

For Lease



HIGHLIGHTS

- Demising options available
- Perfect for legal, accounting, insurance, medical, real estate use
- Fibre optic, security entry and monitoring, low-E windows, LED lighting, and high-tech elevators
- Mountain views from southwest facing floors
- Great access to north Okotoks and Calgary via McAlpine Crossing, Hwy 2/2A and to Hwy 7 west

PROPERTY DESCRIPTION

Lease Rate:

Market

Available Area:

Main Floor: 11,300 sq. ft.
Second Floor: 12,100 sq. ft.
Third Floor: 12,100 sq. ft.
Total: 42,676 sq. ft.

Op. Costs:

\$12.00 psf (est. 2021)

Parking:

95 assigned, 10 client/public

Signage:

Pylon

DEMOGRAPHICS



Zoning
I-S



Median Age
36.5



Population
31,569



Household Income
\$116,163

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

3RD FLOOR OFFICE SHOW SUITE

106 Southbank Road, Okotoks, Alberta



HEAD OFFICE

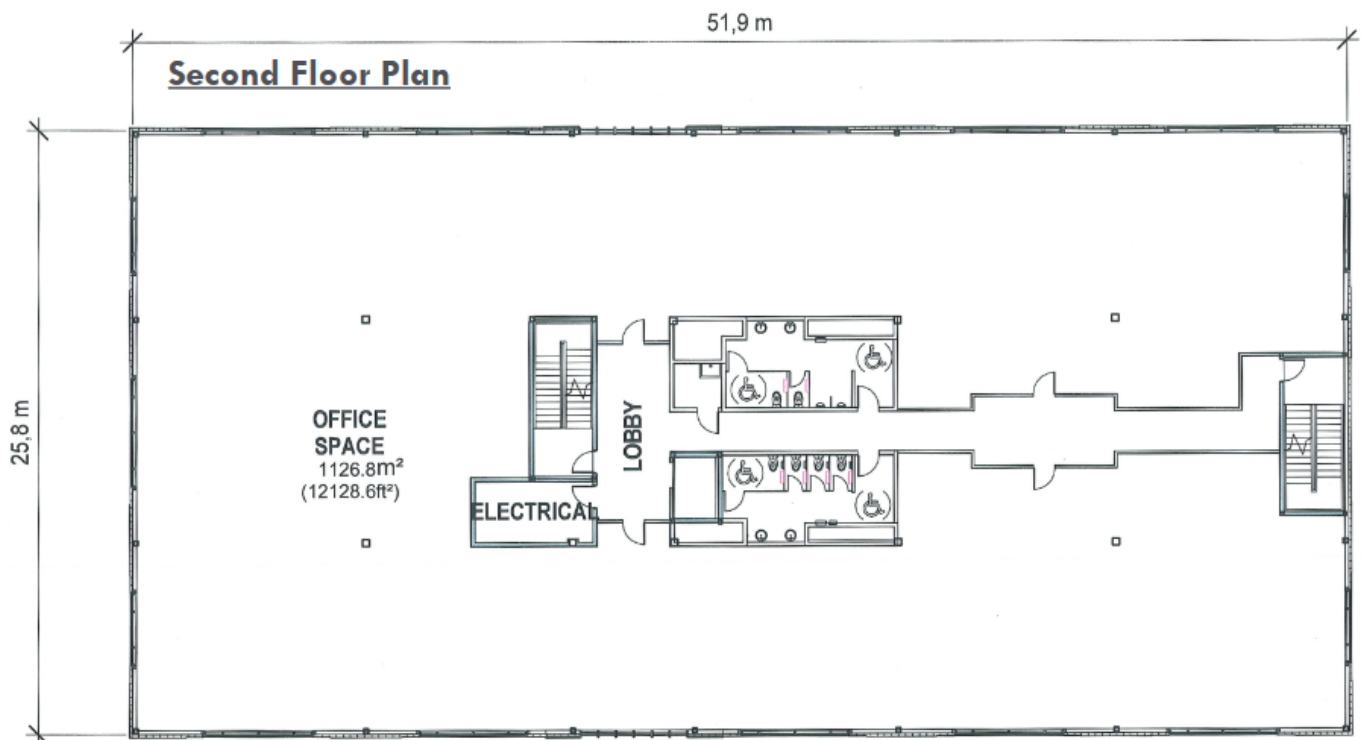
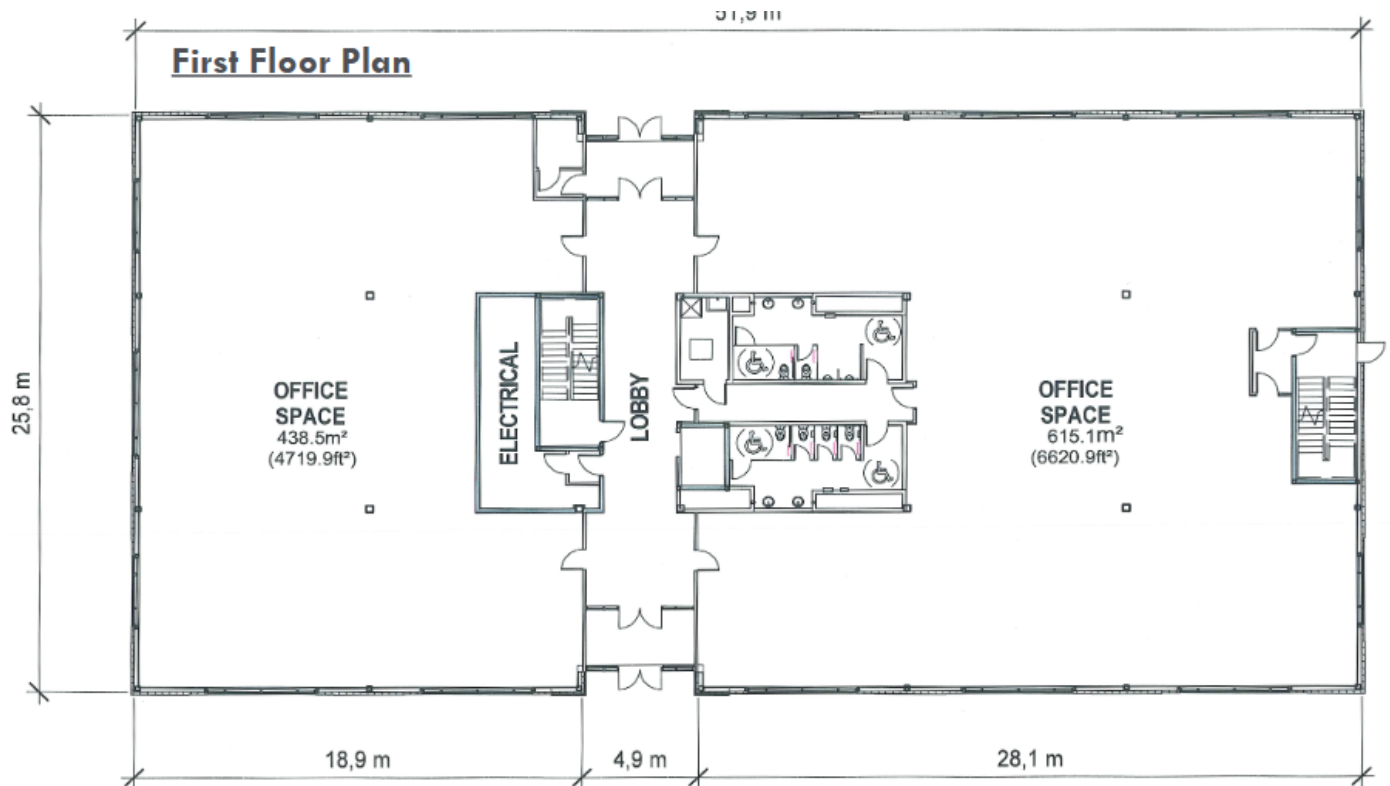
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766
Toll Free 800.750.6766

