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**AVISON  
YOUNG**

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# For Lease

## **BIGHORN PLACE**

106 Southbank Road  
Okotoks, AB

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

### **Glenn Simpson**

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### **Nairn Rodger**

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### **Nikolas Kosman**

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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
<b>Total</b>	<b>29,107 sf</b>

### 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

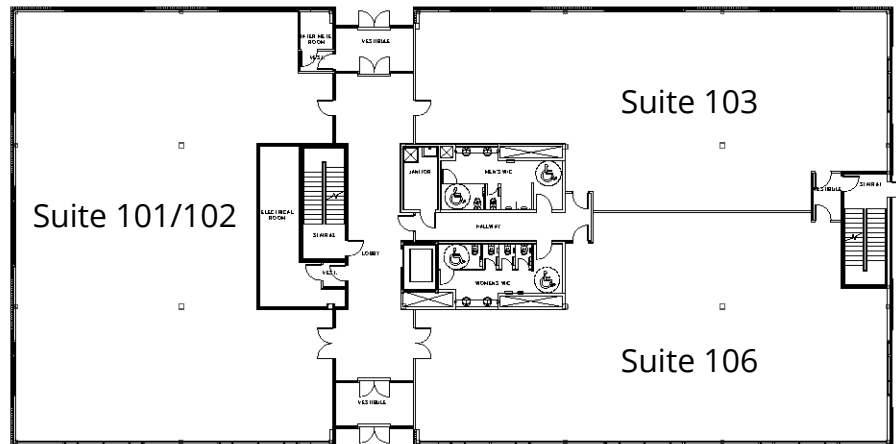
Building Size: **41,937 sf**

Main Floor: **13,048 sf**

Suite 101/102: **5,391 sf**

Suite 103: **3,622 sf**

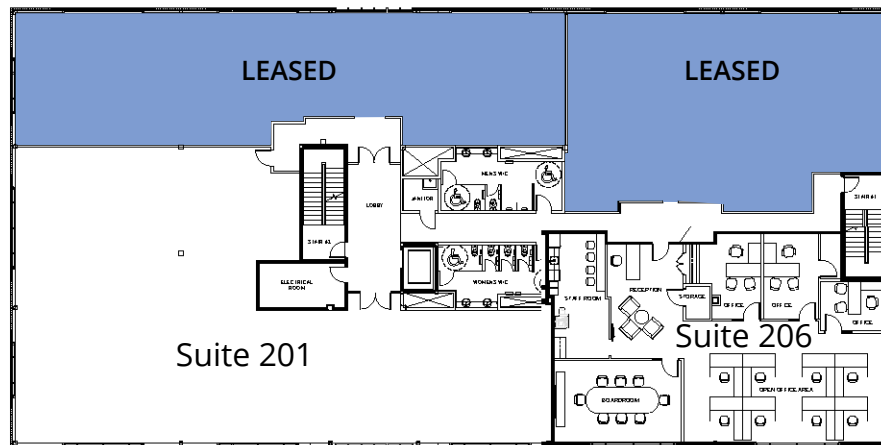
Suite 106: **4,035 sf**



Second Floor: **14,422 sf**

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

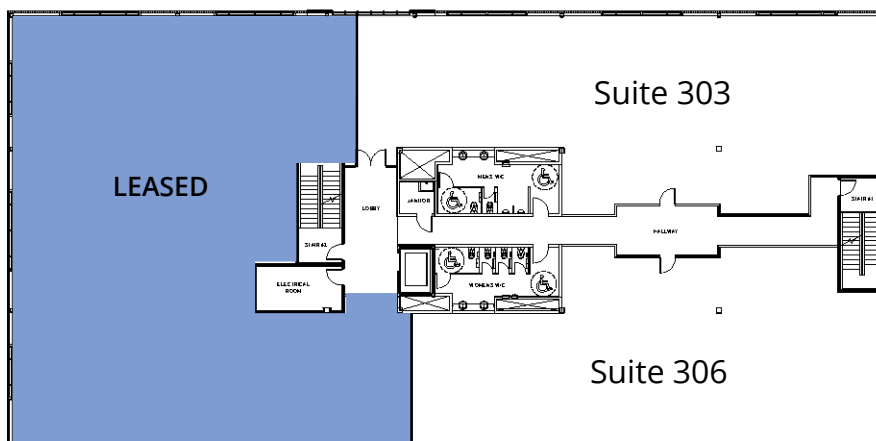
Suite 206: **2,664 sf** [Show Suite](#)



