

For Lease

**OPEN NOW:**

The Co-Operators Insurance  
Chiropractic Clinic



**NEW OFFICE FOR LEASE**

**BIGHORN PLACE  
106 SOUTHBANK ROAD  
OKOTOKS, ALBERTA**

## DEMOGRAPHICS



**Zoning**

I-S



**Median Age**

36.5



**Population**

31,569



**Household Income**

\$116,163



## 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: 11,179 sq. ft.  
Second Floor: 6,659 sq. ft. w/ 2,258 sf mezz  
Third Floor: 12,100 sq. ft.  
Total: 28,596 sq. ft.

**Op. Costs:** \$9.00 psf (est. 2023)

**Parking:** 95 assigned, 10 client/public

**Signage:** Pylon

**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
Real Estate Solutions

## 2ND FLOOR OFFICE SHOW SUITE

106 Southbank Road, Okotoks, Alberta



Bighorn Place is a beautiful, modern new professional office building in Okotoks, Alberta. We are leasing 43,000 sq/ft with 10% already leased out, making this an excellent opportunity for your business, or a great place to establish your headquarters or to create a convenient and very visible commercial space for traditional leased office or for a medical practice, optometrists office, psychologists and other therapists.

Bighorn Place is conveniently located on the edge of a very busy and successful commercial district filled with shops, a hotel, COSTCO, restaurants and more making it easily accessible to customers and suppliers alike. It's just a block away from Cimmaron Estates, a brand new luxury residential community. Bighorn Place, Okotoks office space is easily accessible by residents of the rural area around Okotoks and South Calgary. The Bighorn Place, office building is professionally built with high quality construction.

Surrounding the building you will find a large lot with ample parking. Upon entering the space, you are met with high ceilings and large windows, giving you amazing views, and plenty of natural light. The building is dividable into nearly any size of unit required.



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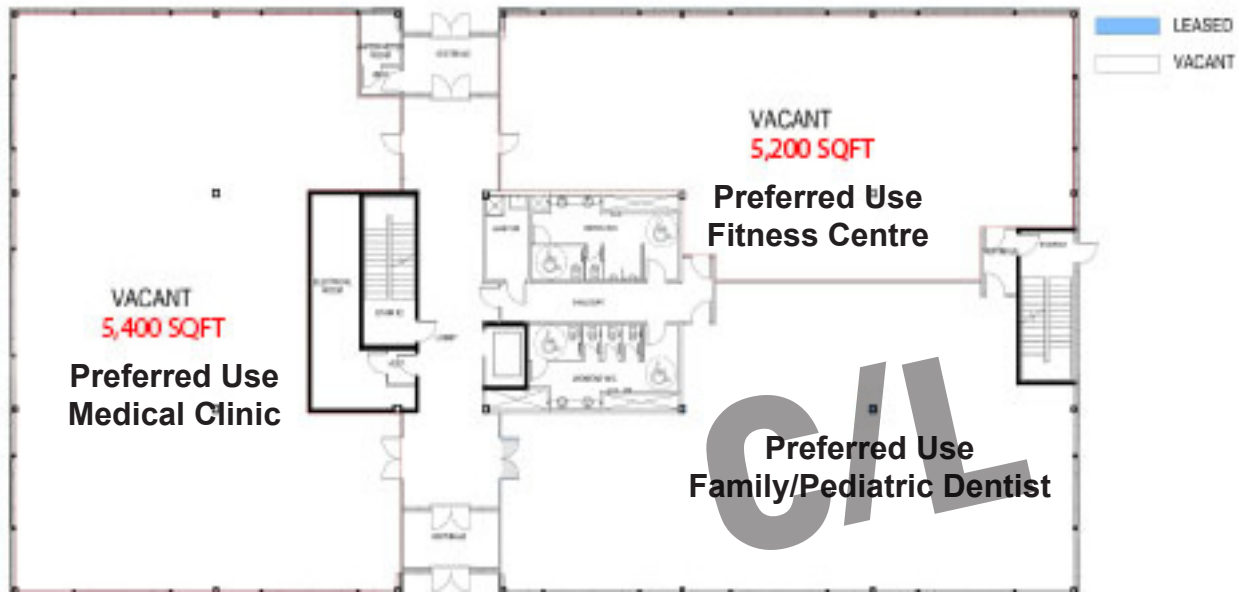
# 2ND FLOOR OFFICE SHOW SUITE PLAN

106 Southbank Road, Okotoks, Alberta

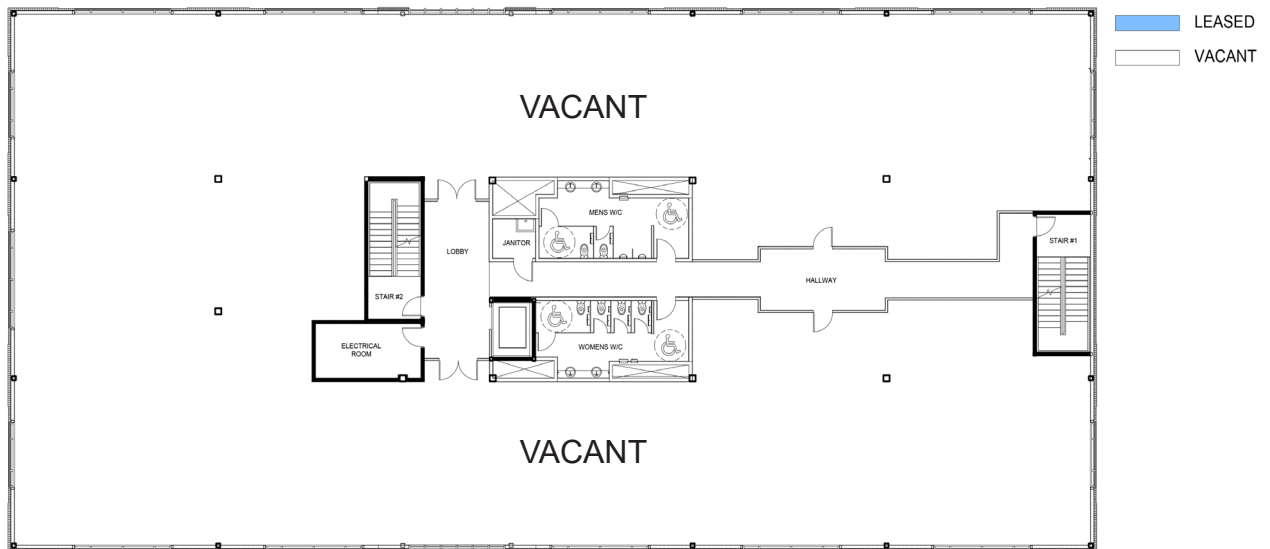
## SECOND FLOOR



## MAIN FLOOR



## THIRD FLOOR



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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 Sales & Leasing*

**403.708.0730**

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