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FOR LEASE

Okotoks Commercial Development Professional Office and Retail Space



COMMUNITY

Population is 29,000 and rapidly growing

Okotoks is one of the fastest growing communities in Alberta and in Canada. Recent community reports show growth of:

- 192 new businesses
- 148 new homes started
- 320 jobs created
- \$67 million total construction value (\$24 million in ICI; \$43 million in residential)

Okotoks passed a motion to source future water needs from the Bow River

Okotoks passed a motion to annex a 60 year supply of land

Ranked 6th place on the list of Canada's most entrepreneurial cities in 2015 by the Canadian Federation of Independent Business.

PROPERTY

Ideally situated within a trading zone of over 250,000 people

15 Minutes from the south end of Calgary (population of 1.3 million)

Located next to the Home Depot Power Center and across the street from Costco, Good Life Fitness and the Best Western Hotel.

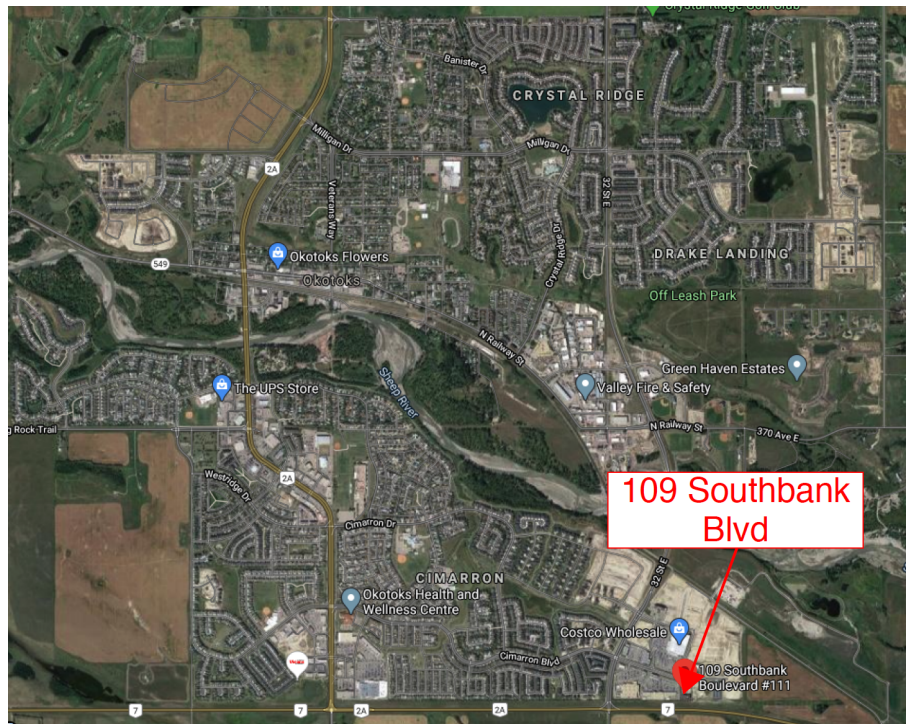
Site features a 20,000 SF office and a 6,700 SF professional medical / retail building.

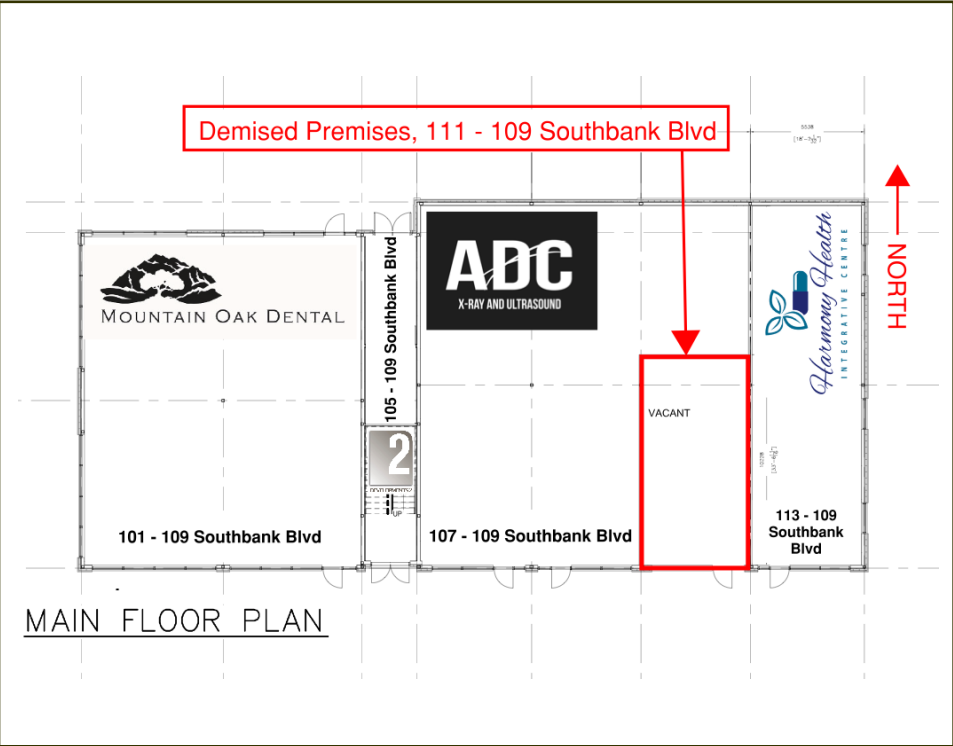
One of the last remaining commercial sites in Okotoks with available water



DEVELOPMENTS 2

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The floor plan shows a rectangular building layout. At the top is a 'TREATMENT' area with a width of 12'-3 3/4" (3.75m). Below this is a 'W/C' (water closet) area with a width of 7'-2" (2.18m). To the right of the W/C is a large room with a width of 12'-3 3/4" (3.75m) and a height of 10'-1 3/8" (3.10m). This room contains several rooms, including a 'D-1' room and a 'D-2' room. A 'TP DISPENSER MOUNTED BELOW 2' GRAB BAR' is located on the left wall. A 'WALL MOUNTED SEAT' is located on the left wall. A 'NORTH' arrow points upwards. Dimensions are given in feet and inches, with metric equivalents in parentheses. The plan also shows various doors, windows, and furniture like tables and chairs.

1 FLOOR PLAN
SCALE: NTS