

**AVISON  
YOUNG**

# For Lease

## **BIGHORN PLACE**

106 Southbank Road  
Okotoks, AB

**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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## 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     | 5,612 sf <a href="#">FUTURE SHOW SUITE</a> |
| Suite 206     | 2,820 sf <a href="#">SHOW SUITE</a>        |
| Suite 303     | 4,152 sf                                   |
| Suite 306     | 3,775 sf                                   |
| <b>Total</b>  | <b>29,407 sf</b>                           |

### LEASE RATE

Market

### OPERATING COSTS

\$7.24/sf (est. 2026)

*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](#) 

# BIGHORN PLACE

106 Southbank Road, Okotoks, AB

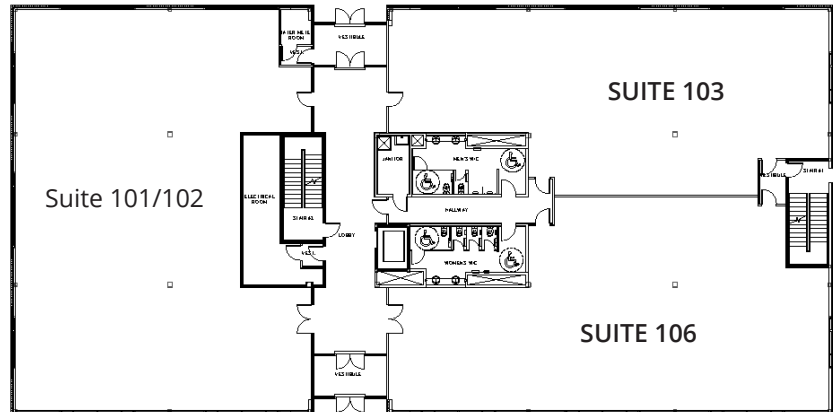
Building Size: **41,937 sf**

Main Floor: **13,048 sf**

SUITE 101/102: 5,391 sf

