



106, 11039 78 Avenue
Grande Prairie, Alberta

MLS # A2286837



\$11 per sq.ft.

Division: Richmond Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Swan Business Centre

Bus. Name: -

Size: 6,283 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 6283 sq. ft. professional office space is located in the Swan Business Centre, in the heart of the Richmond Industrial Park, with easy access to Highway 40. The layout features 10 offices, an extra large flex space for multiple office pods & more, a large board room and a kitchenette in the private lunch room. 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: \$11/sq ft (\$5,759.41) + ADDITIONAL RENT: \$9.01/sq ft. (\$4,717.48) TOTAL RENT: \$10,476.89 + GST. Utilities included. Contact your Commercial Realtor today to arrange a viewing!