



**Possession for Tenant
Fixturing Now Available**



For Lease

D'Arcy Crossing Professional Building

258 Northridge Drive
Okotoks, AB



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Located at the northern gateway to the Town of Okotoks, D'Arcy Crossing is a mixed use shopping centre anchored by Safeway, Shoppers Drug Mart, Dollarama and Safeway Liquor. Conveniently positioned along Northridge Drive, the main thoroughfare connecting Okotoks to Calgary, the centre is well located to service the needs of the growing local population.

D'Arcy Crossing is easily accessible and will be a one-stop-shop for commuters, making running errands before or after work convenient and stress-free. The shopping centre is designed to support the growth of the local neighborhoods with much needed commercial amenities. Current and future residents of D'ARCY and the surrounding communities will welcome D'Arcy Crossing, and will be excited for the convenience of having major everyday shops and services so close to home.



The Town of Okotoks



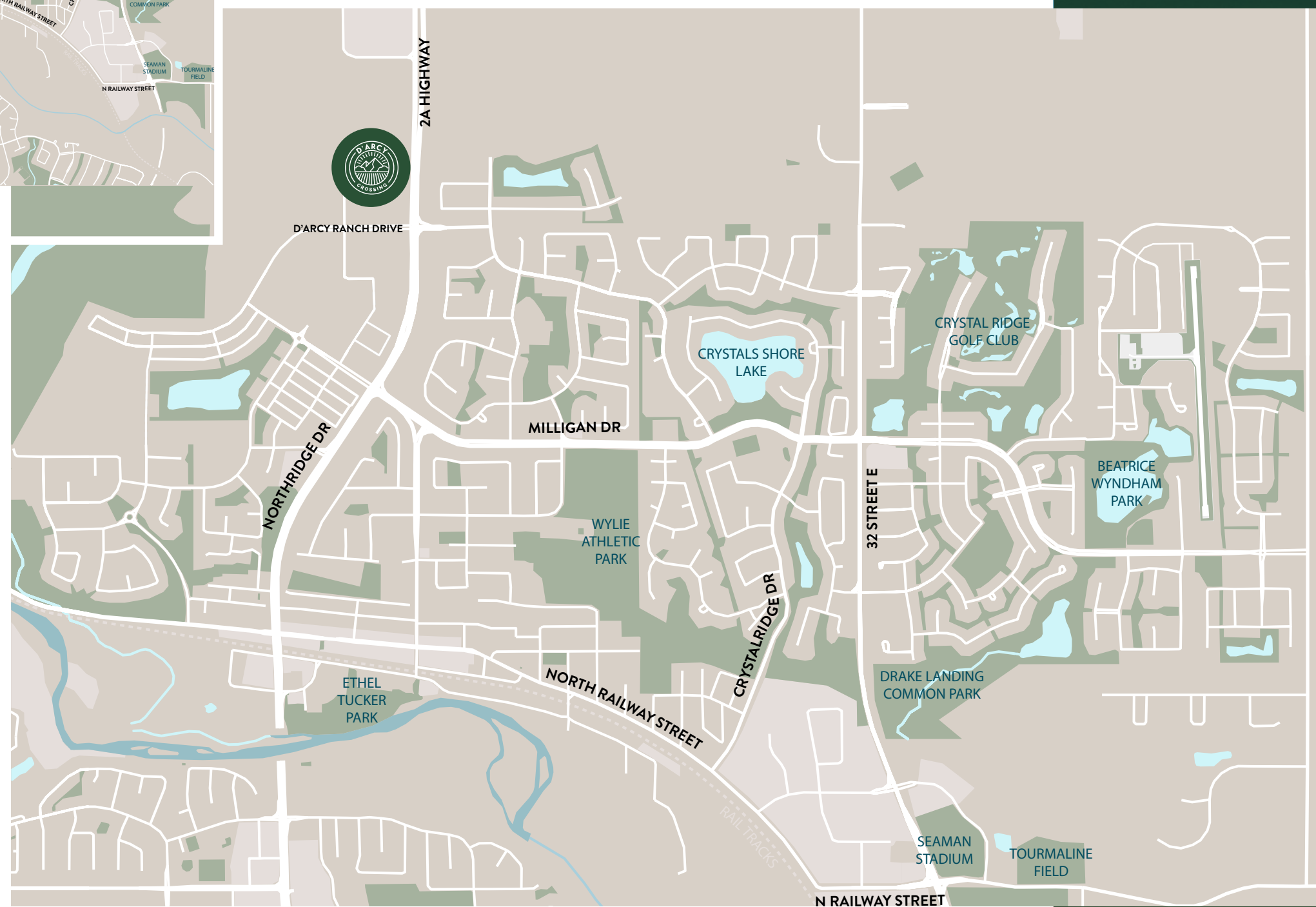
36 minute drive to downtown Calgary



40 minute drive to Calgary International Airport



Direct Access to 2A Highway



Demographics

Within the boundaries of The Town of Okotoks
Source: Environics



Population
33,306



Growth Rate Over 5 Years
11.7%



Total Households
10,920



Average Household Income
\$142,383



Daytime Population
26,252

Professional Building

D’Arcy Crossing offers second floor office space opportunities ranging in size from 1,921 SF to ~4,434 SF.

See **sample demise** options on floor plan below.

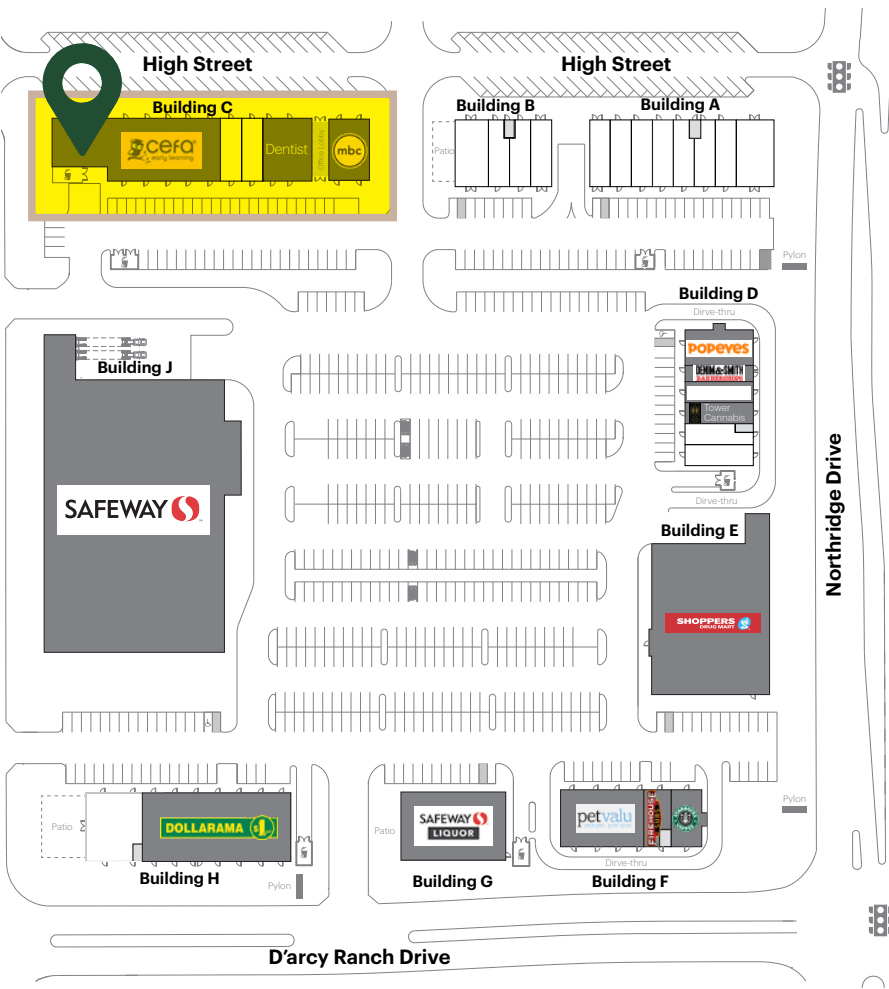
Tenant fixturing now available.
Estimated op cost (2025) will be \$12.99 per square foot plus utilities.

Building C - 2nd floor

Unit	Sq.ft.	Availability
334	2,513 sf	Available
336	1,921 sf	Available
340	5,002 sf	LEASED
344	1,934 sf	Available
346	3,645 sf	LEASED

*Potential contiguous option
~4,434 SF (units 334-336)

D’Arcy Crossing Site Plan



2nd Floor



For more information please contact

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