

FOR LEASE

Office Space

Property Details

Leasable Area

Unit	Net Rate	Op Costs
Unit 1233a ¹ 2,139 ± sq. ft.	Market	\$10.30 psf
Unit 1235 ¹ 3,219 ± sq. ft.	Market	\$10.30 psf

¹Combined total 5,350 ± sq. ft. or demised to suit 1,000 ± sq. ft. offices

Available: Immediately

Parking: 270 open stalls

Zoning: C-GATE

* **FREE RENT inducements** on 5 year terms

Westmount Centre

200 Southridge Drive, Okotoks, AB

- ▶ 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 Day-care, Edward Jones, and NK Accounting
- ▶ Can be demised
- ▶ Regions premier health and wellness campus with open abundant patient parking (270 stalls)
- ▶ Well established existing medical professional tenant base including general practitioners, dental, chiropractic, massage therapy and fitness
- ▶ Regions largest childcare facility located within and adjacent to Westmount School K-9 with 750 plus students
- ▶ Office space up to 5,350 ± sq. ft. with high ceilings and large windows
- ▶ Three blocks to the Okotoks Regional Health Center

Blackstone

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For Leasing or Sales Information Or An On-Site Tour Please Contact

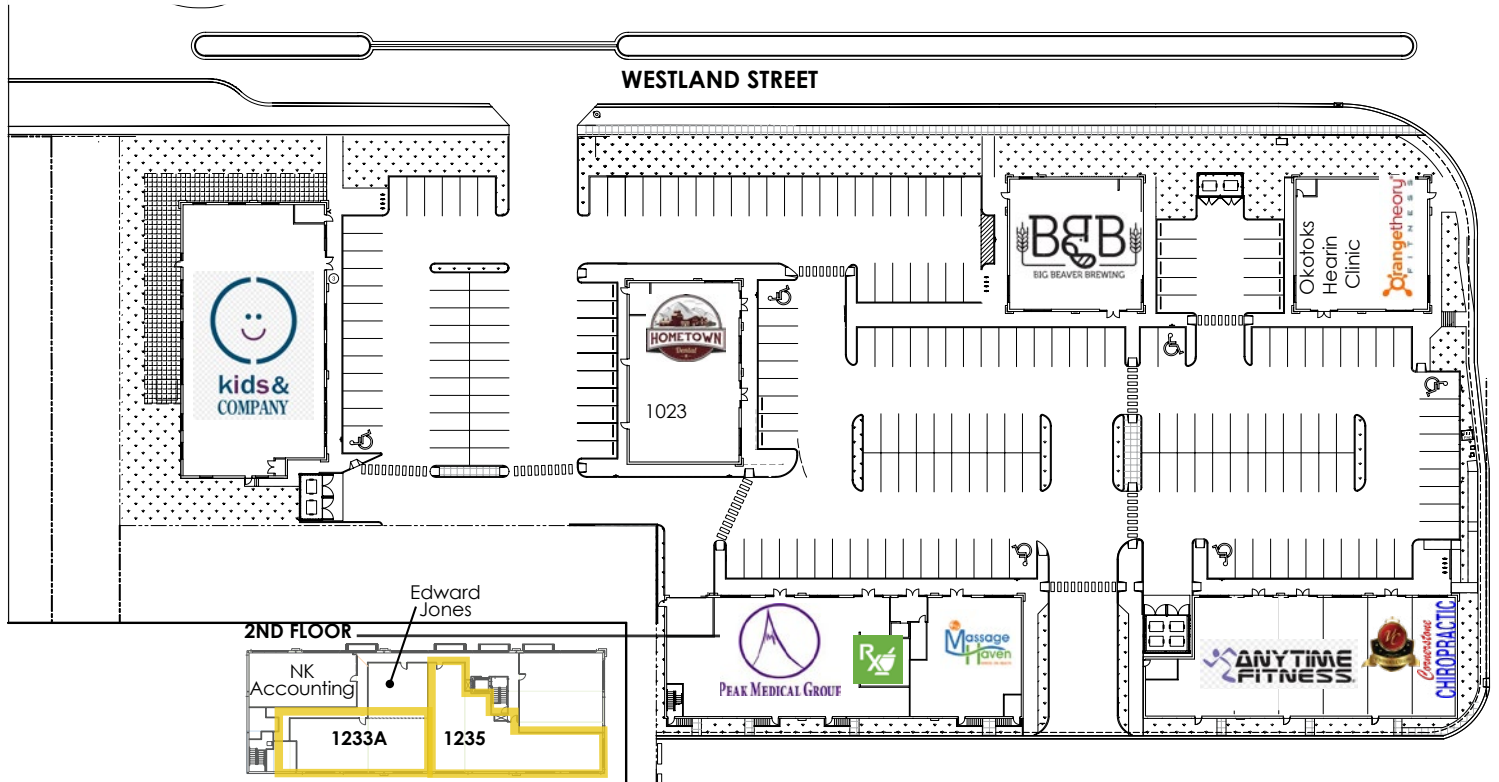
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Westmount Centre

200 Southridge Drive, Okotoks, AB

Floor Plan

(K-9) Westmount School



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