



103, 11039 78 Avenue
Grande Prairie, Alberta

MLS # A2286807



\$13 per sq.ft.

Division: Richmond Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Swan Business Centre

Bus. Name: -

Size: 7,403 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Landscaped, Yard Lights

Inclusions: N/A

IMMEDIATE POSSESSION! This professional office space is located in the Swan Business Centre, in the heart of the Richmond Industrial Park, with easy access to Highway 40. Offering 7403 sq. ft., the area is filled with abundant natural light from large windows on two sides, creating a bright and productive work environment. The layout offers a large reception or open work area, up to 8 private offices, two additional open work areas (could be converted into additional offices), a boardroom area, and a kitchenette. Air conditioning ensures comfort year-round, and enjoy high-speed fibre-optic internet for improved productivity and reliability. Tenants also have access to the building's central common-area amenity hub, featuring a kitchenette, shared seating, and a games area—ideal for breaks or informal meetings. The building has a convenient exterior entrance directly adjacent to the space, and the complex offers plenty of parking, along with the option to add outdoor storage—perfect for businesses looking for extra exterior space to complement their office needs. Turn-key and ready for immediate occupancy, this space offers an excellent opportunity to establish or grow your business. **BASE RENT: \$13/sq ft (\$8,019.92) + ADDITIONAL RENT: \$9.01/sq ft. (\$5,558.42) TOTAL RENT: \$13,578.34 + GST.** Utilities included. Contact your Commercial Realtor today to arrange a viewing!