

205, 10605 West Side Drive
Grande Prairie, Alberta

MLS # A2332553



\$23 per sq.ft.

Division: Westside Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,275 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Position your business for success in this professional 1,275 sq. ft. office space located in the highly desirable West Side Plaza. This upscale, exceptionally well-maintained building offers elevator access, ample on-site parking, and a prime location with excellent visibility and convenient access to 108 Street (Highway 40 Bypass) and 100 Avenue. Designed for functionality and professionalism, the space features a bright and welcoming reception and lobby area, five private offices, a dedicated file storage room, a coffee bar/kitchenette, and a private washroom. The efficient layout is ideal for a wide range of professional, medical, administrative, or service-based businesses. Take advantage of this outstanding leasing opportunity in one of the city's most sought-after commercial locations. Available for November 1st occupancy. Base rent is \$23/ft=\$2,443.75+ GST & additional rents estimated at \$15.52/ft including management, insurance, taxes, op costs and utilities. Janitorial is extra but available = \$1,649/mo + GST. Total monthly cost \$4,092.75+ GST