

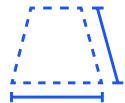
FOR LEASE



## 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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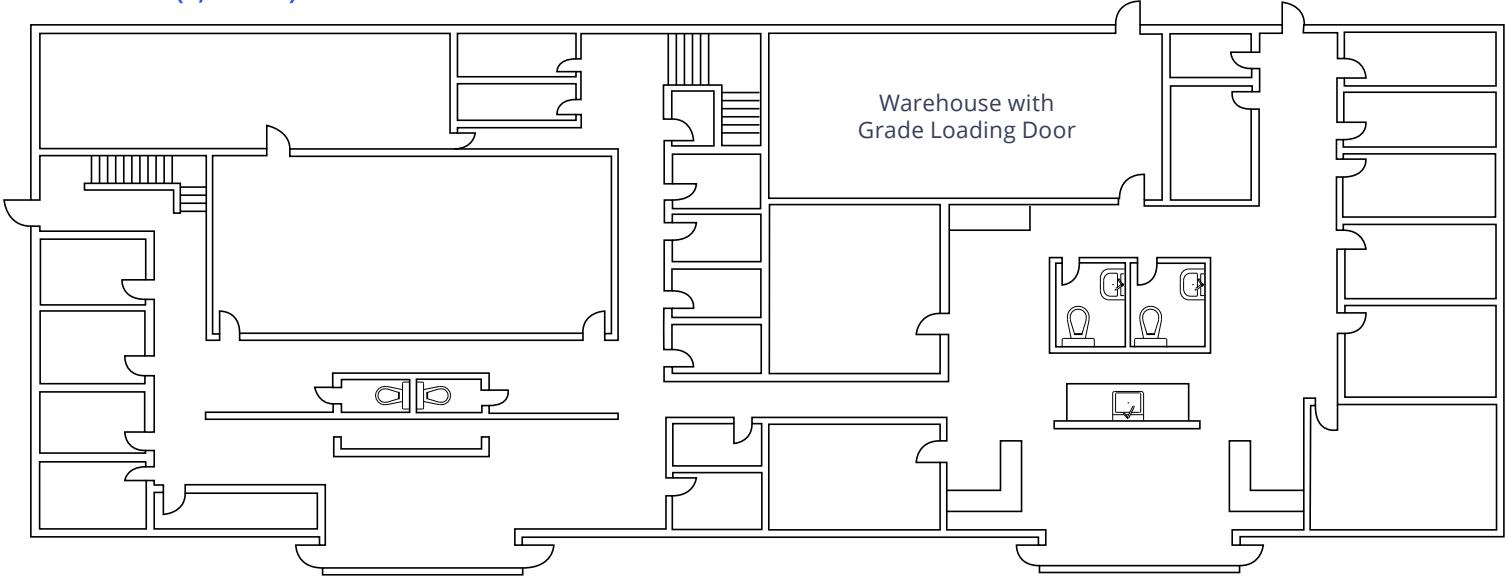


## Lease Details

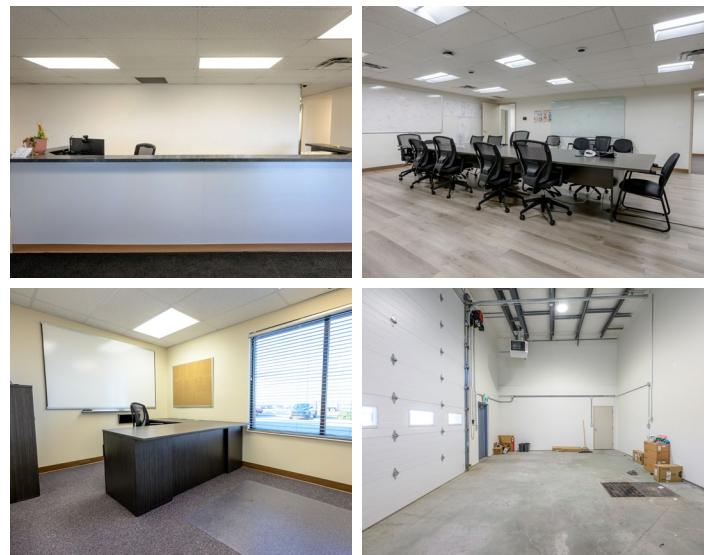
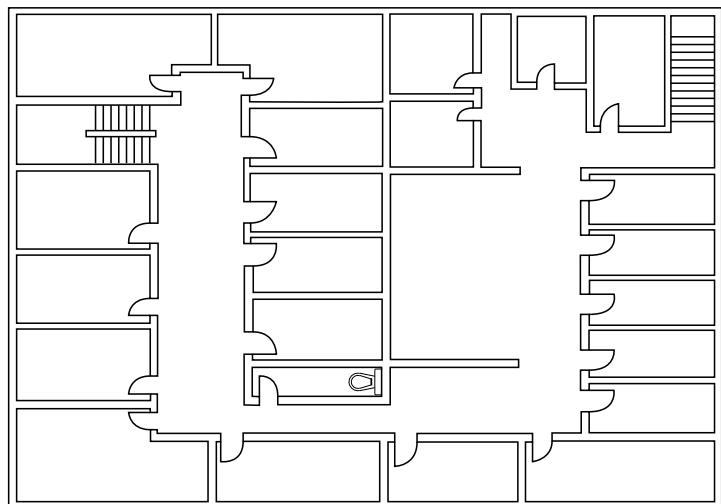
<b>Municipal Address</b>	9601 - 116 Street, Grande Prairie
<b>Sublease Expiry</b>	March 31, 2028
<b>Rentable Area</b>	13,301 square feet
<b>Asking Net Rent</b>	Market
<b>Operating Costs</b>	\$6.58 / SF <i>(includes utilities!)</i>
<b>Parking</b>	On-site surface parking stalls
<b>Zoning</b>	IG – General 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](#)

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