

PROPERTY SUMMARY - 402 RED RIVER AVENUE, SUITE 5



OFFERING SUMMARY

LEASE RATE:	Varies
AVAILABLE SF:	135 SF Executive Office - 2,886.15 SF
LOT SIZE:	90,925 SF
BUILDING SIZE:	10,088 SF

SPACES	LEASE RATE	SPACE SIZE
SUITE 5	\$10.94 SF/yr	2,886 SF
SUITE 5A	\$400 per month	137 SF
SUITE 5B	\$450 per month	209 SF
SUITE 5C	\$400 per month	135 SF
SUITE 5D	\$400 per month	140 SF
SUITE 5E	\$400 per month	154 SF

PROPERTY DESCRIPTION

Introducing Suite 5 at 402 Red River Ave North—an exceptional property designed to elevate your business. This contemporary suite boasts modern finishes, large offices, private restrooms, and the added benefit of monument signage for increased visibility. With potential furniture availability, this space presents a turnkey opportunity for your business to thrive. The well-appointed interior and strategic amenities make it an ideal setting for a wide range of professional ventures.

PROPERTY HIGHLIGHTS

- Modern finishes
- Large Offices
- Landlord responsible for operating expenses
- Tenant responsible for utilities
- Private Restrooms
- Monument Signage
- Potential furniture availability

MARIA BERDAN
O: 320.493.1723
maria.berdan@svn.com

TERRIE SCHRAMEL
O: 320.290.6535
terrie.schramel@svn.com

ADDITIONAL PHOTOS



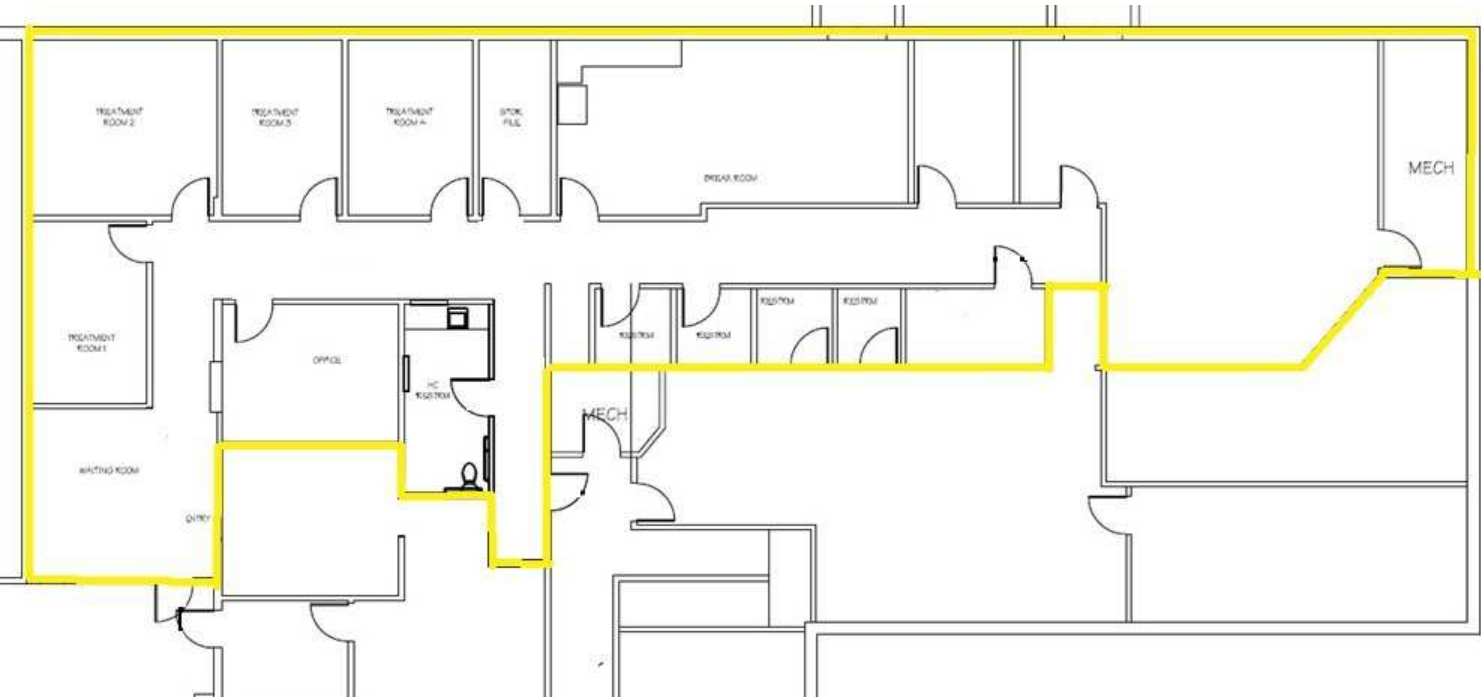
MARIA BERDAN **TERRIE SCHRAMEL**
O: 320.493.1723 O: 320.290.6535
maria.berdan@svn.com terrie.schramel@svn.com

