



**301, 9835 101 Avenue  
Grande Prairie, Alberta**

**MLS # A2277107**



**\$13 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:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** see remarks

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. Common area costs are estimated at \$14 sq.ft. including utilities. Monthly base rent is \$3,192.58, monthly common area cost is \$3,438.17 for a total monthly rent of \$6,630.75 plus GST. Parking allocated on proportionate share. Landlord will consider demising space for the right tenant and term. Landlord willing to demise space according to tenant requirements on the right terms. Available for immediate occupancy. Contact a commercial real estate professional for more information or to view.