

**AVISON
YOUNG**

For Lease

BIGHORN PLACE

106 Southbank Road
Okotoks, AB

Completed and New 42,000 SF Modern Professional Office Building Located in Okotoks

Glenn Simpson

Principal, Executive Vice President
+1 403 232 4329
glenn.simpson@avisonyoung.com

Nairn Rodger

Principal, Executive Vice President
+1 403 232 4341
nairn.rodger@avisonyoung.com

Nikolas Kosman

Associate
+1 587 293 3362
nikolas.kosman@avisonyoung.com



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Property details

ADDRESS

106 Southbank Road, Okotoks, AB

TOTAL SF AVAILABLE

| | |
|---------------|-----------------------------------|
| Suite 101/102 | 5,391 sf |
| Suite 103 | 4,035 sf |
| Suite 106 | 3,622 sf |
| Suite 201 | 5,197 sf <i>Future Show Suite</i> |
| Suite 206 | 2,664 sf <i>Show Suite</i> |
| Suite 303 | +/- 4,099 sf |
| Suite 306 | +/- 4,099 sf |
| Total | 29,107 sf |

LEASE RATE

Market

OPERATING COSTS

\$6.93/sf (est. 2025)
does not include utilities or janitorial

PARKING

1:442 sf monthly stalls

AVAILABLE

Immediately

Highlights

- Demising options available
- Fibre optic, security entry and monitoring, low-E windows, LED lighting, and high-tech elevators
- Mountain views from higher floors
- High ceilings, large windows, and an abundance of natural light
- Abundant parking
- Conveniently located on the edge of a busy commercial district filled with shops, a hotel, Costco, restaurants, and more.
- Easy access to 32 Street E, with close proximity to Highway 2A

