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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



 **KIM LISSOWAY**
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 RE/MAX Grande Prairie
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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	Building Type Office Building
Year Built 2001	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 3783.00	Building Area (Sq. M.) 351.45
Inclusions N/A	Restrictions None Known	Reports 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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