

# For Lease

11402 - 100 Street | Grande Prairie, AB

**Bonus Mezzanine Available  
on Some Units**



## Demographics



NEIGHBORHOOD  
Grande Prairie



POPULATION  
67,669



MEDIAN AGE  
35



HOUSEHOLD INCOME  
\$126,929

## Building Details



PARKING  
Paved Front  
& Back



YEAR BUILT  
2004



TRAFFIC COUNT  
27,750 VPD | 116 Avenue  
27,510 VPD | 100 Street

**Blackstone**  
Commercial Real Estate Services Inc.

Unit 301, 255 17 Avenue SW,  
Calgary, Alberta, T2S 0A4  
P (403) 214-2344  
blackstonecommercial.com

## The Aurora Building

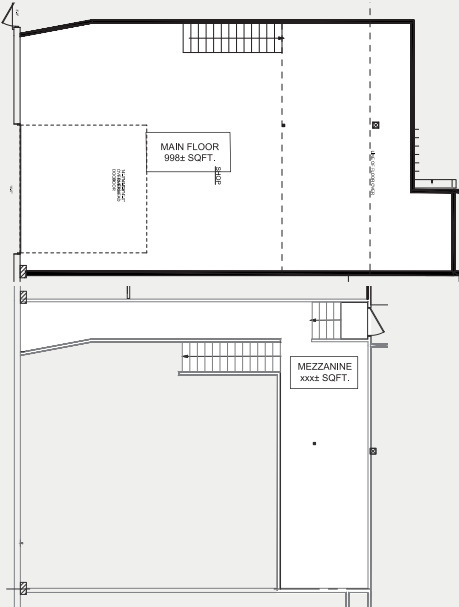
### Property Details

<b>Size Available:</b>	Unit 11402B: 2,873 SF <i>plus 467 SF mezzanine</i> Unit 11406B: 1,230.3 SF <i>plus bonus mezzanine</i> Unit 205: 315 SF Unit 209/211: 3,288 SF
<b>Availability:</b>	Immediately
<b>Net Rate:</b>	Mainfloor / Mezzanine: \$12.00 PSF Mezzanine: \$0 PSF Second Floor Office: \$10.00 PSF
<b>Op Costs:</b>	Mainfloor: \$7.61 PSF (Est. 2026) Second Floor Office: \$9.02 PSF (Est. 2026)
<b>Zoning:</b>	CA - Arterial Commercial

- Prime location on 100 Street, one of Grande Prairie's busiest corridors
- Directly across from Safeway – strong anchor for daily traffic
- Excellent visibility & exposure to high vehicle and pedestrian traffic
- Pylon signage available for added brand visibility
- Versatile space suitable for retail, office, or light industrial uses
- Landlord open to tenant improvements – space can be tailored to your needs

# MAIN FLOOR

- Unit 11406B | 1,230.3 SF plus bonus mezzanine
- 14' Overhead Door
- West-Facing

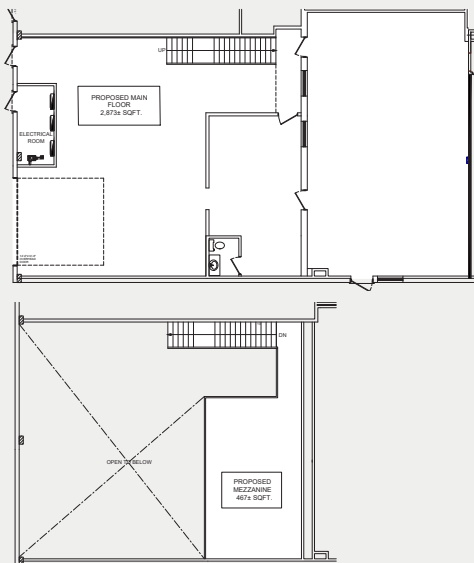


100 STREET

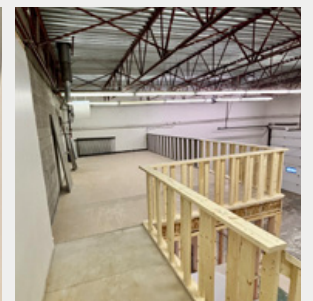
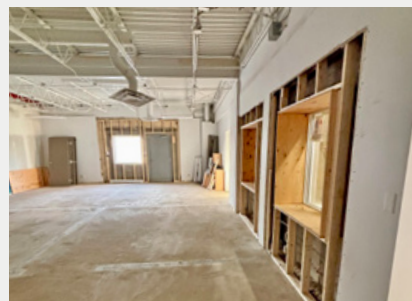


# MAIN FLOOR

- Unit 11402B | 2,873 SF plus 467 SF mezzanine
- 14' Overhead Door
- SW Corner

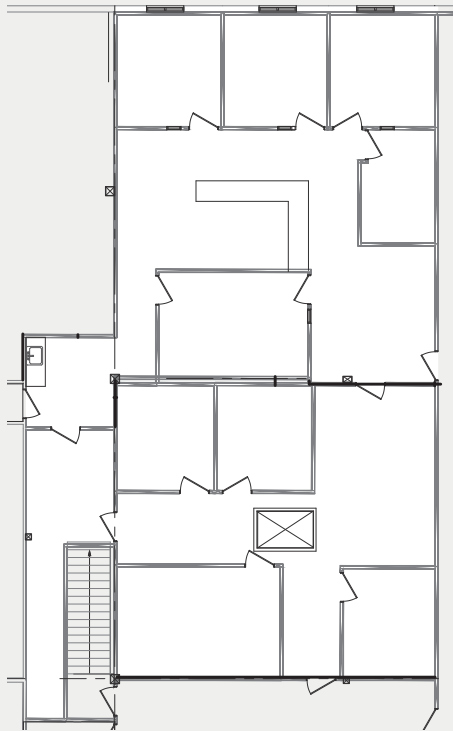
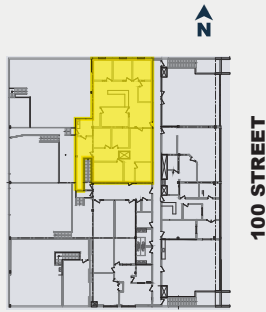


100 STREET



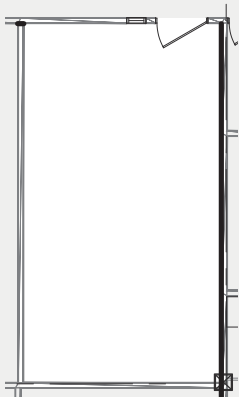
**2nd**  
FLOOR

- Unit 209/211 | 3,288 SF
- 9 Offices plus Kitchen & Reception
- Will Build-to-Suit
- North-Facing



**2nd**  
FLOOR

- Unit 205 | 315 SF
- Interior Office







# Thank you for your interest!

## For More Info.

**Bobbi Dawson** (Agent of Re/Max)

Broker

P 780.876.9776

E bobbi@gpremax.com

**Shane Olin**

Controller/EVP – Investment Properties

P 403.313.5305

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