

103, 10104 97 Avenue  
Grande Prairie, Alberta

MLS # A2282617



**\$20 per sq.ft.**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,783 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.