

780-832-5880

cord@gpremax.com

200, 9805 97 Street Grande Prairie, Alberta

MLS # A2209450



\$20 per sq.ft.

Division:	Central Business District
Туре:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	6,000 sq.ft.
Zoning:	-
	Addl. Cost:
	Based on Year: -
	Utilities: -
	Parking: -
	Lot Size: -
	Lot Foat:

Inclusions: N/A

Floors:
Roof:
Exterior:
Water:
Sewer:

Unlock the potential of your business with this exceptional 6,000 sq.ft office space, available for lease in a highly accessible and professional commercial building. Perfectly suited for a wide range of professional services, this expansive suite offers a well-appointed, turnkey layout designed for productivity and comfort. The space includes 22 offices (including 5 double/partner sizes offices), 3 boardroom-sized spaces, interview room, 4 washrooms, staff/lunchroom, and a spacious reception area. There are large windows allowing for lots of light. Located in a well-maintained building with excellent curb appeal and parking, and an elevator, this property offers both functionality and prestige. Whether you're expanding your operations or establishing a new headquarters, this space is ready for immediate occupancy. Schedule a tour today and discover how this professional space can support your business success. Lease rate \$20.00/sf= \$10,000 + GST /mo. Additional rent includes condo fees, property tax, insurance and water \$4,544.24/mo. Total Rent =\$14,544 plus utilities & tenant insurance.