



For Lease Westmount Centre

200 Southridge Drive, Okotoks, AB

Leasing Opportunities

Main Floor - 2,809 sf and 1,440 sf

Second Floor - 2,139 sf and 3,219 sf

High Visibility. Proven Traffic. Your Next Location.



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Property Overview

This power centre node is shadow-anchored by top national retailers Walmart, Canadian Tire, and Sobeys, creating a retail destination that draws significant daily traffic. Other retailers in the vicinity include PetSmart, Canadian Brewhouse, and Browns Socialhouse. Current leasing opportunities include a finished fitness space which can be converted to a martial art studio or other like uses which complement the Anytime Fitness tenancy. A partially improved

future quick service restaurant unit is ready for a food operation seeking a high profile unit who can capitalize on existing infrastructure.

The site features professional second-floor office spaces with high ceilings and large windows, with attractive landlord inducements available to qualified tenants. Capitalize on exceptional visibility with exposure to over 22,000 vehicles per day.

Available Area

Main Floor - units can be combined

2,809 sf

1,440 sf

Second Floor - units can be combined

2,139 sf

3,219 sf

Property Details

Asking Base Rent

Market

Lease Rate (PSF)

Zoning

GC

General Commercial District

Additional Rent (Est. 2026)

\$8.94

Main Floor
Op. Costs + Taxes (PSF)

\$10.85

Second Floor
Op. Costs + Taxes (PSF)

Occupancy

Immediate

Strong local retailers and regional franchise operations

A photograph of a single-story commercial building with a tan facade and dark brown roofline. The building features large glass windows and doors. A sign above the entrance reads "ANYTIME FITNESS". To the right of the entrance, there are smaller signs that say "Join Today!", "Coach Care Connect", and "Personal Training". A white car is parked in the lot in front of the building. The sky is blue with some clouds.

A photograph of a single-story commercial building with a tan facade and dark brown roofline. The building features large glass windows and doors. A sign above the entrance reads "Where quality meets price". The building is surrounded by a large parking lot with yellow painted lines. The sky is blue with some clouds.

A photograph of a single-story commercial building with a tan facade and dark brown roofline. The building features large glass windows and doors. A sign above the entrance reads "BIG BEAVER BREWING". A dark blue car is parked in the lot in front of the building. The sky is blue with some clouds.

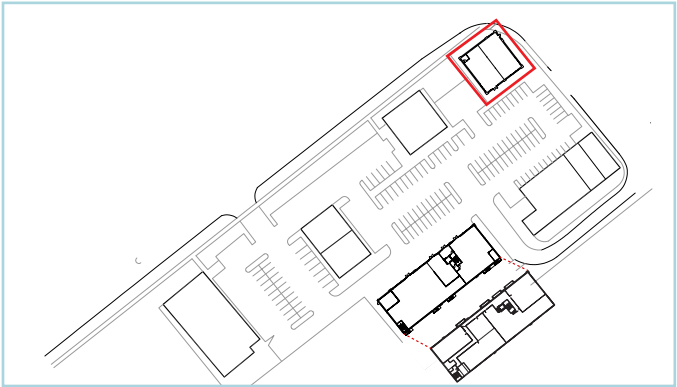
A photograph of a construction site for a new townhome and apartment unit development. The site is a large, flat area with some dirt and gravel. There are some construction materials and equipment visible. The sky is blue with some clouds.

A photograph of a single-story commercial building with a tan facade and dark brown roofline. The building features large glass windows and doors. A sign above the entrance reads "Massage Haven". The building is surrounded by a large parking lot with yellow painted lines. The sky is blue with some clouds.

