
**AVISON
YOUNG**

For Lease

BIGHORN PLACE

106 Southbank Road
Okotoks, AB

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

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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](#) 

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106 Southbank Road, Okotoks, AB

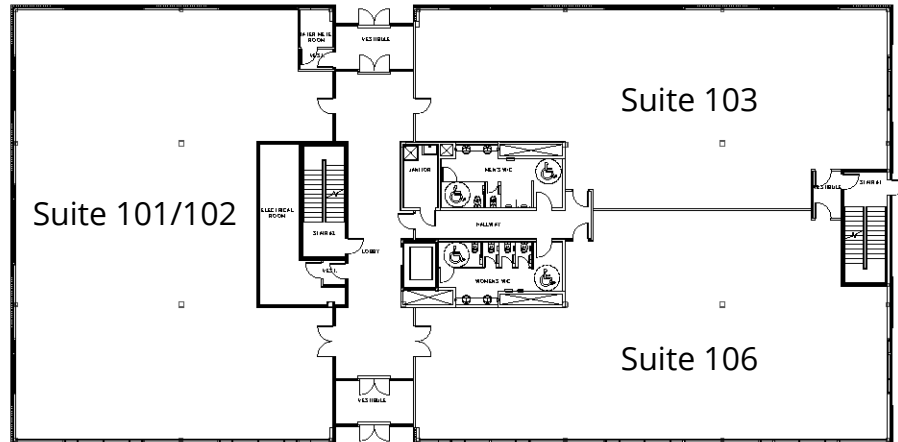
Building Size: **41,937 sf**

Main Floor: **13,048 sf**

Suite 1001/102: **5,391 sf**

Suite 103: **3,622 sf**

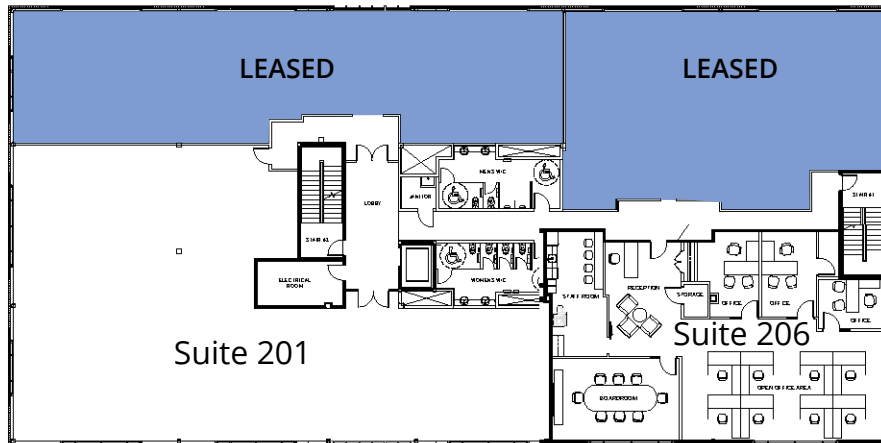
Suite 106: **4,035 sf**



Second Floor: **14,422 sf**

Suite 201: **5,197 sf** [Future Show Suite](#)

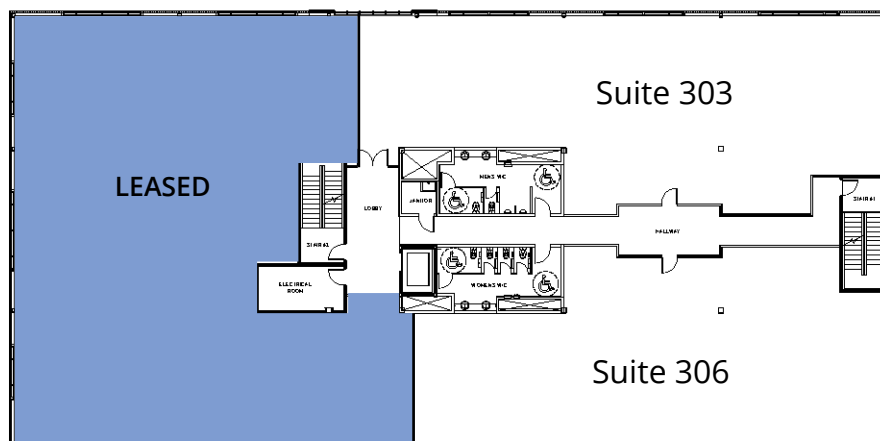
Suite 206: **2,664 sf** [Show Suite](#)



