



Centre West Plaza

11906 99 Ave, Grande Prairie, AB T8W 0C7

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Centre West Plaza

\$21.00 /SF/YR

Centre West Plaza - 11906 99th Avenue Grand Prairie, Alberta - Located in the west section of town in the Centre West Business Park in Grande Prairie, Alberta with a frontage on 99th Avenue and 100th Avenue to the north. Lease space available, Bays 2-11. Lease bays range from 2003 sq. ft. and up. The building is minimal maintenance for lower maintenance fees. R-20 wall system, R37 insulated roof system, efficient curtainwall glazing system, fully sprinkled building, overhead unloading bay doors at back if needed, or precast infill panels can be installed. Each tenant is responsible for their own gas, power, and water. Plumbing rough in for two handicap washrooms per lease bay, parking proportionate share. Lease rates negotiable....

- High Traffic Area
- Natural Lighting
- High Ceilings
- Bay Doors
- Parking



Rental Rate:	\$21.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	27,072 SF
Year Built:	2015
Walk Score ®:	32 (Car-Dependent)
Transit Score ®:	27 (Some Transit)
Taxes:	\$0.12 USD/SF/MO
Operating Expenses:	\$0.37 USD/SF/MO
Rental Rate Mo:	\$1.75 /SF/MO

1st Floor Ste 10

Space Available	2,226 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	15,203 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

This building has minimal maintenance for lower maintenance fees, with an efficient curtain wall gazing system and overhead unloading bay doors at the back. Lease rates are available upon request.

1

1st Floor Ste 11

Space Available	2,250 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	15,203 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

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2

1st Floor Ste 5

Space Available	2,003 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	15,203 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

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3

1st Floor Ste 6

Space Available	2,148 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	15,203 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

This building is minimal maintenance for lower maintenance fees, with an efficient curtainwall gazing system and overhead unloading bay doors at the back. Lease rates are available upon request.

4

5

1st Floor Ste 7

Space Available	2,250 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	15,203 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

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6

1st Floor Ste 8

Space Available	2,100 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	15,203 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

This building is minimal maintenance for lower maintenance fees, with an efficient curtainwall gazing system and overhead unloading bay doors at the back. Lease rates are available upon request.

