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200, 9805 97 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta



Listing ID:
30488


MLS ID:
A2209450

\$20



 **KIM LISSOWAY**
 (780) 814-1090

 RE/MAX Grande Prairie
 780-538-4747

 200, 9805 97 Street , Grande Prairie , Alberta T8V 8B9

Transaction Type For Lease	Days On Market 400	Lease Amount 20.00
Lease Frequency Annually	Subdivision Central Business District	Year Built 2006
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 6000.00	Building Area (Sq. M.) 557.41	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

Unlock the potential of your business with this exceptional 6,000 sq.ft office space, available for lease in a highly accessible and professional commercial building. Perfectly suited for a wide range of professional services, this expansive suite offers a well-appointed, turnkey layout designed for productivity and comfort. The space includes 22 offices (including 5 double/partner sizes offices), 3 boardroom-sized spaces, interview room, 4 washrooms, staff/lunchroom, and a spacious reception area. There are large windows allowing for lots of light. Located in a well-maintained building with excellent curb appeal and parking, and an elevator, this property offers both functionality and prestige. Whether you're expanding your operations or establishing a new headquarters, this space is ready for immediate occupancy. Schedule a tour today and discover how this professional space can support your business success. Lease rate \$20.00/sf= \$10,000 + GST /mo. Additional rent includes condo fees, property tax, insurance and water \$4,544.24/mo. Total Rent =\$14,544 plus utilities & tenant insurance.

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