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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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 RE/MAX Grande Prairie
 780-538-4747


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

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