AvenueCommercial.com

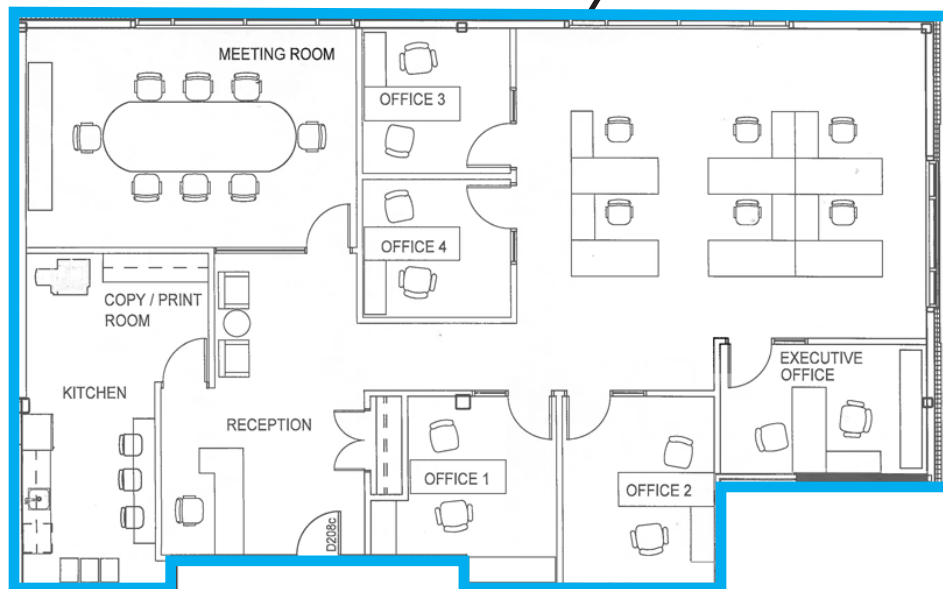
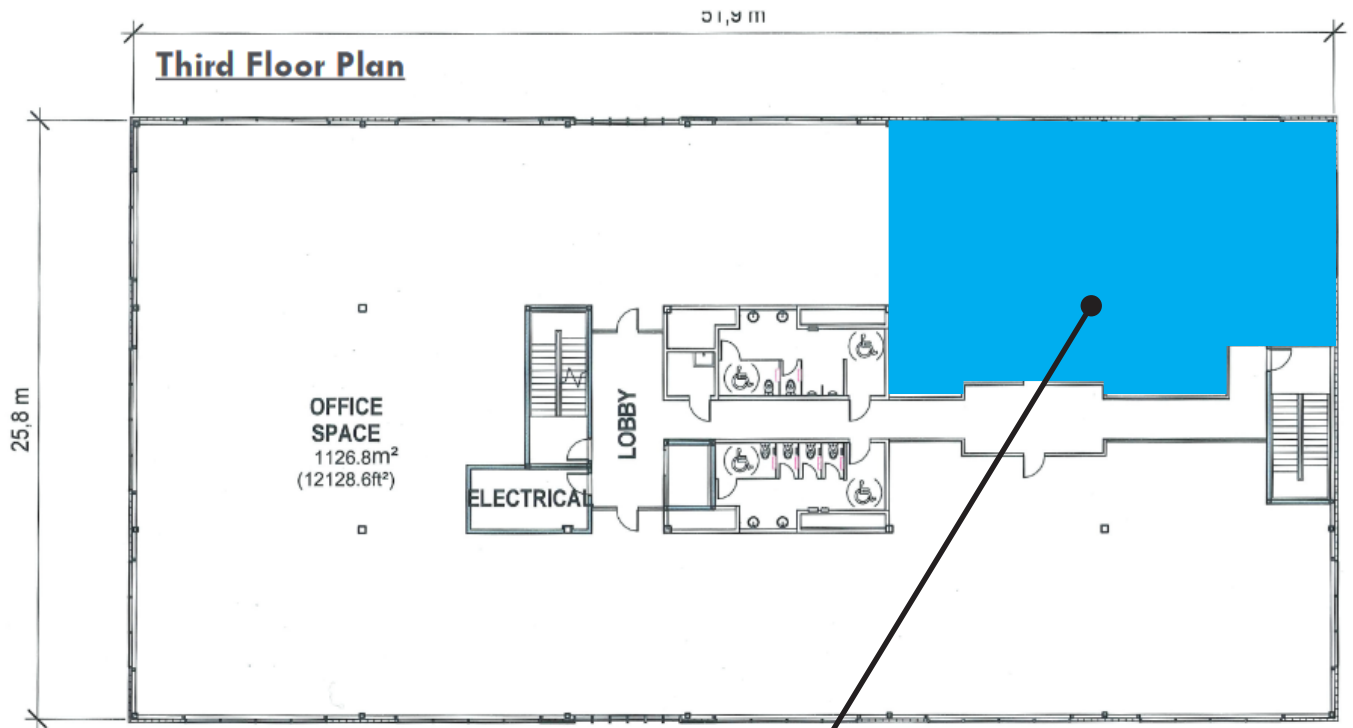