Click for website

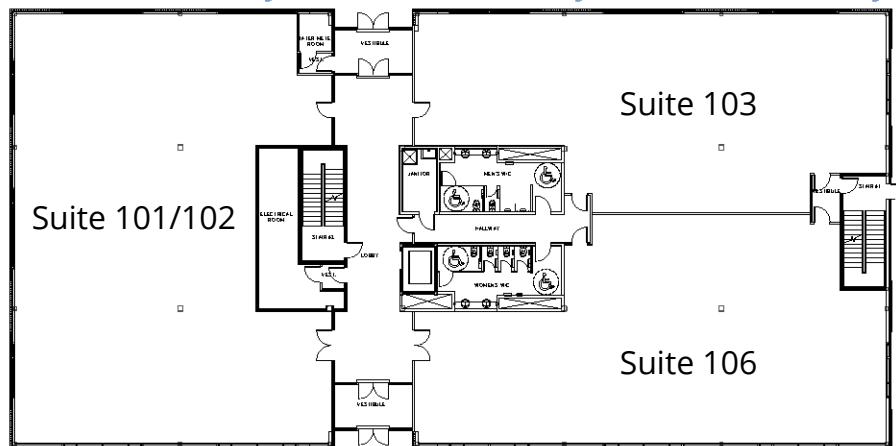
BIGHORN PLACE

106 Southbank Road, Okotoks, AB

Building Size: 41,937 sf

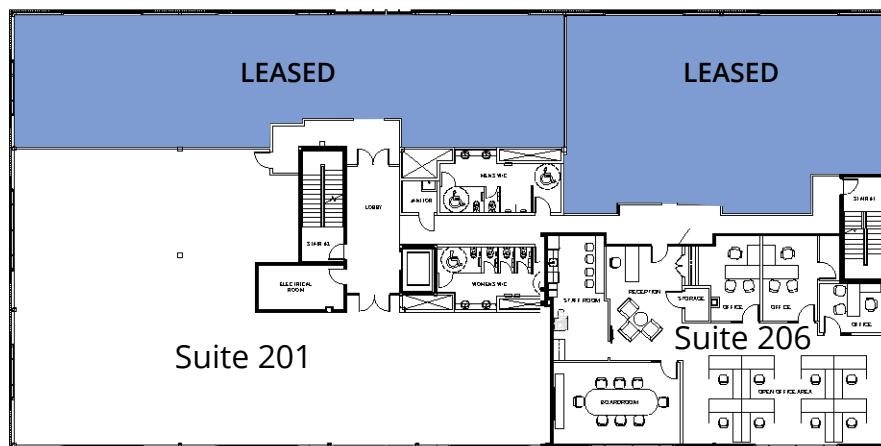
Main Floor: 13,048 sf

Suite 1001/102: 5,391 sf Suite 103: 3,622 sf Suite 106: 4,035 sf



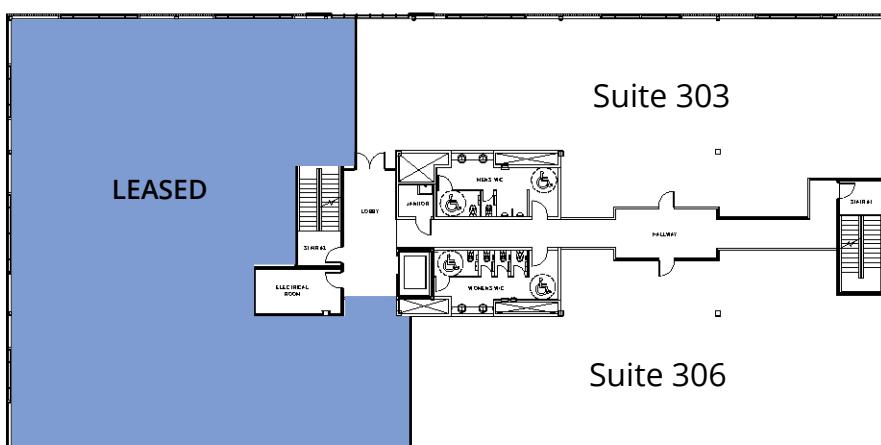
Second Floor: 14,422 sf

Suite 201: 5,197 sf Future Show Suite Suite 206: 2,664 sf Show Suite



Third Floor: 14,467 sf

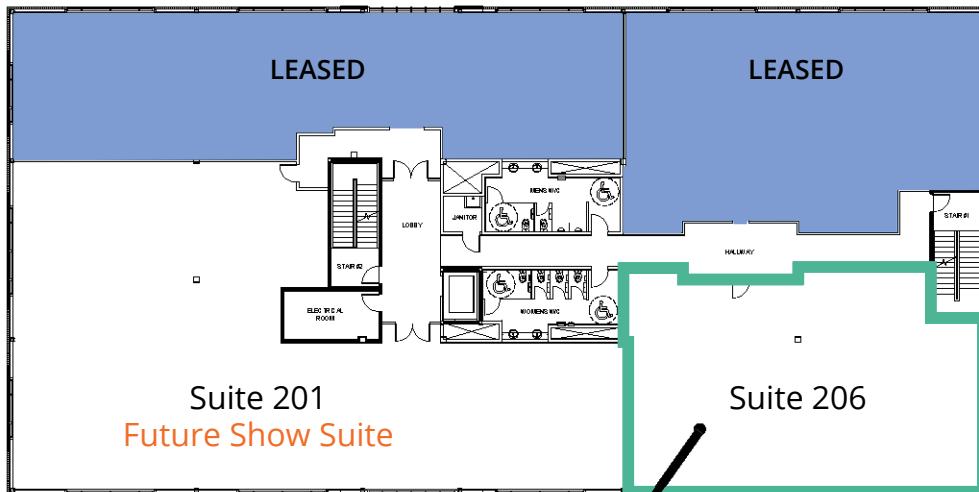
Suite 303: +/- 4,099 sf Suite 306: +/- 4,099 sf



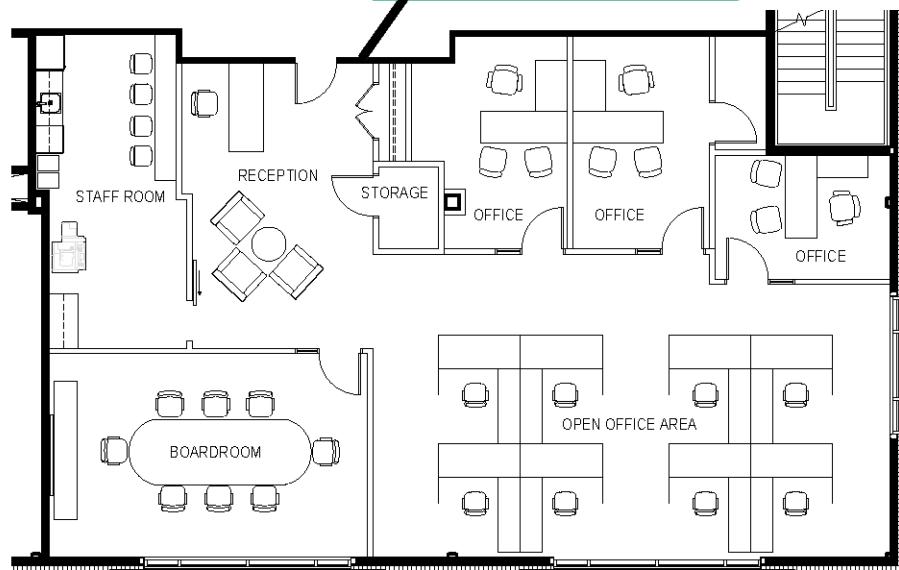
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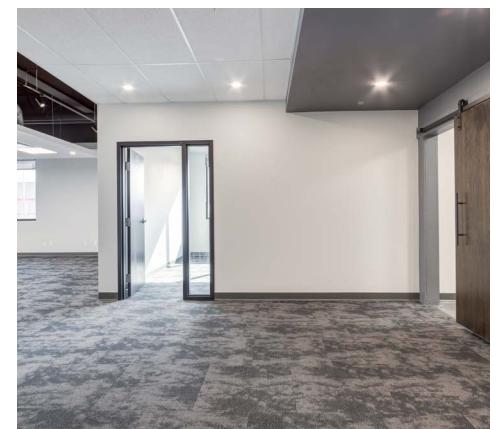
Suite 206 Show Suite