SUITE 103: 3,622 sf

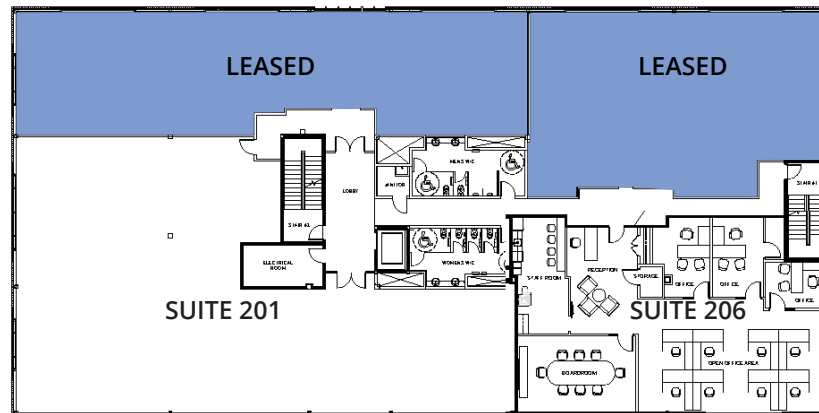
SUITE 106: 4,035 sf



Second Floor: **14,422 sf**

SUITE 201: 5,612 SF **FUTURE SHOW SUITE**

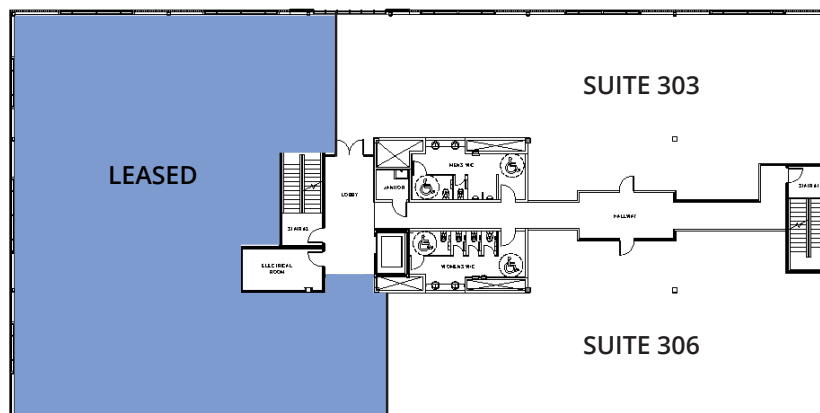
SUITE 206: 2,820 SF **SHOW SUITE**



Third Floor: **14,467 sf**

SUITE 303: +/- 4,152 SF

SUITE 306: +/- 3,775 SF

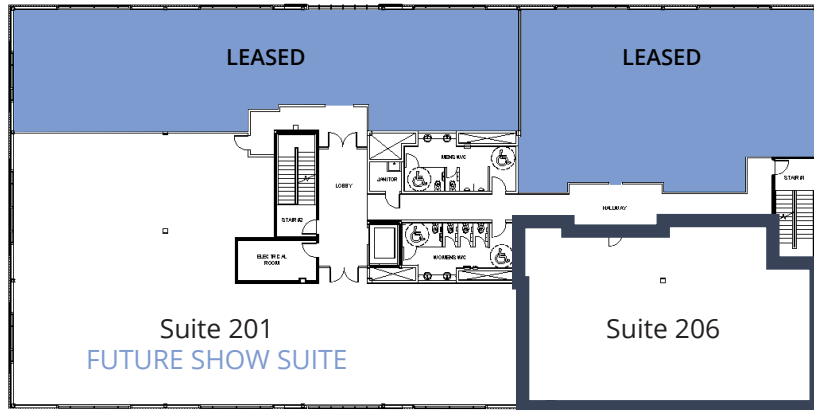




# BIGHORN PLACE

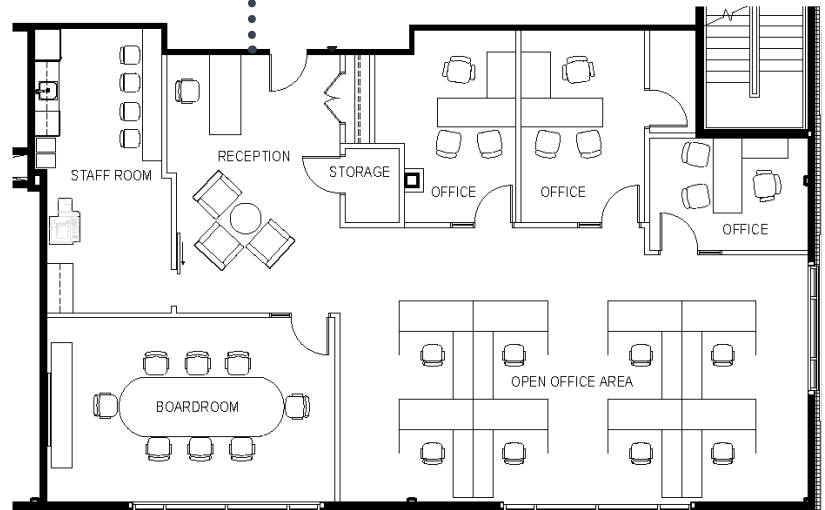
106 Southbank Road, Okotoks, AB

## Suite 206 Show Suite



Suite Size: **2,820 sf**

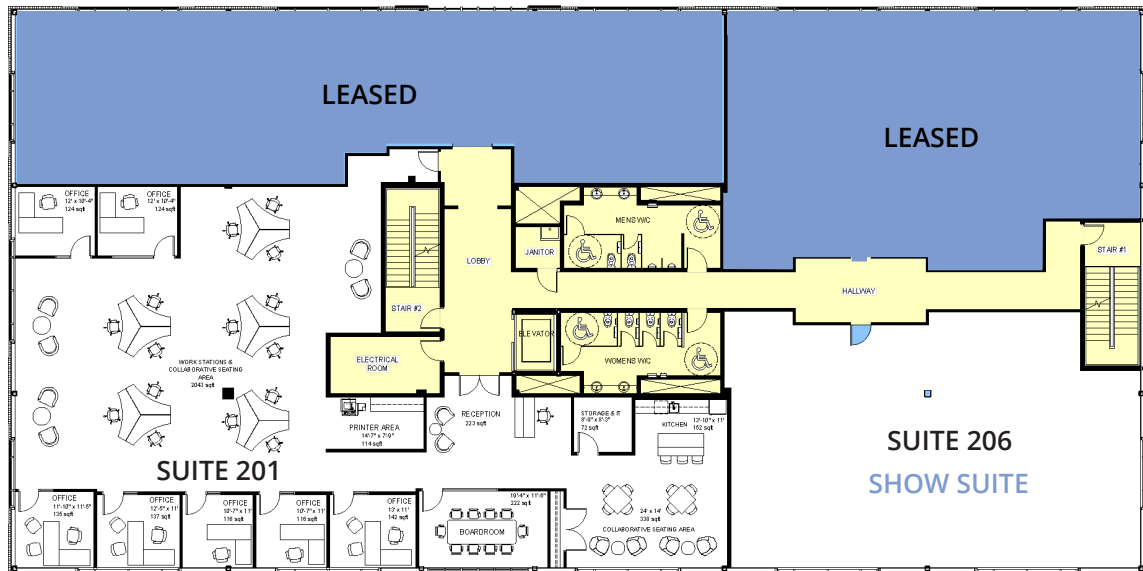
3 offices  
boardroom  
open area  
kitchen/staff lounge  
reception  
storage room



# BIGHORN PLACE

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## Suite 201 Future Show Suite



Suite Size: **5,612 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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