FLOOR PLAN

106 Southbank Road, Okotoks, Alberta



HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766
Toll Free 800.750.6766

AvenueCommercial.com



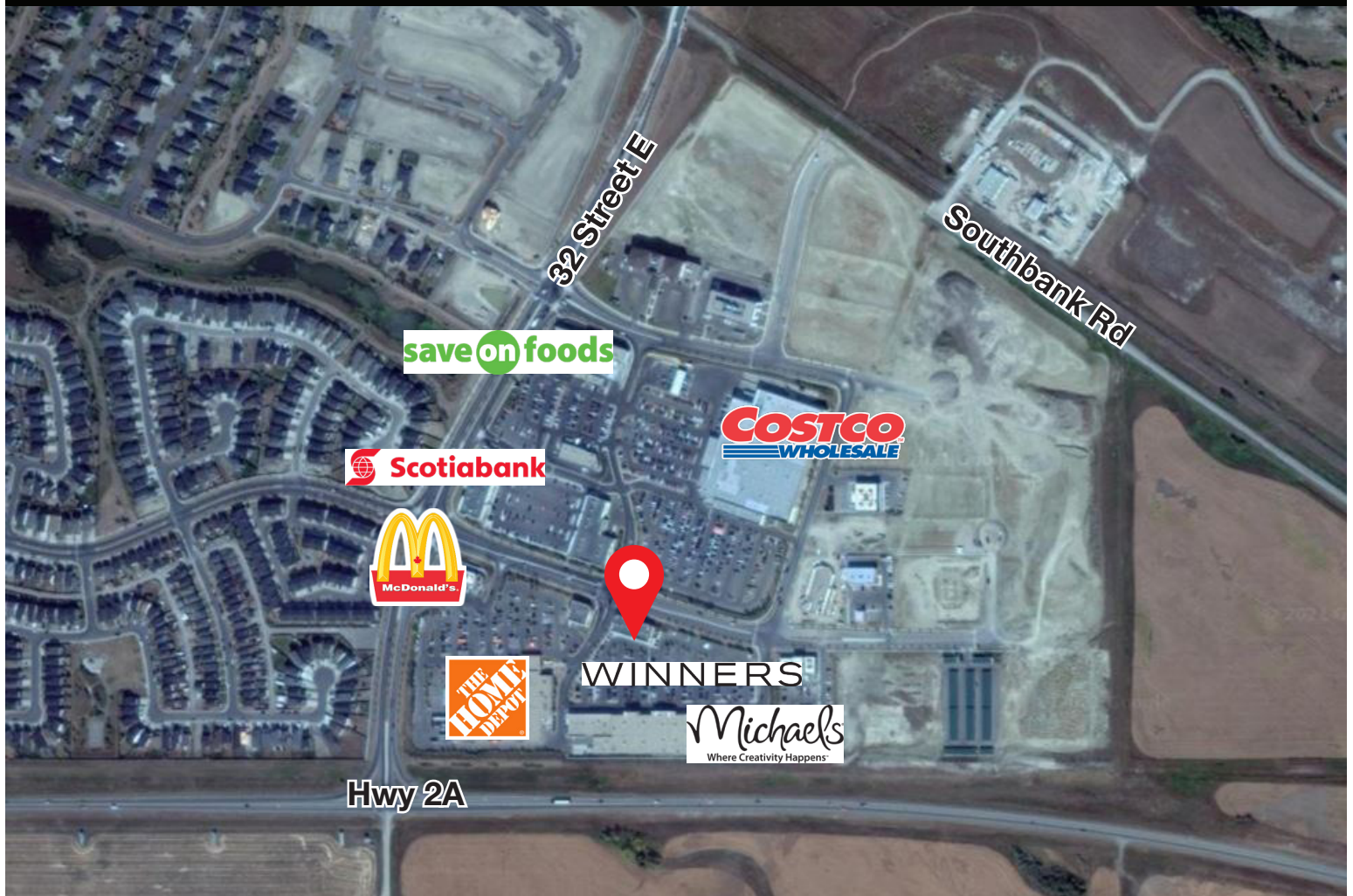
AERIAL

106 Southbank Road, Okotoks, Alberta



LOCATION

106 Southbank Road, Okotoks, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Brandon Lau

Vice President

403.708.0730

blau@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.



HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766

AvenueCommercial.com