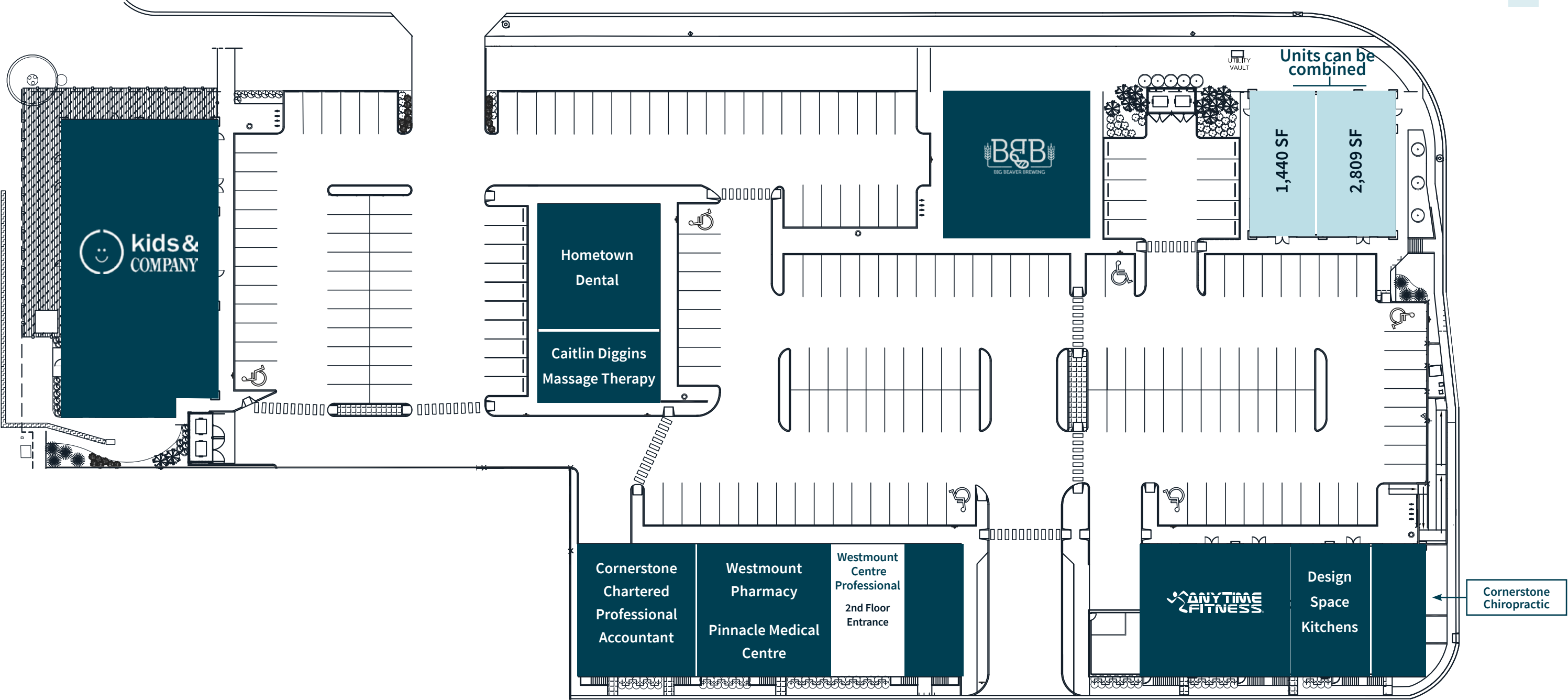
2

3

Main Floor

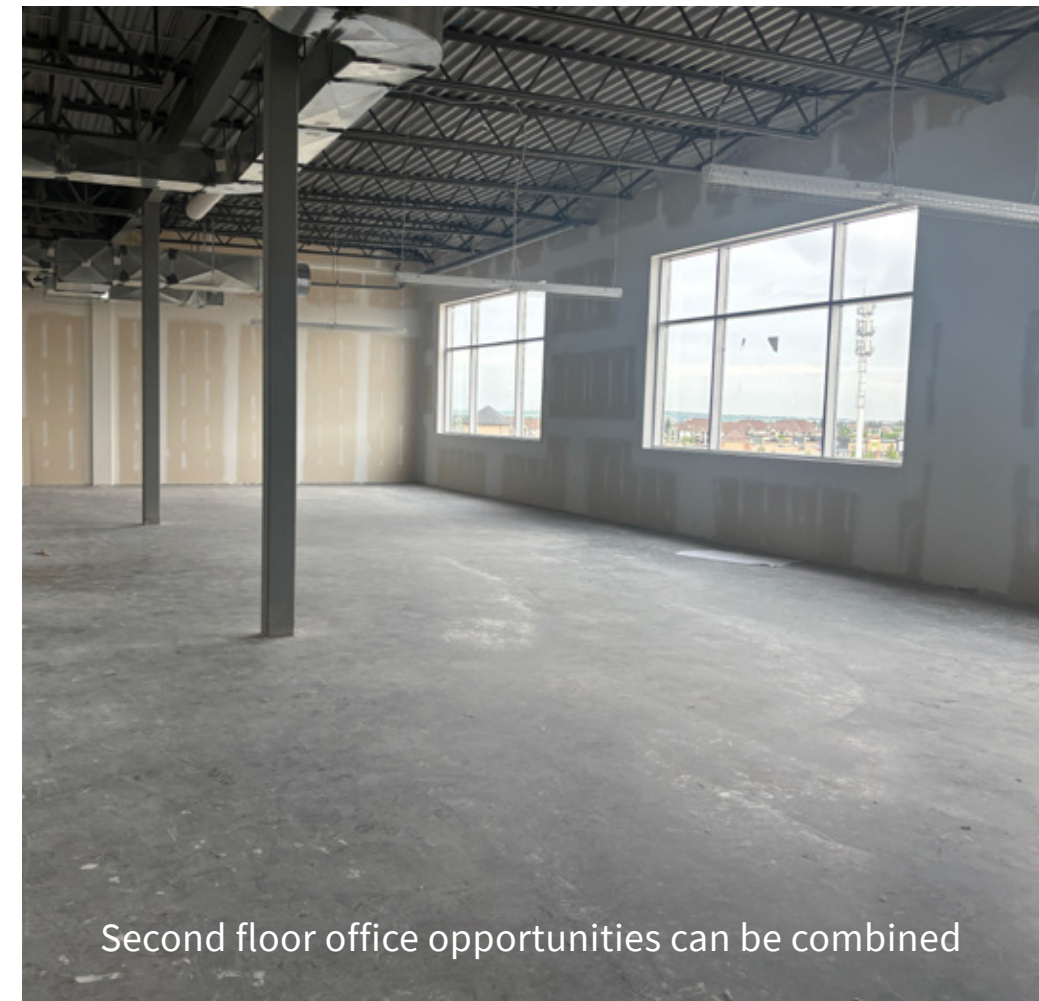


WESTLAND STREET





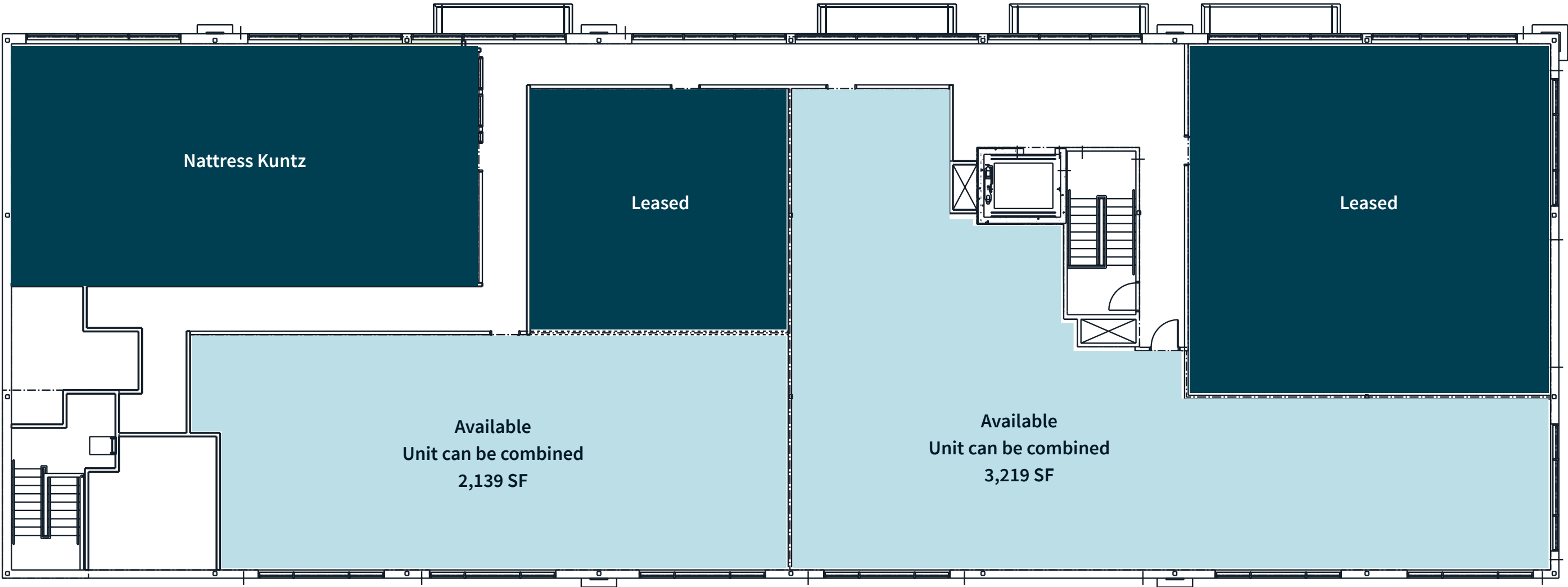
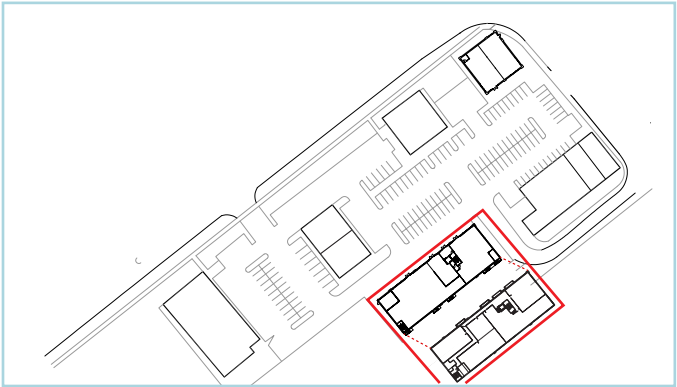
Unit 1001: 2,809 sf - Available for lease



Second floor office opportunities can be combined