Third Floor: **14,467 sf**

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

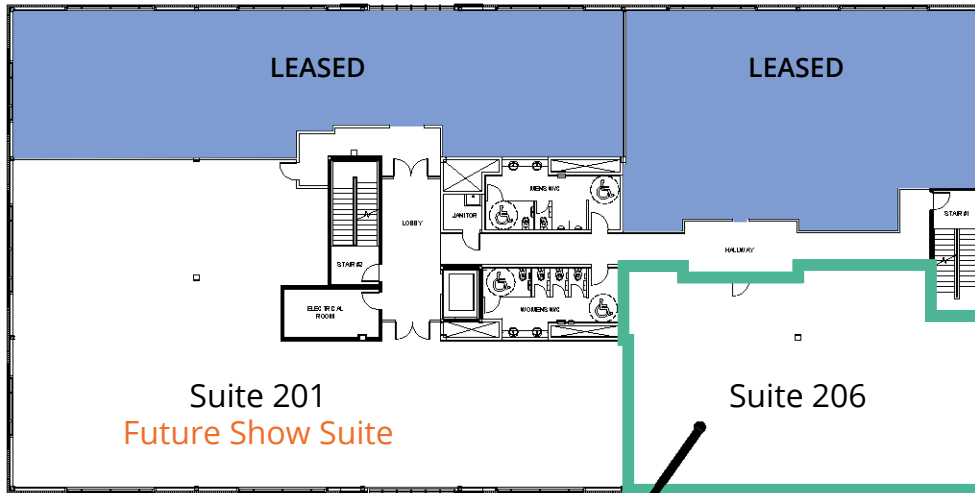
Suite 306: **+/- 4,099 sf**



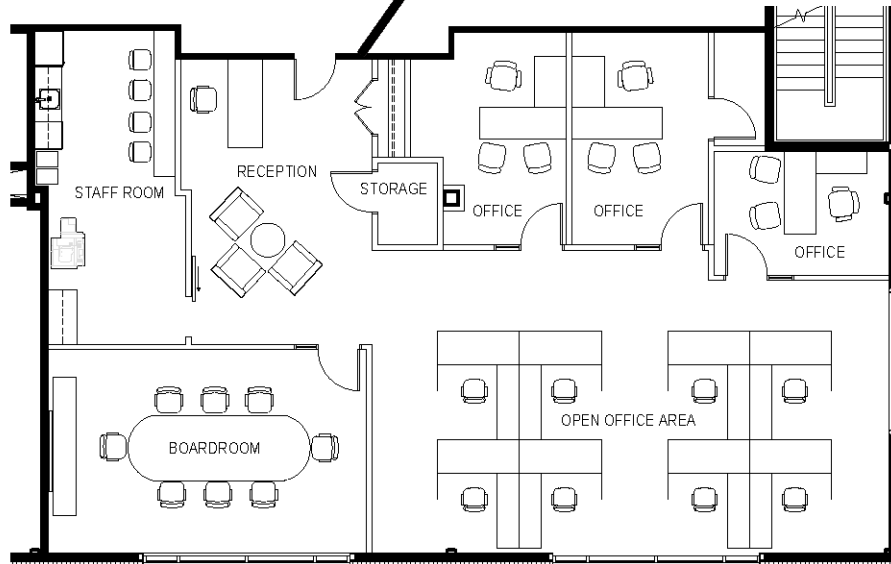
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Suite 206 Show Suite



Suite Size: 2,664 sf



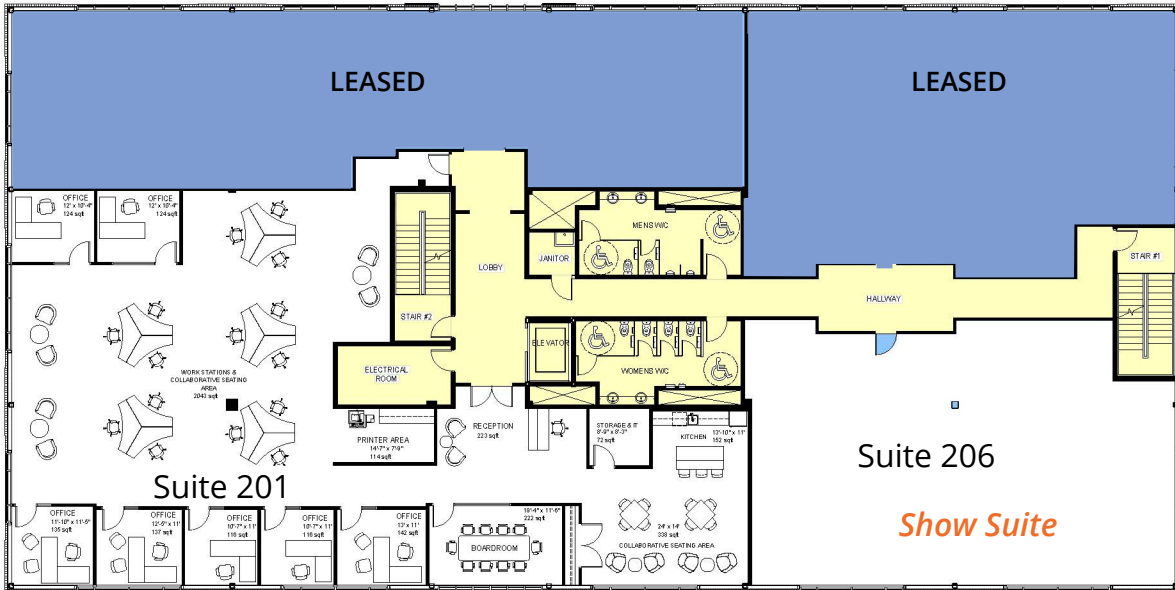
3 offices
boardroom
open area
kitchen/staff lounge
reception
storage room



BIGHORN PLACE

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

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

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