



## Richmond Industrial Park

9601 - 116 Street, Grande Prairie

Up to 13,301 square feet of modern, fully developed office space available for sublease in Grande Prairie



Developed office space with furniture included



Functional and efficient office buildout in place



On-site parking stalls for staff and clients



Proximity to the Airport and Westgate Centre

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FOR LEASE



## Lease Details

**Municipal Address** 9601 - 116 Street, Grande Prairie

**Sublease Expiry** March 31, 2028

**Rentable Area** 13,301 square feet

**Asking Net Rent** Market

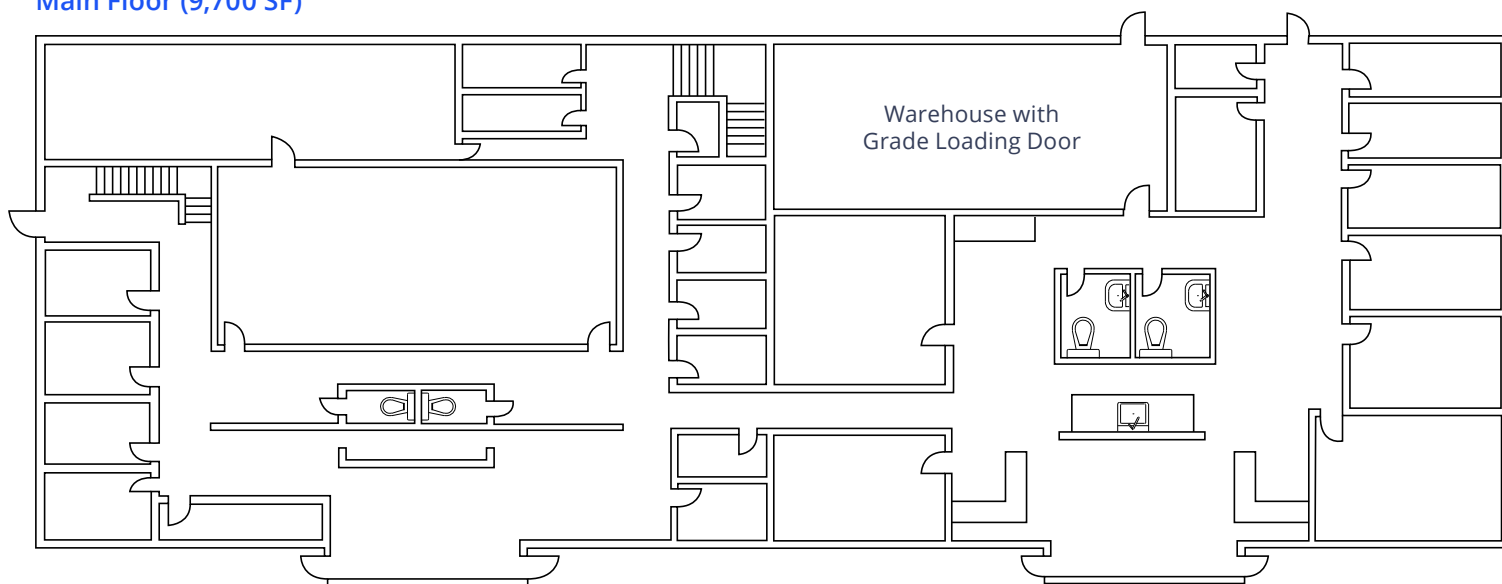
**Operating Costs** \$6.58 / SF *(includes utilities!)*

**Parking** On-site surface parking stalls

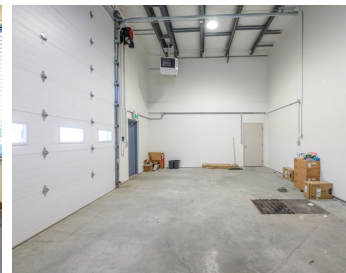
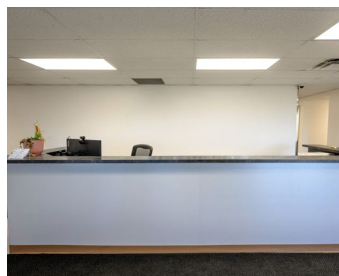
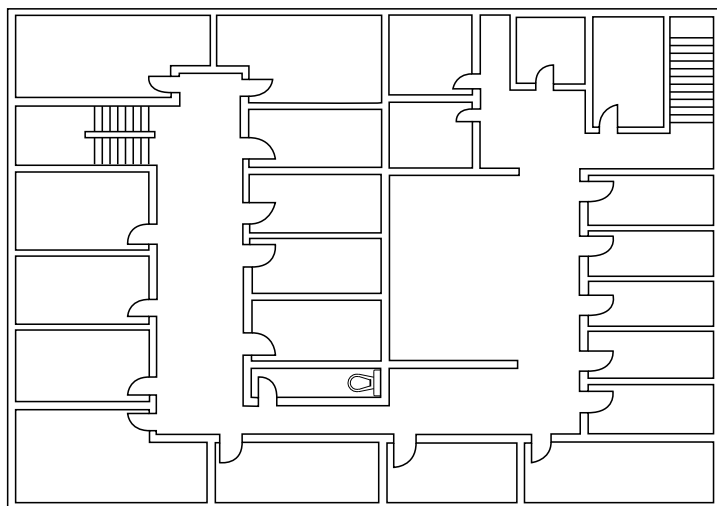
**Zoning** IG – General Industrial

## Floor Plans

### Main Floor (9,700 SF)



### 2nd Floor (3,600 SF)





# Location Details

9601 - 116 Street, Grande Prairie

FOR LEASE



## Nearby Amenities

- |                          |                      |                            |                          |
|--------------------------|----------------------|----------------------------|--------------------------|
| 1 Costco Wholesale & Gas | 8 Browns Socialhouse | 15 Planet Fitness          | 22 Cineplex Odeon        |
| 2 Wendy's                | 9 Homesense          | 16 Stacked Pancake House   | 23 Starbucks             |
| 3 Subway                 | 10 Dollar Tree       | 17 SOTO Teppanyaki & Sushi | 24 Montana's BBQ & Bar   |
| 4 Edo Japan              | 11 Boston Pizza      | 18 McDonalds               | 25 London Drugs          |
| 5 Scotiabank             | 12 Five Guys         | 19 Walmart Supercentre     | 26 Save-On-Foods         |
| 6 Orangetheory Fitness   | 13 Home Depot        | 20 Alberta Precision Labs  | 27 Smitty's Restaurant   |
| 7 Liquor Depot           | 14 National Bank     | 21 RONA Grande Prairie     | 28 Great Northern Casino |



FOR LEASE



[View Online Listing](#)

CONTACT US

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