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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



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

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