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103, 10104 97 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta

Listing ID:
33803

MLS ID:
A2282608

\$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	Days On Market	Lease Amount
For Lease	1	20.00
Lease Frequency	Subdivision	Year Built
Annually	Central Business District	2001
Structure Type	Property Type	Property Sub Type
Low Rise (2-4 stories)	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0122269	4354.00	404.50
Inclusions	Restrictions	Reports
N/A	Condo/Strata Approval, Landlord Approval	Floor Plans

4354 sq.ft of exceptional main floor office space available in the heart of the downtown central business district. Designed for functionality and efficiency, the main floor layout offers an ideal balance of private offices and collaborative work areas. The space features 12 private offices, a professional boardroom, and a welcoming reception area, creating a strong first impression for clients and visitors. Multiple open workspace/bulletin areas provide flexibility for team collaboration or future reconfiguration. Additional amenities include two washrooms, a dedicated data/IT room, copier/mail/supply area, and a fully equipped kitchen/lunch room for staff convenience. The thoughtful layout supports a wide range of professional users including corporate offices, medical, legal, tech, or administrative operations. This centrally located office offers excellent accessibility, visibility, and proximity to nearby amenities, making it an ideal opportunity for businesses seeking a turnkey workspace in a prime area. Base rent \$7,256.67/mo + GST & additional rent (condo fees & taxes)\$3447.79/mo + GST. Total monthly cost \$10,704.46 + GST.

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