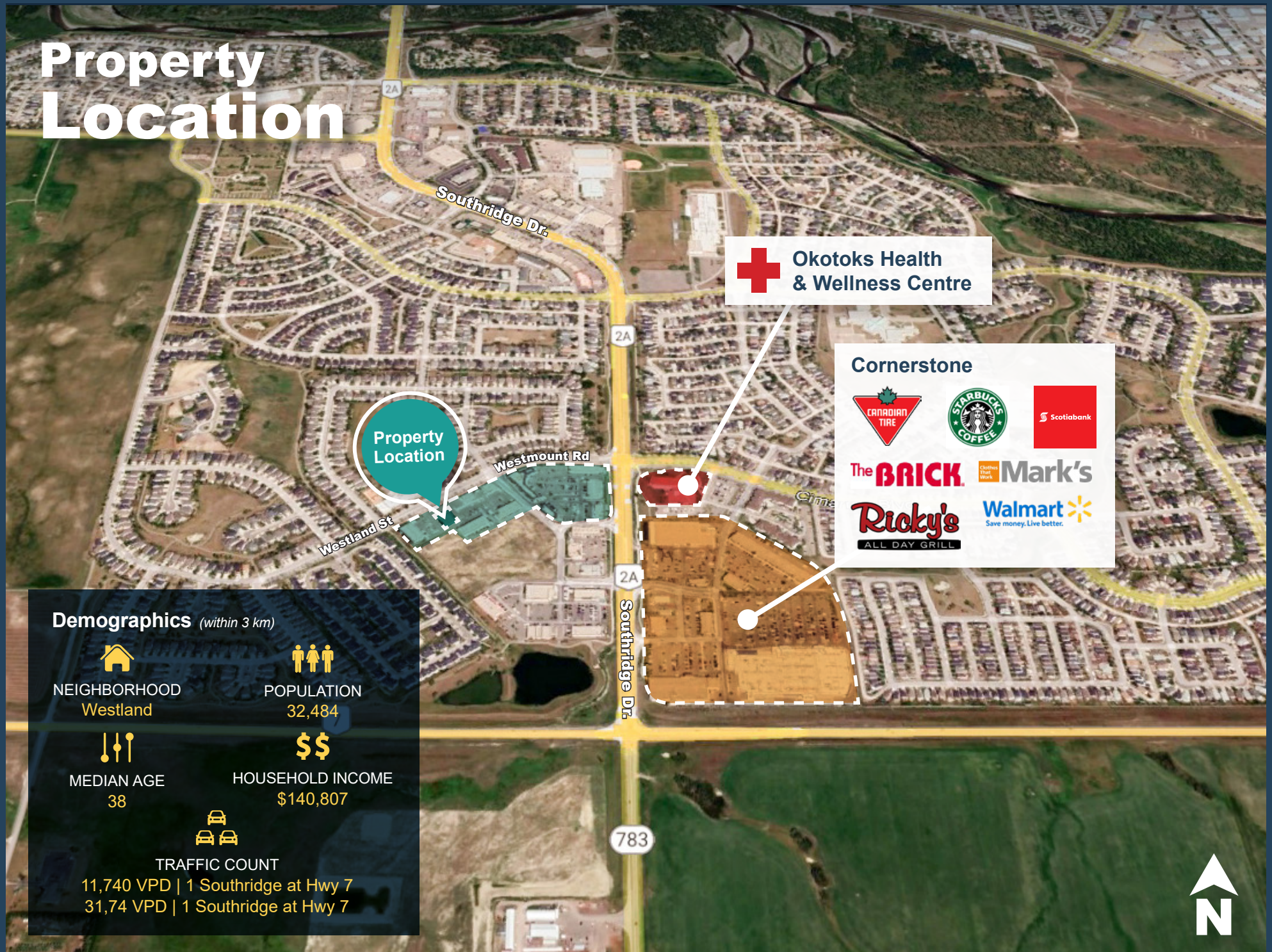
# Floor Plan

Unit 1233A | 2,139 SF

Unit 1235 | 3,219 SF



# Property Location



Property Location

 Okotoks Health & Wellness Centre

Cornerstone






  

The BRICK 

Ricky's 

ALL DAY GRILL Save money. Live better.

**Demographics** (within 3 km)

 NEIGHBORHOOD Westland	 POPULATION 32,484
 MEDIAN AGE 38	 HOUSEHOLD INCOME \$140,807
 TRAFFIC COUNT 11,740 VPD   1 Southridge at Hwy 7 31,74 VPD   1 Southridge at Hwy 7	





# Thank you for your interest!

## For More Info.

**Mahmud Rahman, VP/Associate**  
P (403) 930-8651  
E [mrahman@blackstonecommercial.com](mailto:mrahman@blackstonecommercial.com)

**Randy Wiens, Associate**  
P (403) 930-8649  
E [rwiens@blackstonecommercial.com](mailto:rwiens@blackstonecommercial.com)

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2022, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

[blackstonecommercial.com](http://blackstonecommercial.com)

**Blackstone**  
Commercial Real Estate Services