

**207, 10605 West Side Drive
Grande Prairie, Alberta****MLS # A2208809****\$22 per sq.ft.****Division:** Westside Park**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,050 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** None

Desirable office space in West Side Plaza has plenty to offer! Lots of parking and an upscale, well maintained building in an excellent location near 108 Street (Bypass/Highway 40) and 100 Avenue. 1150 sq ft consists of bright open reception & lobby, 3 offices, coffee bar kitchen area and washroom. Immediate possession available! Basic rent is \$22.00 x 1050 sq ft = \$1,925 + \$96.25 GST = \$2,021.25/mo. Additional Rent is \$1,124.38 + \$56.22 GST = \$1,180.60/mo. Total Monthly Rent Payment is \$3,201.85/mo. Property management, taxes, heat, water, garbage, recycling, parking lot and landscape maintenance, snow removal are all included. Pylon signage available for additional \$250/mo.