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201, 10126 120 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 32346

MLS ID: A2261334

\$20



△ KARLY COLE

(780) 518-6737

RE/MAX Grande Prairie

2 780-538-4747

201, 10126 120 Avenue , Grande Prairie , Alberta $\,$ T8V 8H9 $\,$

Transaction Type

For Lease

Lease Frequency

Monthly

Subdivision

Northridge

Structure Type

Low Rise (2-4 stories)

Building Area (Sq. Ft.)

6084.00

Access to Property

Accessible to Major Traffic Route, Major Shopping Nearby, Paved Road, Public

Transportation Nearby, See Remarks, Shared Access, Visual

Exposure

Reports

Floor Plans

Days On Market

43

Lease Term

Negotiable

Building TypeCommercial Mix

Property Type

Commercial

Building Area (Sq. M.)

565.22

Restrictions

Natural Gas

Lease Amount

20.00

Sub Lease

Year Built 2007

Office

Heating

Property Sub Type

Board Approval, Building

Restriction, Condo/Strata Approval, See

Remarks

Inclusions

N/A

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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