



**GRASSROOTS**  
REALTY GROUP

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206, 9814 97 Street  
Grande Prairie, Alberta

MLS # A2243886



**\$1,850**

**Division:** Central Business District

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Junction Point 1

**Bus. Name:** -

**Size:** 853 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Are you ready to elevate your workspace game? This vibrant , beautifully updated and modern office space is now available for lease and is bursting with personality and possibilities .The open and bright space has been thoughtfully reimagined giving a modern vibe. Say goodbye to dull cubicles and hello to a fun , inspiring environment .All new flooring , paint and a gorgeous coffee bar that will make you want to talk to your co worker . Centrally located near public transport and essential services as well as loads of on site parking ensuring easy access for your clients. There are three separate offices as well as a main area with coffee bar to accommodate your growing business, all you have to do is move in. This modern office is perfect for startups . established companies , or anyone seeking a vibrant space to grow their business. Monthly base rent 1850.00 plus GST , NNN is 850.00 per month which includes taxes, water, property insurance, exterior maintenance , elevator, parking lot maintenance ,common area janitorial , garbage and waste management, snow removal and security . Tenant is responsible for power, gas, phone and internet, interior maintenance and HVAC. Call your favorite commercial Realtor&reg; to book your showing !