

**301B, 9835 101 Avenue  
Grande Prairie, Alberta****MLS # A2277110****\$15 per sq.ft.****Division:** Central Business District**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,326 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** see remarks

Third floor space for lease in the Windsor Court professional building downtown Grande Prairie. Currently developed as office space with a reception area, 3 large offices, and a file storage room. Available for immediate occupancy. Common area costs are estimated at \$14 sq.ft. including utilities. Monthly base rent is \$1,657.50, monthly common area cost is \$1,547 for a total monthly rent of \$3,204.50 plus GST. Parking allocated on proportionate share. This listing is for a portion of a larger space, landlord willing to adjust size based on client needs and requirements. Contact a commercial real estate professional for more information or to view.