7

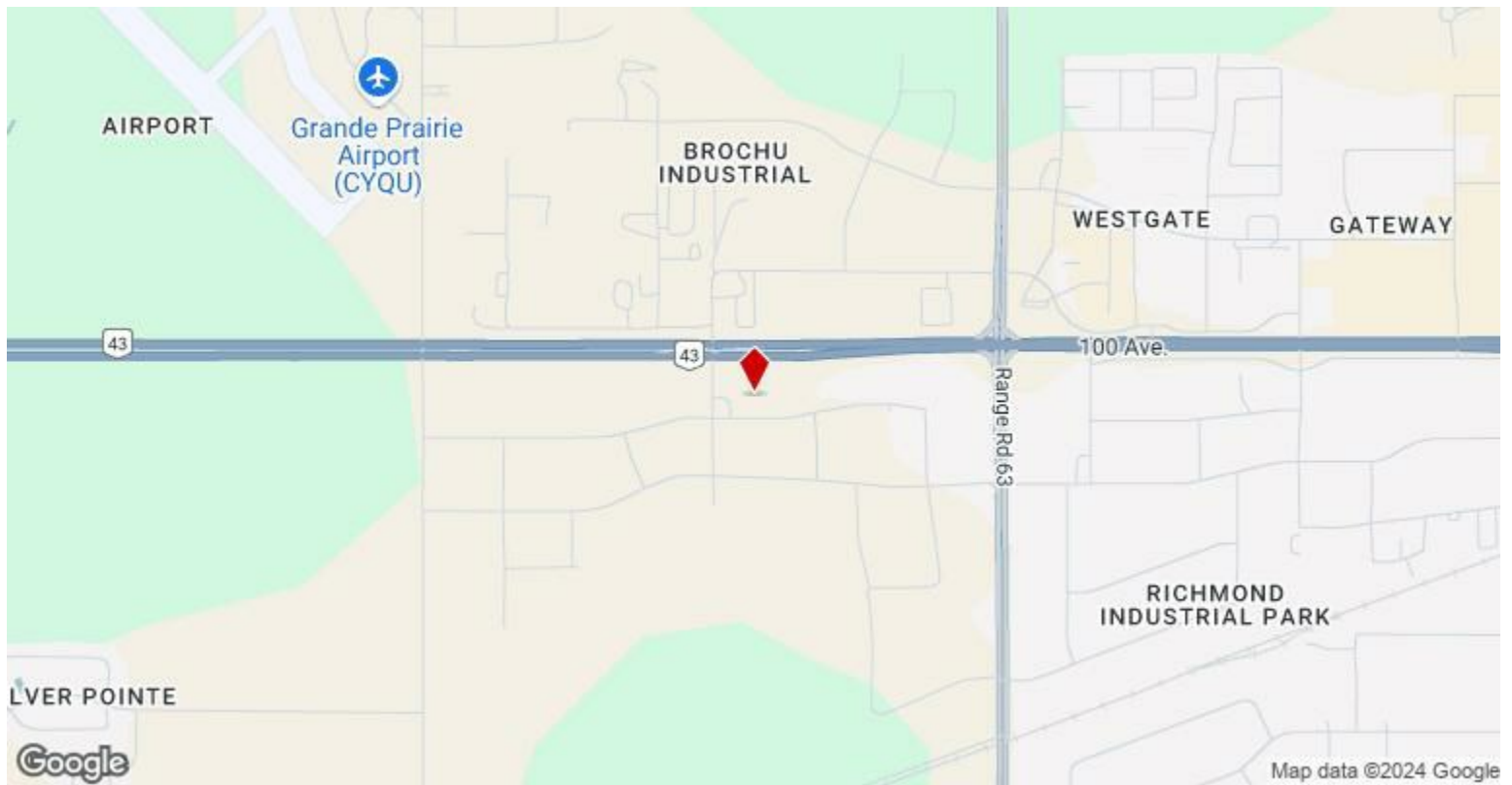
1st Floor Ste 9

Space Available	2,226 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	15,203 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Care Company	4398 SF	N
Farm Credit Canada	5286 SF	N
Glacier Water	2250 SF	N



