

# VETERANS BLVD CLASS A OFFICE

5651 38<sup>TH</sup> AVE S, FARGO, ND 58104



## FOR LEASE



## AMAZING CLASS A OFFICE SPACE ON VETERANS BLVD

Space Available: 7,437 SF

Base Rent: \$24.00 PSF

CAM: \$7.00 PSF

Tenant Expenses: Janitorial, Phone/Internet

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**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)



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## SPACE AVAILABLE

7,437 SF

## BASE RENT

\$24.00 PSF

## CAM ESTIMATE

\$7.00 PSF

## TIA

Negotiable

## TENANT EXPENSES

Phone/Internet  
Janitorial

## CAM EXPENSES

Electricity  
Heat/Air/Gas  
Taxes/Specials  
Insurance  
Snow/Lawn  
Sewer/Water/Garbage

## PROPERTY DESCRIPTION:

Now leasing this new construction, Class A office space in the beautiful new Bank Forward Corporate/Administrative Office building on Veterans Boulevard in South Fargo!

Ideally located just north of 40th Ave S, this nearly 7,500 SF office space provides direct 1st floor access. With soaring floor-to-ceiling windows and spacious 14' open ceilings, the space can accommodate a flexible office plan including multiple offices, conference rooms and open spaces. The property also features great signage options on the large boulevard pylon sign, with ample parking around the building. Perfect for businesses looking for a professional image in a Class A building.

## NEIGHBORING BUSINESSES:

- Bank Forward
- West Fargo Sheyenne High School
- Sanford Health clinic
- Scooter's Coffee
- Holiday Convenience Center
- Osgood Golf Course

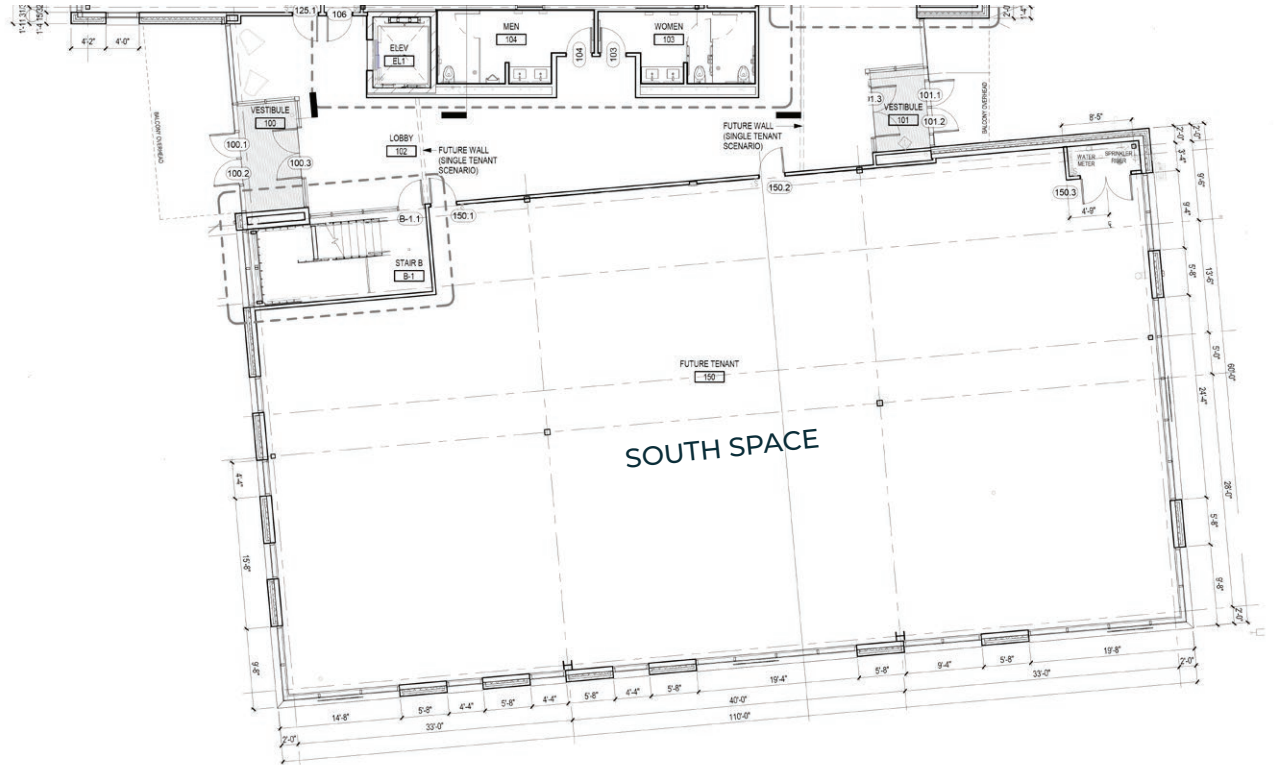
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# FLOORPLAN



