

**103, 10104 97 Avenue  
Grande Prairie, Alberta****MLS # A2249607****\$20 per sq.ft.****Division:** Central Business District**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 8,137 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

8,137sf of exceptional office space available in the heart of the downtown central business district. This well-designed property offers both main floor and upper level, with elevator and central interior stairway access to the second floor. The layout features 27 private offices - most with large exterior windows, 2 spacious boardrooms, an inviting main floor reception area, 4 washrooms, 2 kitchenettes, several open workspace/waiting/bullpen areas, a mail/copier room, a data room, and storage rooms - providing everything needed for a functional and professional workspace. Ideally suited for professional services, corporate offices, or businesses seeking a strong downtown presence. There is an abundance of parking here with a large city parking lot adjacent to the parking area for this building. NNN Lease: Base rent \$13,561.67+ GST. Additional Rent \$6,251.36+ GST includes condo fees, taxes. Tenant is responsible for utilities. This space could be divided into separate upper/lower units if desired.