



NOW LEASING

EXCITING NEW
DEVELOPMENT

COMMENCING
SPRING 2012

RETAIL

MEDICAL PROFESSIONAL

OFFICE

225 Westland Street

Okotoks, Alberta

WESTMOUNT SQUARE



OPTIMUS

BUILDING CORPORATION

LEASING ENQUIRIES:
GRANT GRESCHUK
CALGARY SMI COMMERCIAL REAL ESTATE LTD
107, 825 8TH AVE SW, CALGARY, AB, T2P 2T3
PHONE: 403.990.4499
EMAIL: ggreschuk@smicommercial.com
WEB: www.smicommercial.com

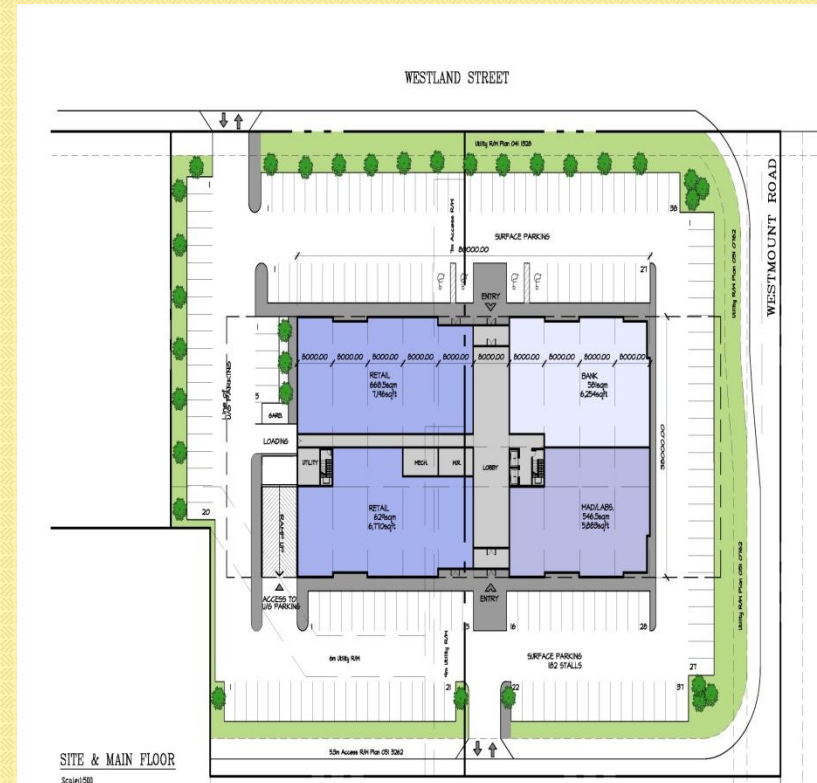
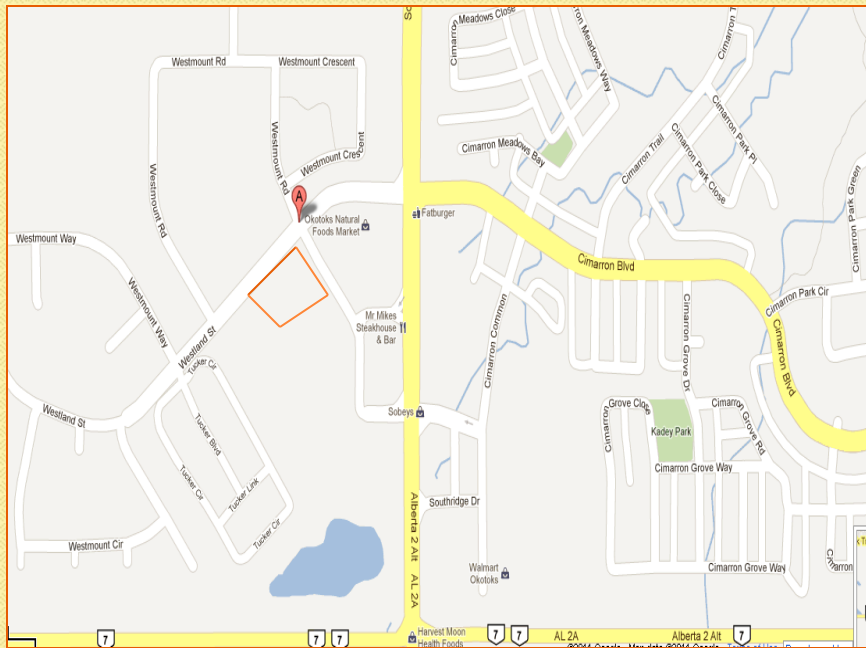


YOUR PREMIERE RETAIL AND MEDICAL PROFESSIONAL DESTINATION



CONVENIENTLY LOCATED WITHIN THE WESTMOUNT COMMERCIAL DISTRICT

AMPLE SURFACE AND UNDERGROUND PARKING



WESTMOUNT SQUARE “YOUR NEW BUSINESS ADDRESS”



HIGHLIGHTS

- 29,128 SQ FT OF MAIN FLOOR RETAIL
- 58,256 SQ FT OF TOTAL OFFICE ON TWO FLOORS
- ZONED C-GATE GATEWAY COMMERCIAL
- 300 UNDERGROUND AND 182 SURFACE PARKING STALLS
- EST OCCUPANCY DATE DECEMBER 2012
- FLEXIBLE FLOOR PLANS
- “BEST IN CLASS” BUILDING IN THE FOOTHILLS REGION
- CLOSE PROXIMITY TO THE HEALTH AND WELLNESS CENTRE, SCHOOLS AND MAJOR RETAIL CENTRES
- 20 MIN TO NEW CRHA HOSPITAL
- EST. CAM COSTS: \$8.25/FT
- RATES: MARKET
- DEVELOPER: OPTIMUS BUILDING CORPORATION
- www.obc.com

OKOTOKS MARKET

- LOCAL POPULATION OF 24,000 AND DIRECT TRADING AREA OF 100,000
- 15 MIN COMMUTE TO CALGARY BORDER
- SECOND YOUNGEST MID SIZED URBAN CENTRE IN CANADA
- CONSISTENTLY RANKED AS ONE OF THE TOP COMMUNITIES FOR BUSINESS IN WESTERN CANADA
- HOME TO NUMEROUS NATIONAL RETAILERS
- NO BUSINESS TAX
- EXCELLENT LOCAL SERVICES AND COMMUNITY INFRASTRUCTURE
- www.okotoks.ca
- www.albertafoothills.ca