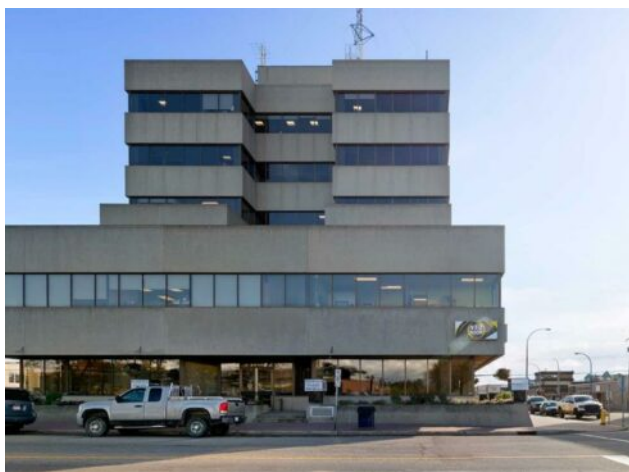


**301, 9835 101 Avenue
Grande Prairie, Alberta****MLS # A2211741****\$14 per sq.ft.****Division:** Central Business District**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,947 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** none

Third floor space for lease in the Windsor Court professional building downtown Grande Prairie. Currently developed as office space with a reception area, 7 large offices, a boardroom, kitchen area and file storage room. Available for occupancy June 1, 2025. Common area costs are estimated at \$14 sq.ft. including utilities. Parking allocated on proportionate share. Landlord will consider demising space if so desired. Contact a commercial real estate professional for more information or to view.