

For Lease

Westmount Shops

200 Southridge Drive, Okotoks, AB



Okotoks Shopping Hub!

For More Info.

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 **Blackstone**
Commercial Real Estate Services

Unit 1069



Units 1233A & 1235



Unit 201B



Property Details

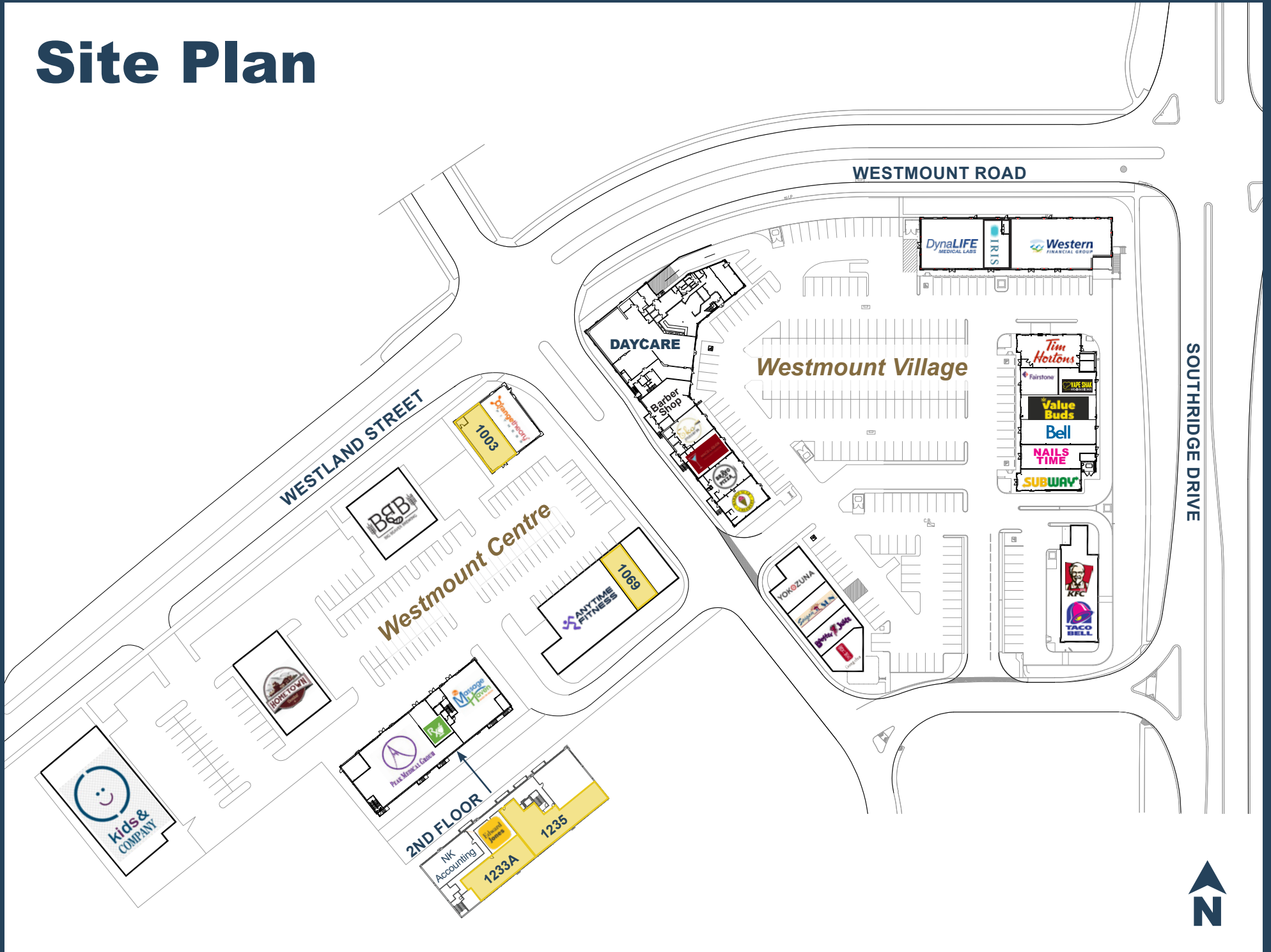
		Op Costs
Size Available:	Unit 1003 1,440 SF	\$8.93 PSF
	Unit 1069 1,335 SF	\$8.93 PSF
	Unit 1233A 2,139 SF	\$10.78 PSF
	Unit 1235 3,219 SF	
	Unit 201B 4,615 SF	LEASED

