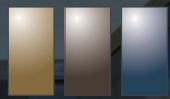


March 2024

# Office

Vacancy Report



**Blackstone**

Commercial Real Estate Services

*Photo by Petr Magera*



# Featured Property



**For Lease** | Westmount Shops, 200 Southridge Drive, Okotoks, AB



Units 1233A & 1235

Unit 1003  
Unit 1069  
Unit 1233A  
Unit 1235  
Unit 201B

1,440 SF  
1,335 SF  
2,139 SF  
3,219 SF  
**LEASED**

Op Costs  
\$8.93 - \$10.78 PSF  
—  
Net Rate  
Market

Contact:  
Mahmud Rahman  
Randy Wiens





## For Lease | Atrium Square, 4014 Macleod Trail S, Calgary, AB



Unit 105	3,039 SF
Unit 205	<b>LEASED</b>
Unit 211/212	4,670 SF
Unit 301	1,076 SF
Unit 302	1,453 SF
Unit 310	2,171 SF
Unit 318	1,830 SF

Op Costs  
\$14.55 PSF

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Net Rate  
**\$12.00 - \$20.00 PSF**

Contact:  
Shane Olin  
Olivia Bohdan



## For Lease | Stampede Station Plaza, 1505 Macleod Trail SE, Calgary, AB



Main Floor	2,300 SF
Upper Level	2,300 SF

*Units can be demised*

Op Costs  
\$17.00 PSF

---

Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Little Saigon Centre, 4909 17 Avenue SE, Calgary, AB



Unit 104	785 SF
Unit 301	6,805 SF
Unit 313	640 SF
Unit 315	613 SF
Unit 317	1,586 SF
Unit 321	621 SF

Op Costs  
\$12.00 - \$14.00 PSF

---

Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Horton Park, 9705 Horton Road SW, Calgary, AB



Unit A100	676 SF
Unit A105	2,297 SF
Unit B210	751 SF
Unit C302	1,340 SF
Unit C303	1,004 SF

Op Costs  
\$10.75 - \$13.99 PSF

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Net Rate  
**\$12.00 - \$16.00 PSF**

Contact:  
Shane Olin  
Olivia Bohdan



## For Lease | 6751 52 Avenue, Red Deer, AB



Unit 101                      1,697 SF  
 Unit 103                      2,887 SF  
*(Can be combined for 4,584 SF)*

Op Costs  
 \$9.50 PSF  
 ———  
 Net Rate  
**Market**

Contact:  
 Mahmud Rahman  
 Randy Wiens



## For Lease | Piper Crossing Plaza, 3215 49th Avenue, Red Deer, AB



Unit 103                      1,221 SF  
 Unit 108                      1,249 SF  
 Unit 109                      1,235 SF  
 Unit 201A                      2,342 SF

Op Costs  
 \$14.74 PSF  
 ———  
 Net Rate  
**Market**

Contact:  
 Mahmud Rahman  
 Randy Wiens



## For Lease | 288 Kinniburgh Blvd., Chestermere, AB



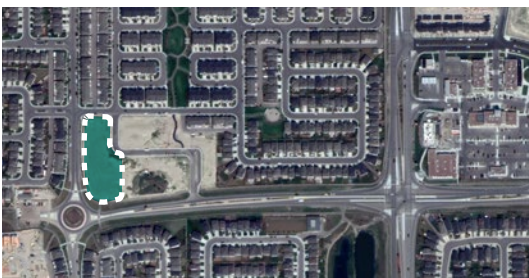
Unit 106                      2,233 SF

Op Costs  
 \$13.31 PSF  
 ———  
 Net Rate  
**Market**

Contact:  
 Mahmud Rahman  
 Randy Wiens



## For Lease | Windsong Airdrie, 3166 Windsong Blvd. SW, Airdrie, AB



Units from 1,002 SF to 9,033 SF

Building 1                      7,558 SF  
 Building 2                      9,033 SF  
 Building 3                      4,821 SF

Op Costs  
 \$10.00 PSF  
 ———  
 Net Rate  
**\$32.00 PSF**

Contact:  
 Shane Olin



## For Lease | Country Hills Plaza, 100 Stockton Avenue, Okotoks, AB



Unit 180                      7,000 SF  
 Unit 210                      3,264 SF

Yard                              0.25 - 0.5 Acre  
 (Up to +/- 40,000 SF)

Op Costs  
 \$10.15 PSF

---

Net Rate  
**Market**

Yard \$1.00 PSF

Contact:  
 Mahmud Rahman  
 Randy Wiens



## For Lease | The Aurora Building, 11402 - 100 Street, Grande Prairie, AB



Unit 11402A                      2,742 SF

Op Costs  
 \$7.16 PSF

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Net Rate  
**\$12.00 PSF**

Contact:  
 Mike Levesque



## For Lease | 3808 Highway Street, Valleyview, AB



Unit 102                              1,907 SF

Op Costs  
 TBV

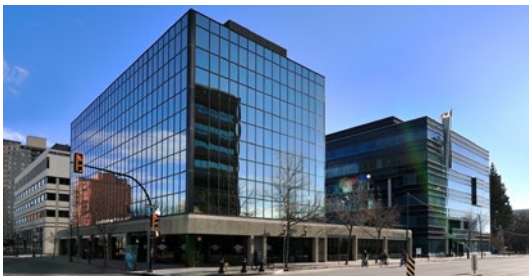
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Net Rate  
**\$28.00 PSF**

Contact:  
 Mike Levesque



## For Lease | T&T Towers, 340 & 350 3rd Avenue N, Saskatoon, SK



Unit 600                              14,107 SF  
 Unit 300                              1,050 SF  
 Unit 310                              1,603 SF

Op Costs  
 \$13.50 PSF  
 Includes Taxes  
 & Utilities

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Net Rate  
**\$18.00 - \$20.00 PSF**

Contact:  
 Shane Olin





# Thank you for your interest!

For further information, please contact any of our experienced real estate professionals:

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