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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 For Lease	Days On Market 229	Lease Amount 20.00
Lease Frequency Monthly	Lease Term Negotiable	Sub Lease 1
Subdivision Northridge	Building Type Commercial Mix	Year Built 2007
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 6084.00	Building Area (Sq. M.) 565.22	Heating 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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