780-814-1090
admin@mylifestyleagents.ca

103, 10104 97 Avenue
Grande Prairie, Alberta

MLS # A2282608



$20 per sq.ft.

Division:	Central Business District
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,354 sq.ft.
Zoning:	-

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	N/A		

4354 sq.ft of exceptional main floor office space available in the heart of the downtown central business district. Designed for functionality and efficiency, the main floor layout offers an ideal balance of private offices and collaborative work areas. The space features 12 private offices, a professional boardroom, and a welcoming reception area, creating a strong first impression for clients and visitors. Multiple open workspace/bullpen areas provide flexibility for team collaboration or future reconfiguration. Additional amenities include two washrooms, a dedicated data/IT room, copier/mail/supply area, and a fully equipped kitchen/lunch room for staff convenience. The thoughtful layout supports a wide range of professional users including corporate offices, medical, legal, tech, or administrative operations. This centrally located office offers excellent accessibility, visibility, and proximity to nearby amenities, making it an ideal opportunity for businesses seeking a turnkey workspace in a prime area. Base rent $7,256.67/mo + GST & additional rent (condo fees & taxes)$3447.79/mo + GST. Total monthly cost $10,704.46 + GST.

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