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, 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

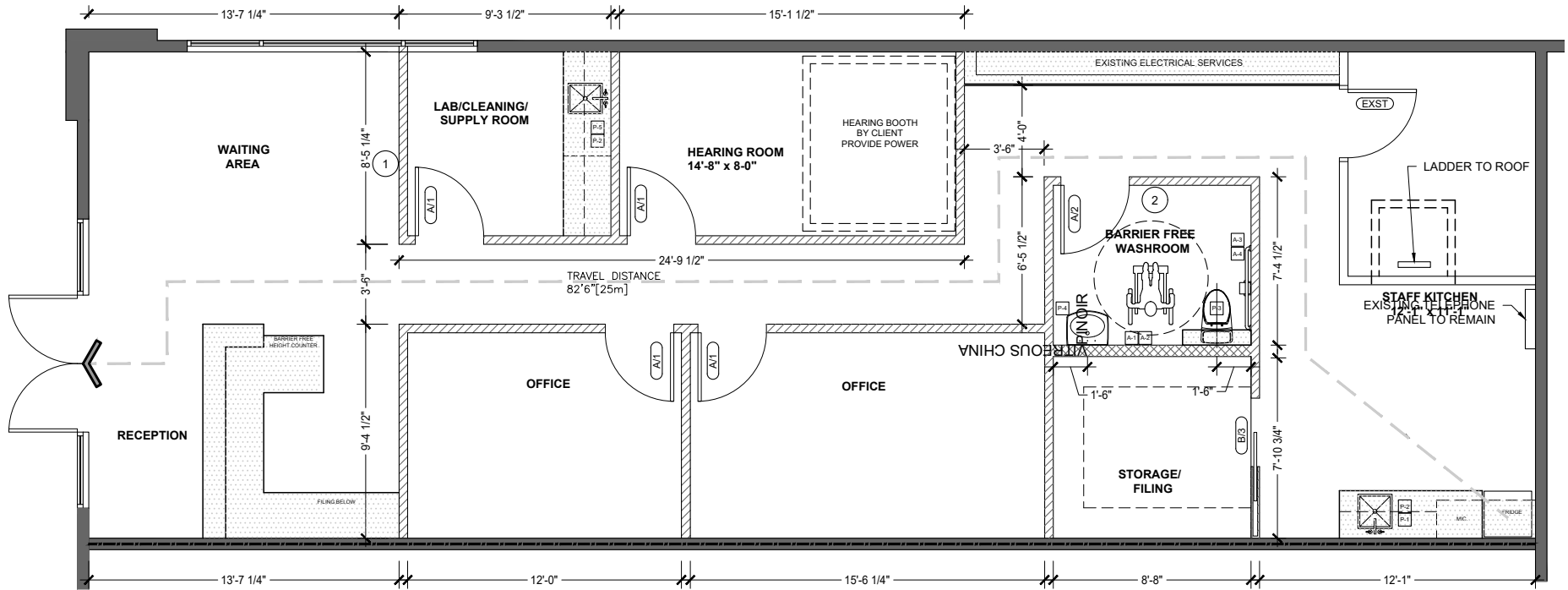


SOUTH RIDGE DRIVE



