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201, 10126 120 Avenue **Grande Prairie, Alberta**

MLS # A2261334



\$20 per sq.ft.

Division: Northridge Type: Office **Bus. Type:** Sale/Lease: For Lease Bldg. Name: Northridge Business Centre **Bus. Name:** Size: 6,084 sq.ft. Zoning:

Heating: Addl. Cost: Natural Gas Floors: **Based on Year:** Roof: **Utilities: Exterior:** Parking: Water: Lot Size: Sewer: Lot Feat:

Inclusions:

N/A

Your opportunity to lease 6,084 sq.ft of prime commercial/office space on the 2nd floor of the Northridge Business Centre. Position your business among doctors, clinics, and professionals in a beautifully maintained building with excellent visual exposure and ample public parking. This immaculate, move-in ready office suite features: Welcoming front reception area with private washroom, 2 front boardrooms, nine private offices, spacious lunchroom, work room, storage room, and janitor's room. There are 2 additional washrooms plus separate staff entrance and a large bullpen area that could easily be converted into additional offices if needed. Perfect for any professional business seeking quiet, upscale space. Lease Details: Rate: \$20/sq.ft = \$10,056.67 + GST. NNN Fees: \$5,203.11 + GST. Total Monthly Cost: \$15,259.78 + GST. Tenant responsible for insurance, gas, and electrical. This space combines functionality, professionalism and prestige—ready for your business today!