**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC



- Excellent South Fargo location on Veterans Boulevard near 40th Ave S
- Beautiful, architecturally designed building
- 1st floor space with floor-to-ceiling windows and 14' ceilings
- Ample parking
- Signage options



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SOUTH SPACE



NORTH SIDE

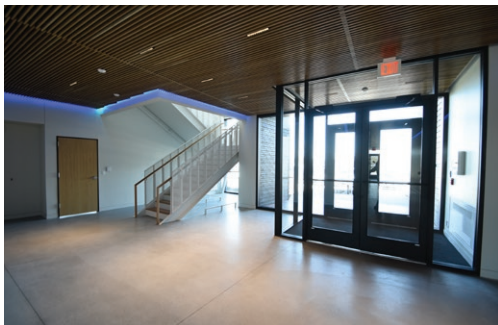
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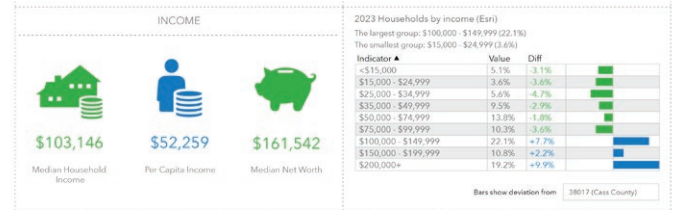
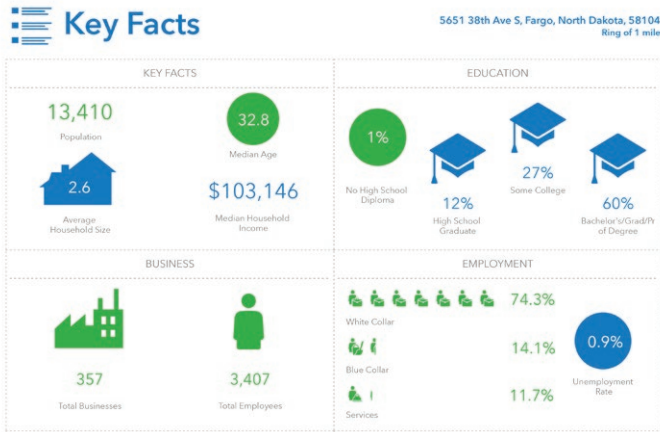
\*Interior renderings of 2nd floor finishes, for reference only





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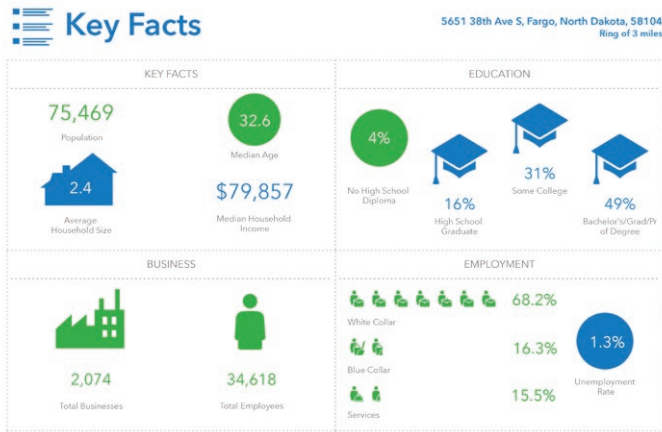
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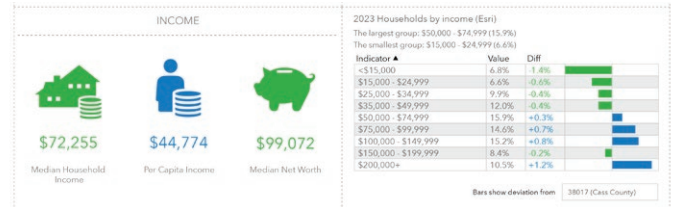
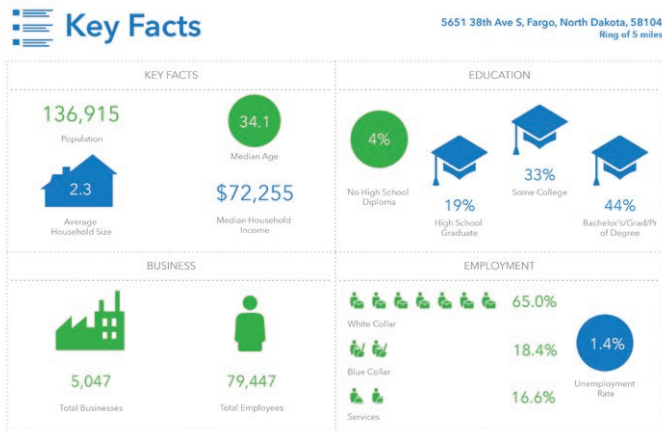
1-MILE



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3-MILE



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5-MILES