

205, 9814 97 Street  
Grande Prairie, Alberta

MLS # A2146888



## \$2,000 per month

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,010 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

**\*\*Your Dream Office Awaits in Junction Point Building 1\*\*** Get ready to elevate your work life in this fabulous, newly renovated office space located in the vibrant Junction Point Building 1, this space is not just an office; it's an experience! **\*\*Why You'll Love It:\*\*** - **\*\*Spacious & Versatile:\*\*** With an expansive layout, this office has two large office spaces and large reception area, it's a blank canvas ready for your creative touches! Whether you envision open workspaces, cozy nooks, or collaborative hubs, the possibilities are endless! - **\*\*Chic & Modern Vibes:\*\*** Step inside and be wowed by the sleek finishes, trendy decor, and loads of natural light that make every day feel like a fresh start. It's not just an office; it's where ideas come to life! **\*\*Location, Location, Location!\*\*** Nestled in the lively Junction Point neighborhood, you'll have everything you need at your fingertips—close to many professional businesses in the heart of the city, restaurants for lunch break adventures, and easy access to transportation for your daily commute. Monthly base rent is 2000.00 + GST, plus an additional rent of 1075.00+GST which includes taxes, water, property insurance, exterior maintenance, elevator, parking lot maintenance, common area janitorial, garbage and waste management, snow removal and security. Tenant is responsible for power, gas, phone and internet, interior maintenance and HVAC. Don't let this amazing opportunity slip through your fingers! This office space is ready for you and your team to move in, get inspired, and conquer the world. Contact your commercial agent to schedule a tour and see for yourself why this is the place to be!