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201, 10126 120 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta

Listing ID:
32346

MLS ID:
A2261334

\$20



 **KARLY COLE**
 (780) 518-6737

 **RE/MAX Grande Prairie**
 780-538-4747

 **201, 10126 120 Avenue , Grande Prairie , Alberta T8V 8H9**

Transaction Type	Days On Market	Lease Amount
For Lease	104	20.00
Lease Frequency	Lease Term	Sub Lease
Monthly	Negotiable	1
Subdivision	Building Type	Year Built
Northridge	Commercial Mix	2007
Structure Type	Property Type	Property Sub Type
Low Rise (2-4 stories)	Commercial	Office
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Heating
6084.00	565.22	Natural Gas
Access to Property		
Accessible to Major Traffic Route, Major Shopping Nearby, Paved Road, Public Transportation Nearby, See Remarks, Shared Access, Visual Exposure	Inclusions N/A	Restrictions Board Approval, Building Restriction, Condo/Strata Approval, See Remarks
Reports		
Floor Plans		

Your opportunity to lease 6,084 sq.ft of prime commercial/office space on the 2nd floor of the Northridge Business Centre. Position your business among doctors, clinics, and professionals in a beautifully maintained building with excellent visual exposure and ample public parking. This immaculate, move-in ready office suite features: Welcoming front reception area with private washroom, 2 front boardrooms, nine private offices, spacious lunchroom, work room, storage room, and janitor's room. There are 2 additional washrooms plus separate staff entrance and a large bullpen area that could easily be converted into additional offices if needed. Perfect for any professional business seeking quiet, upscale space. Lease Details: Rate: \$20/sq.ft = \$10,056.67 + GST. NNN Fees: \$5,203.11 + GST. Total Monthly Cost: \$15,259.78 + GST. Tenant responsible for insurance, gas, and electrical. This space combines functionality, professionalism and prestige—ready for your business today!

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