Third Floor: **14,467 sf**

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

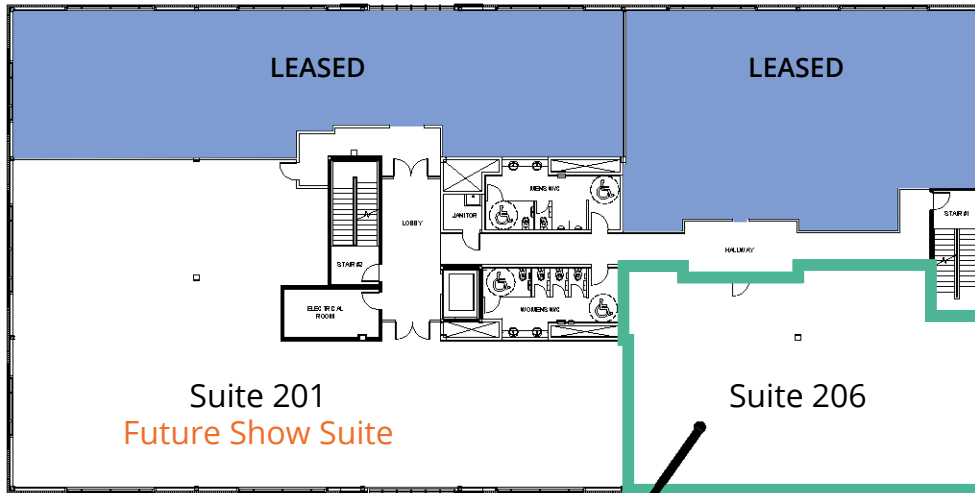
Suite 306: **+/- 4,099 sf**



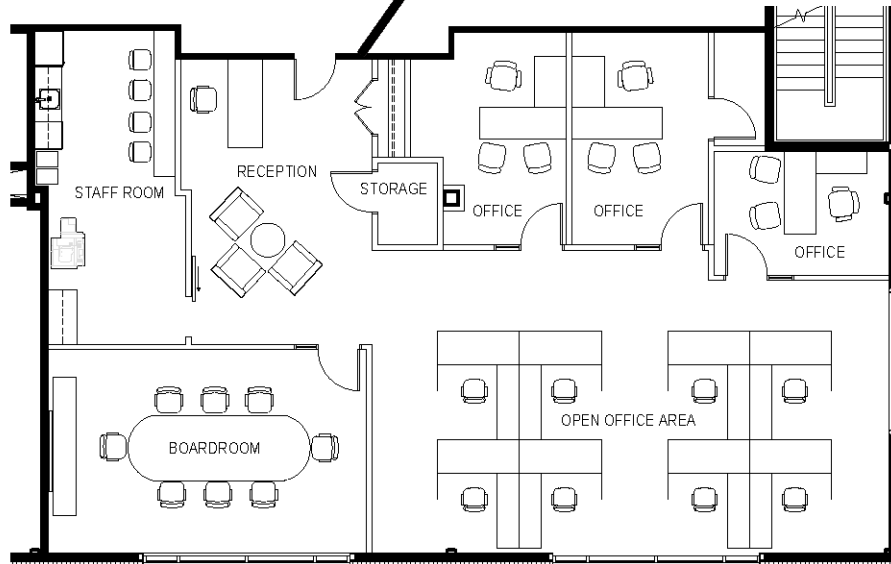
# BIGHORN PLACE

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## Suite 206 Show Suite



Suite Size: 2,664 sf



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

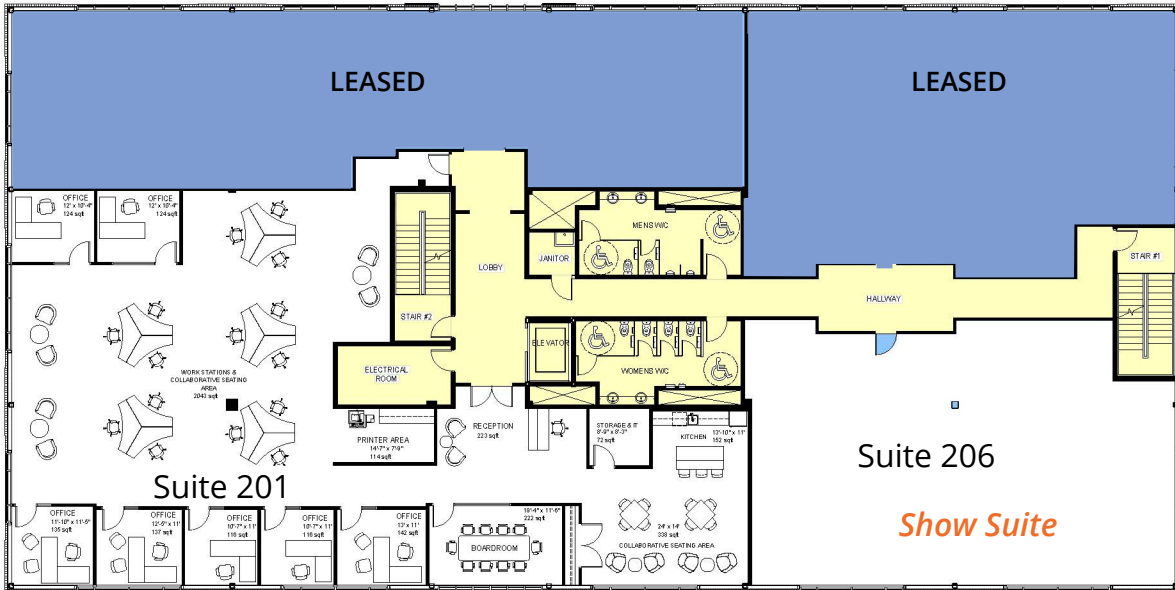




# BIGHORN PLACE

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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