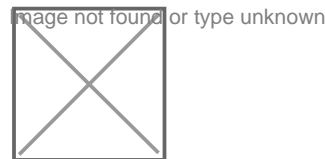


Regional Contact

 Aaron Latimer  403-230-1401  economicdevelopment@rockyview.ca  [Visit Website](#)

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

106, 11039 78 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Grande Prairie, Alberta

Listing ID:

34679



MLS ID:


A2286837

\$11



 **MORGAN MACLEAN**
 (780) 518-1567

 Grassroots Realty Group Ltd.
 1-833-477-6687

 106, 11039 78 Avenue , Grande Prairie , Alberta T8W 2J7

Transaction Type For Lease	Days On Market 1	Zoning IG
Subdivision Richmond Industrial Park	Year Built 1981	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 9623911
Building Area (Sq. Ft.) 6283.00	Building Area (Sq. M.) 583.70	Cooling Central Air
Lot Features Landscaped, Yard Lights	Inclusions N/A	Restrictions Landlord Approval
Reports None		

IMMEDIATE POSSESSION! This 6283 sq. ft. professional office space is located in the Swan Business Centre, in the heart of the Richmond Industrial Park, with easy access to Highway 40. The layout features 10 offices, an extra large flex space for multiple office pods & more, a large board room and a kitchenette in the private lunch room. Tenants also have access to the building's central common-area amenity hub, featuring a kitchenette, shared seating, and a games area—ideal for breaks or informal meetings. The building has a convenient exterior entrance directly adjacent to the space, and the complex offers plenty of parking, along with the option to add outdoor storage—perfect for businesses looking for extra exterior space to complement their office needs. Turn-key and ready for immediate occupancy, this space offers an excellent opportunity to establish or grow your business. BASE RENT: \$11/sq ft (\$5,759.41) + ADDITIONAL RENT: \$9.01/sq ft. (\$4,717.48) TOTAL RENT: \$10,476.89 + GST. Utilities included. Contact your Commercial Realtor today to arrange a viewing!

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