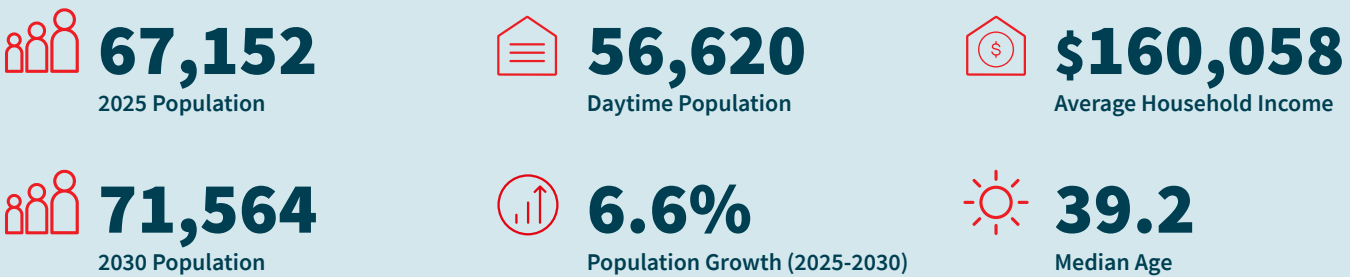


Second Floor



Location Overview

Positioned at the heart of Okotoks’ main retail corridor, Westmount Centre is directly adjacent to powerhouse anchors Walmart, Canadian Tire, and Sobeys. This creates an established regional draw, funneling a high-volume flow of consumers directly to the site. Tenants capitalize on this built-in traffic, gaining immediate access to a growing, affluent customer base in one of Southern Alberta’s most dynamic markets.





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