



GRASSROOTS
REALTY GROUP

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299, 11039 78 Avenue
Grande Prairie, Alberta

MLS # A2286839



\$13 per sq.ft.

Division: Richmond Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Swan Business Centre

Bus. Name: -

Size: 2,737 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 bright **SECOND-FLOOR OFFICE SPACE** is located in the Swan Business Centre, in the heart of the Richmond Industrial Park, with easy access to Highway 40. Offering 2,737 square feet, the space is filled with abundant natural light from large windows on two sides of the building, creating an open and productive work environment. The layout includes four private offices, a spacious open area ideal for a boardroom or multiple team workspaces, a kitchenette/lunch room, and two washrooms (one with a shower). A wheelchair-accessible lift/elevator system provides easy access, and air conditioning ensures comfort year-round. 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. This 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 (\$2,965.08) + ADDITIONAL RENT: \$9.01/sq ft. (\$2,055.03) TOTAL RENT: \$5,020.11 + GST.** Utilities included. Contact your Commercial Realtor today to arrange a viewing!