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103, 10104 97 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta

Listing ID:
31859

MLS ID:
A2249607

\$20



KIM LISSOWAY
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103, 10104 97 Avenue , Grande Prairie , Alberta T8V 7X6

Transaction Type	Days On Market	Lease Amount
For Lease	146	20.00
Lease Frequency	Subdivision	Year Built
Monthly	Central Business District	2001
Structure Type	Property Type	Property Sub Type
Low Rise (2-4 stories)	Commercial	Office
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
8137.00	755.95	N/A
Restrictions	Reports	
Condo/Strata Approval, Landlord Approval	Floor Plans	

8,137sf of exceptional office space available in the heart of the downtown central business district. This well-designed property offers both main floor and upper level, with elevator and central interior stairway access to the second floor. The layout features 27 private offices - most with large exterior windows, 2 spacious boardrooms, an inviting main floor reception area, 4 washrooms, 2 kitchenettes, several open workspace/waiting/bulletin areas, a mail/copier room, a data room, and storage rooms - providing everything needed for a functional and professional workspace. Ideally suited for professional services, corporate offices, or businesses seeking a strong downtown presence. There is an abundance of parking here with a large city parking lot adjacent to the parking area for this building. NNN Lease: Base rent \$13,561.67+ GST. Additional Rent \$6,251.36+ GST includes condo fees, taxes. Tenant is responsible for utilities. This space could be divided into separate upper/lower units if desired.

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