Suite Size: 2,664 sf



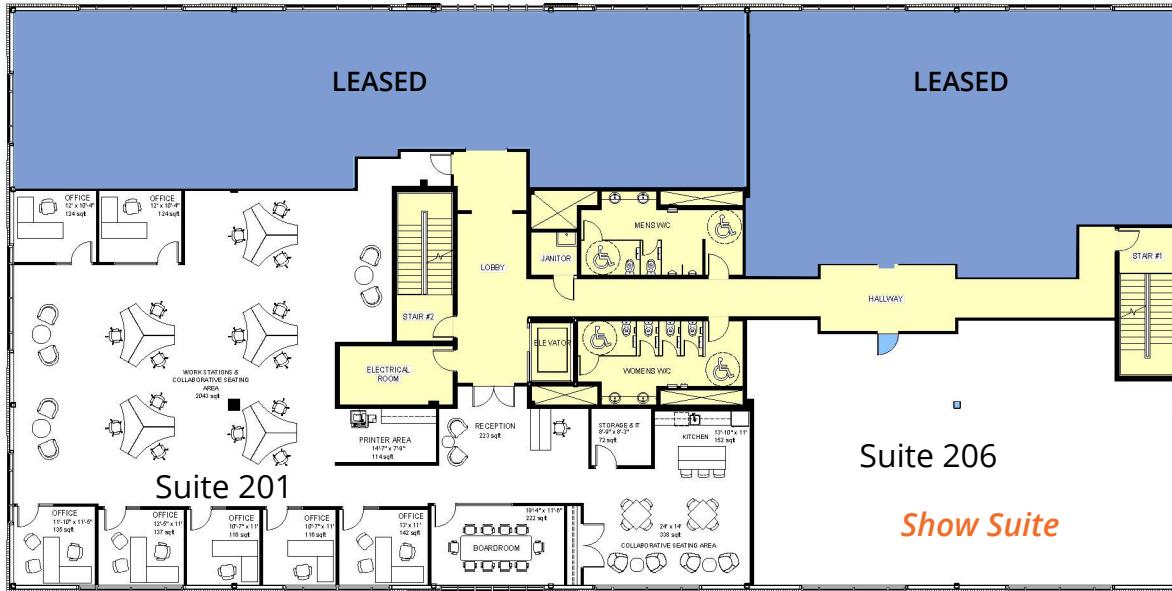
3 offices
boardroom
open area
kitchen/staff lounge
reception
storage room



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106 Southbank Road, Okotoks, AB

Suite 201 Future Show Suite



Suite Size: 5,197 sf

7 offices
boardroom
open area for 15 workstations
kitchen/staff lounge
reception
printer area
storage room





Nearby amenities

- 1. Best Western Plus
- 2. Save On Foods
- 3. Starbucks
- 4. Tim Hortons
- 5. ACE Liquor
- 6. GoodLife Fitness
- 7. Sport Chek
- 8. The Shoe Company
- 9. Carter's OshKosh
- 10. Costco Gas Station
- 11. Costco
- 12. Nordic Psychology Inc.
- 13. Balance Physiotherapy & Massage
- 14. Great Canadian Oil Change
- 15. Enterprise Rent-A-Car
- 16. 1/4 Mile Car Wash
- 17. The Centre for Learning at Home
- 18. First Nails
- 19. Pet Valu
- 20. Michaels
- 21. Winners
- 22. Bulk Barn
- 23. Shermin-Williams Paint Store
- 24. Tommy Gun's Original Barber-shop
- 25. Okotoks Veterinary Clinic
- 26. Home Depot
- 27. McDonalds

If you would like more information on any of our services, please call or visit us online.

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