

OFFICE & SHOP SPACE FOR LEASE

3431 4th Avenue S, Fargo, ND 58103

MLS #26-101, #26-102, & #26-536



Property Description:	Suite B: Consists of 3 offices, reception/showroom area, and restroom. The shop is heated, A/C venting, floor drain, and 20'x14' overhead door, 17' sidewalls, and approximately 1,000 SF mezzanine for storage.
Available Space:	All of Suite B: 4,500 SF (1,000 SF office and 3,500 SF Shop/Warehouse, Plus Mezzanine) Just Suite B Office Space: 1,000 SF
Lease Rate:	\$8.50 PSF
Estimated CAM:	\$3.00 PSF (includes Snow & Lawn Taxes/Special Assessment Installment, Property Insurance, Sewer & Water)
Tenant Pays:	Gas, Electric, & Phone/Internet
Property Description:	Suite G (Located on the second level. There is no elevator in the building.) – Consists of 2 offices, large kitchenette with sink, and large conference room/office
Approx. Available Space:	808 SF
Lease Rate:	\$10.00 PSF Gross Lease (\$675/mo)
Tenant Pays:	Tenant pays: Phone/Internet & Janitorial



BRAD STURN | REALTOR®

701.499.3914
brad@prgcommercial.com
www.PropertyResourcesGroup.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

SUITE B



SUITE B



SUITE G



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