



GRASSROOTS
REALTY GROUP

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202, 9814 97 Street
Grande Prairie, Alberta

MLS # A2246213



\$18 per sq.ft.

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,926 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Newly renovated, move-in ready office space for lease in Junction Point! This 1,926sq.ft 2nd floor unit offers a secure, easily accessible space in a prime location, with immediate stair + elevator access and a large public parking lot. Perfect for wellness, medical, tech or any other array of professional teams, with flexible leasing and buildout options tailored to your business! Recent professional upgrades include; fresh paint throughout, new modern pot-lighting, repaired/refreshed flooring and move-in ready touchups, with over \$20K invested to this point. The layout is highly adaptable; currently offering 1 executive office with ensuite washroom, 2nd office/staff room, corner suite boardroom, a 2nd washroom, storage/laundry room and the spacious reception area adjacent to main entry, perfect for up to 10 cubicles/work stations, physio or wellness treatment zones (can be partitioned) & more. West + South facing windows provide ample natural light throughout the entire unit, a truly warm & inviting future work-space for your business! Base rent: \$18/sq.ft = \$2,889/mo, CAM \$13/sq.ft = \$2,086.5/mo. Total = \$4,975.5/mo + GST, tenant pays utilities directly. Will offer a \$10/sq.ft TI Allowance, OR landlord is willing to invest up to additional \$100K for a custom renovation, with base rent beginning between \$26-\$28/sq.ft depending on the scope of build-out. Inquire with your commercial REALTOR® for more information!