ADDITIONAL PHOTOS



MARIA BERDAN **TERRIE SCHRAMEL**
O: 320.493.1723 O: 320.290.6535
maria.berdan@svn.com terrie.schramel@svn.com

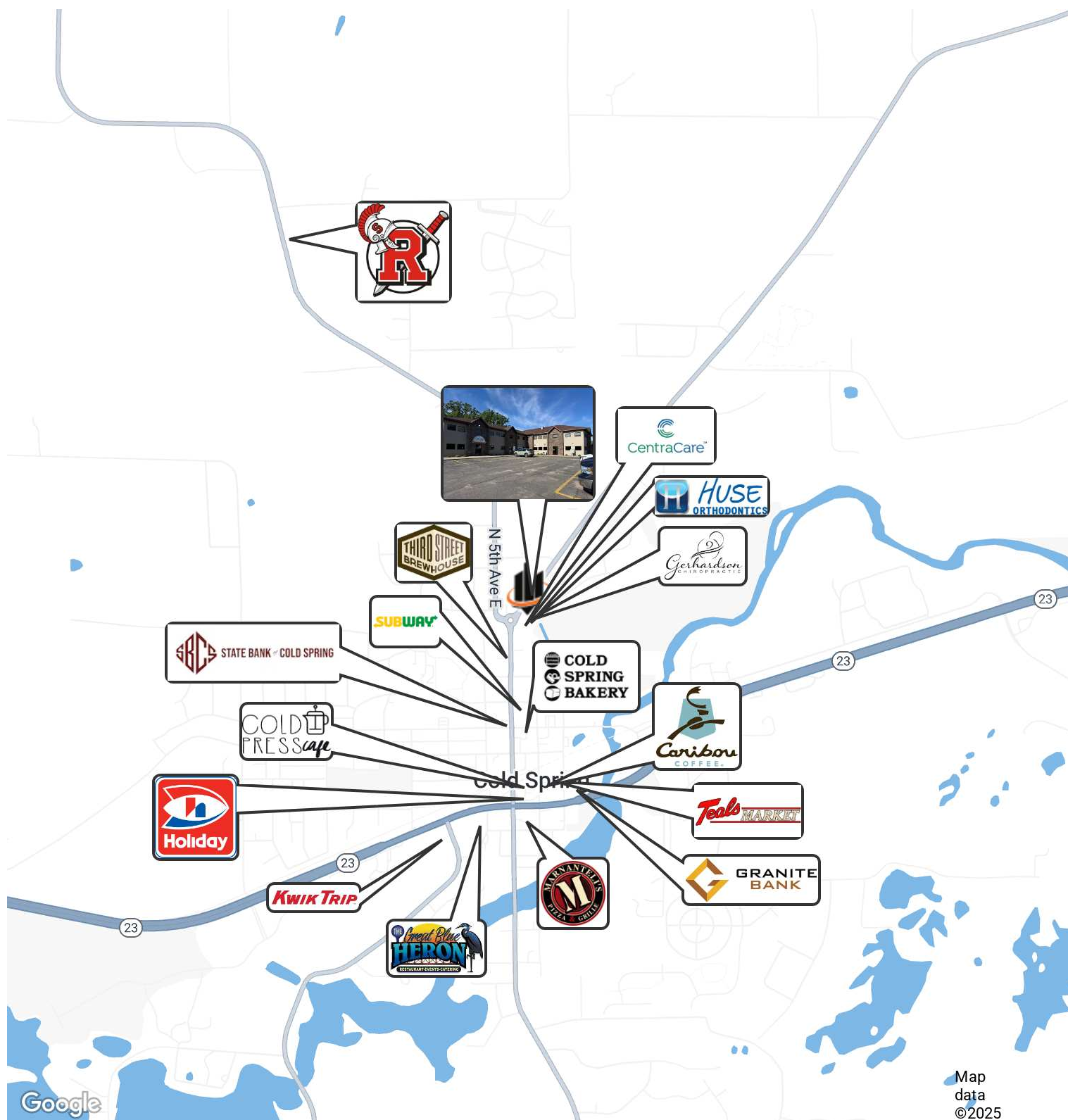
FLOOR PLAN



MARIA BERDAN
O: 320.493.1723
maria.berdan@svn.com

TERRIE SCHRADEL
O: 320.290.6535
terrie.schramel@svn.com

LOCATION MAP



MARIA BERDAN

O: 320.493.1723

maria.berdan@svn.com

TERRIE SCHRAMEL

O: 320.290.6535

terrie.schramel@svn.com