

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:** Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

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!