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## 103, 10104 97 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
33804


**MLS ID:**  
A2282617

**\$20**



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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 63	<b>Lease Amount</b> 20.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Central Business District	<b>Building Type</b> Office Building
<b>Year Built</b> 2001	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 3783.00	<b>Building Area (Sq. M.)</b> 351.45
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

3783 sq.ft of upscale 2nd floor office space for lease! Located in a central and easily accessible downtown area with an abundance of parking and an elevator. The space features 15 private offices, a dedicated boardroom, some open interior reception or flex space, and a convenient kitchenette, providing an excellent balance of private and collaborative work areas. Additional highlights include two washrooms and two separate entrances, allowing for flexible access and improved functionality for staff and clients. The thoughtful configuration supports productivity, privacy, and operational efficiency, making it well-suited for professional services, administrative, or growing organizations. A strong central location combined with a versatile layout makes this an outstanding opportunity for businesses seeking a polished and practical office environment. Base rent \$6,305/mo + GST. Condo fees & taxes are approximately \$2,995.63/mo + GST.

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