Okotoks is nestled in the Sheep River Valley of the Alberta Foothills and has a current population of 27,331. Poised for further growth, this town finds itself in a trade area of approximately 85,000 which includes High River, Black Diamond, Turner Valley, Vulcan, Nanton and rural areas encompassing approximately 2,000 square kms.

Location is Everything.
Southbank Medical will be situated in a prime location directly east of Costco. Quick access off Highway 7 from High River, Black Diamond, Turner Valley and Calgary, 32nd Street for North residents or Okotoks and Cimarron Blvd for South residents of Okotoks. There are a number of anchor businesses near by including Home Depot, Good Life Fitness, Best Western Hotel and Sportchek. Parking will be ample with oversized stalls and the clinic will have dual access on Southbank street from the North and the South.

16,000 Sq. Ft. Multi-Disciplinary Medical Building
- Beautifully designed modern building
- Great visibility next to Costco
- Excellent access from both directions on Southbank Street
- Elevator and bright open stairs to second level
- Oversized parking stalls
- Individual climate control systems in each tenant space
- Outdoor employee amenity area

50% LEASED

Leasing Contact - Paul Hicke
ph: 403-472-1351
e-mail: p.hicke@telus.net
LISTING DETAILS - Available for Lease

Upper Level - Square footage of each space can be increased or decreased to meet your needs.

1. 1770 Sq. Ft. unit on Northwest corner.
2. 1760 Sq. Ft. unit on Northeast corner.
3. 1750 Sq. Ft. unit on Southwest corner.
4. 1565 Sq. Ft. unit on Southeast corner.

Lower Level - Design Phase Complete

- 3150 Sq. Ft. Medical Clinic - Designed by a medical consultant for 6 full time medical doctors. 
  **Space available for individual MD’s or a medical group. - LEASED -**
- 850 Sq. Ft. Pharmacy - Designed by a Pharmacy Consultant.  **- LEASED -**
  **Space available for Pharmacy.**
- 4000 Sq. Ft. Chiropractic, Massage & Physiotherapy Clinic  **- LEASED -**

**Potential Tenants**

- Dentist
- Respiratory Therapy / Sleep Study Centre
- Lab Services
- Diagnostic Imaging Centre
- Sports Medicine
- Naturopath
- Orthodontist
- Optometrist
- Denturist
- Audiologist
- Acupuncturist
- ENT Specialist
- Orthopedist
- Gynecologist
- Cardiologist
- Dermatologist
- Allergist
- Paediatrician

Lease Rates: Market

Triple Net: $10 per sq. ft. (estimate)

TI Allowance: Negotiable

Parking: 60 oversized stalls

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