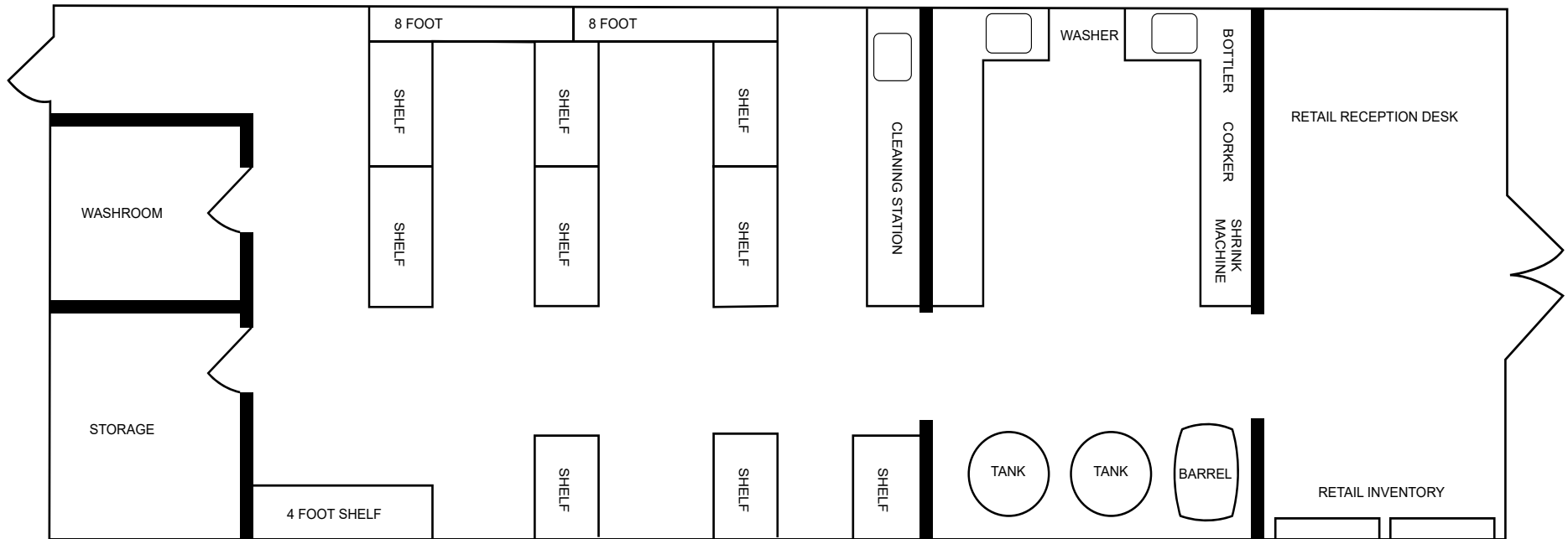
Floor Plan

Unit 1003 | 1,440 SF



Floor Plan

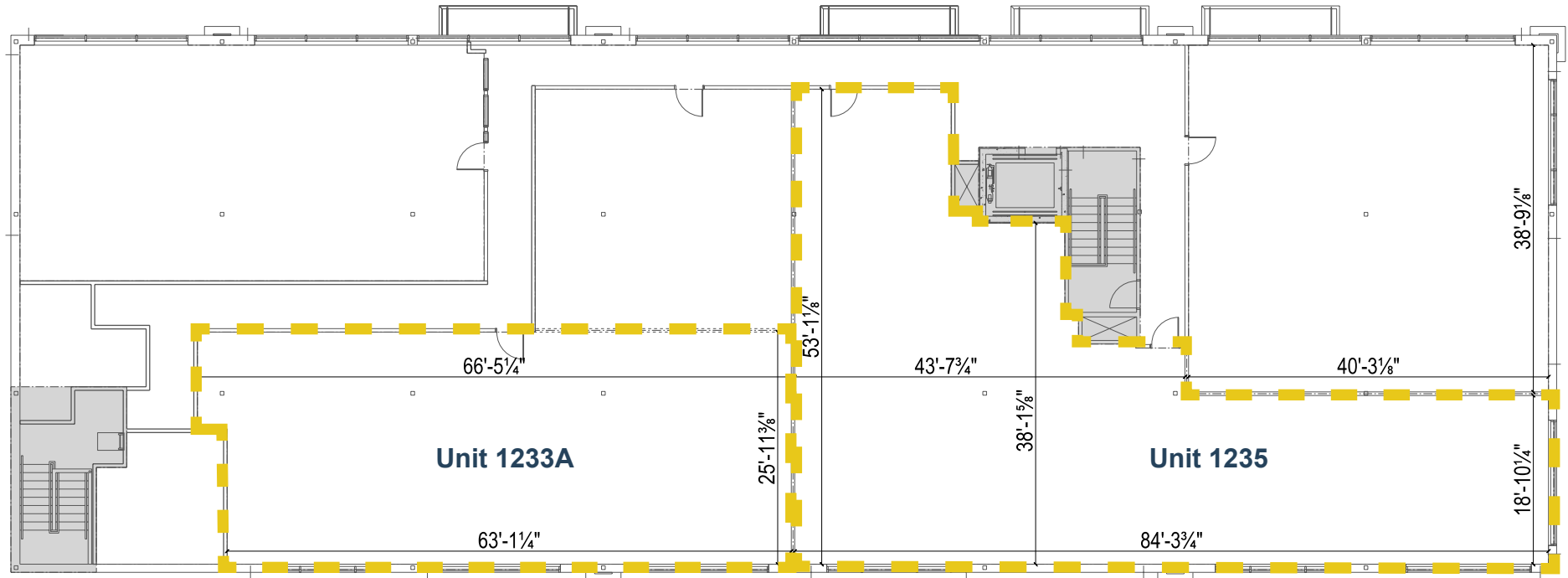
Unit 1069 | 1,335 SF



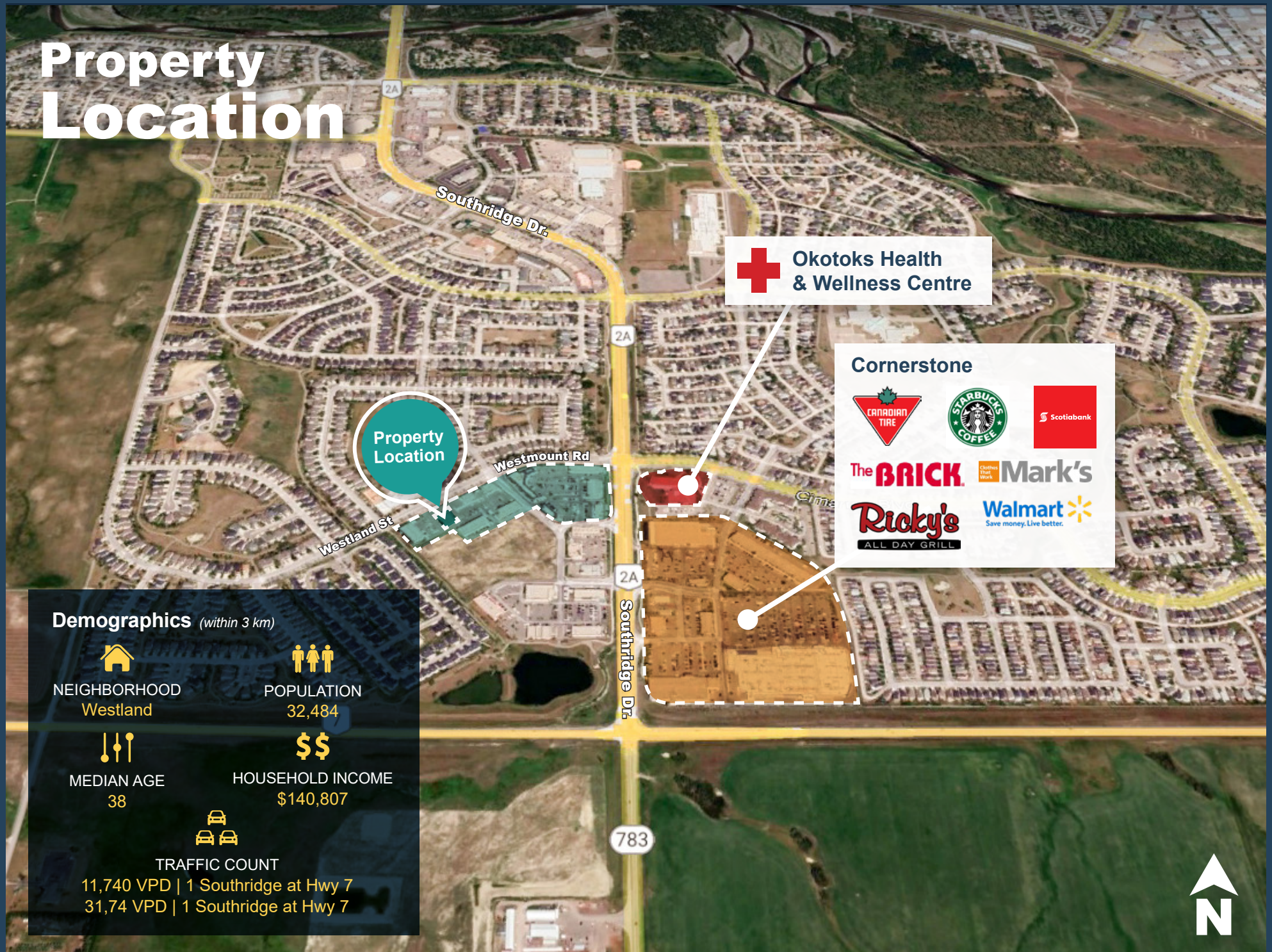
Floor Plan

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

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!

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