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Property Photos

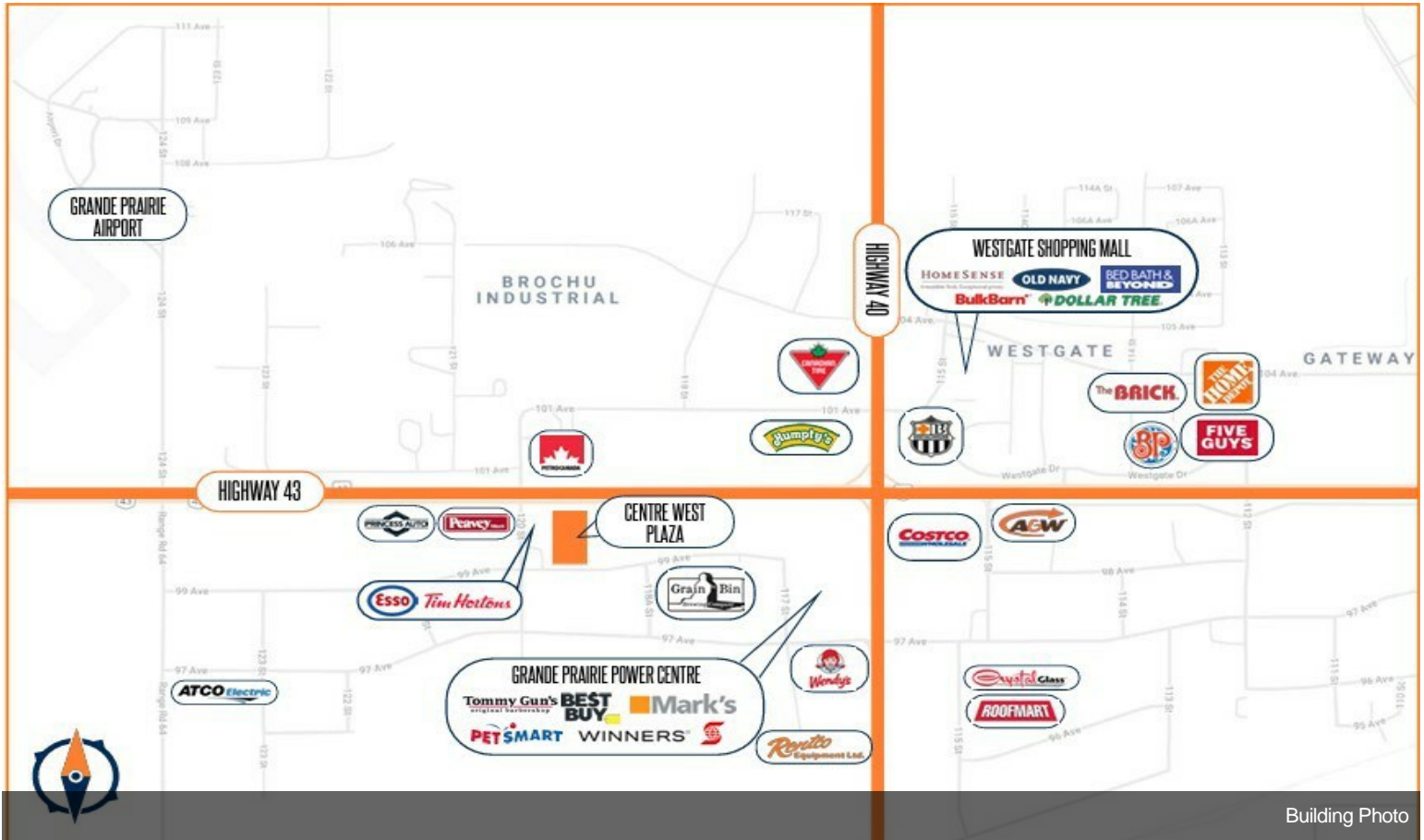


Building Photo



Building Photo

Property Photos



Building Photo



View of the Neighbourhood to the East



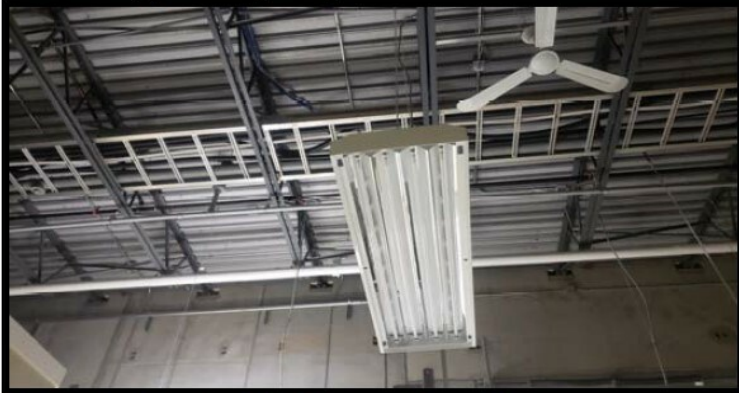
View of the Neighbourhood to the West



Building Photo

Property Photos

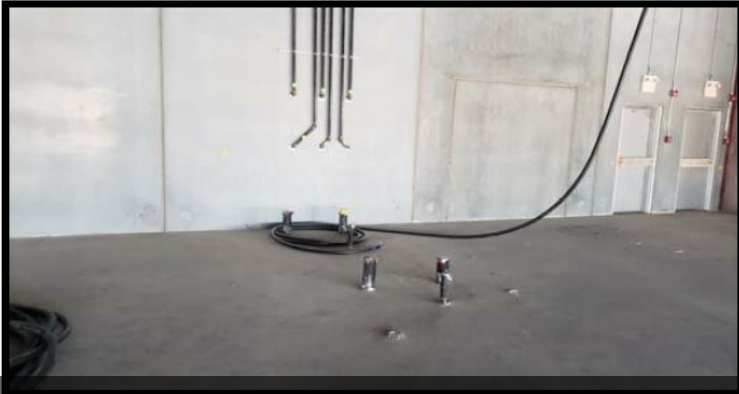
View of Typical Lighting



View of a Typical Electrical Panel



View of a Typical Washroom Rough In



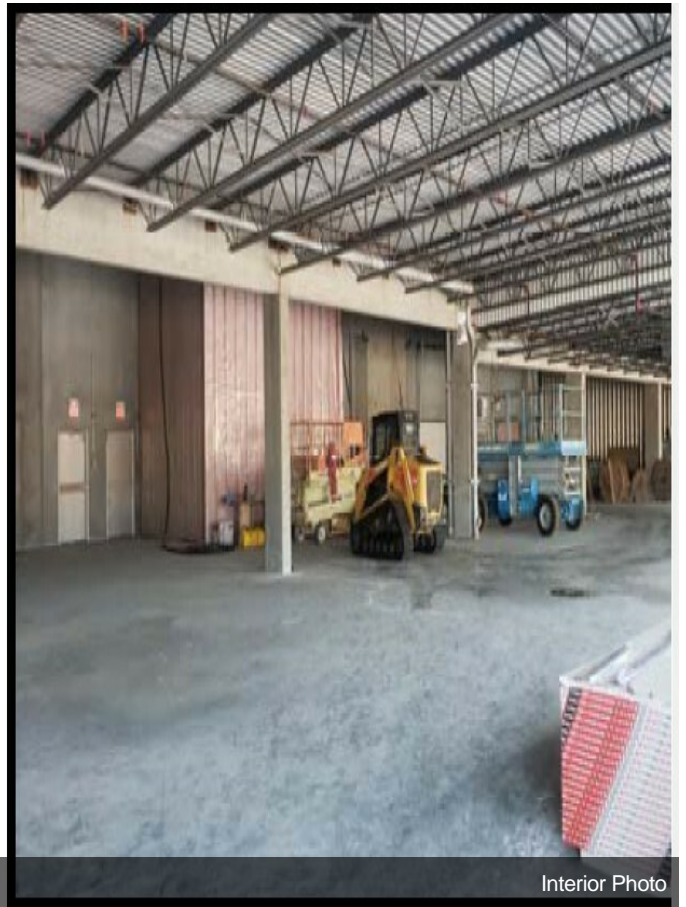
View of a Typical Entry



View of the Neighbourhood to the East on Highway

View of the Neighbourhood to the West on Highway

Interior Photo



Interior Photo

