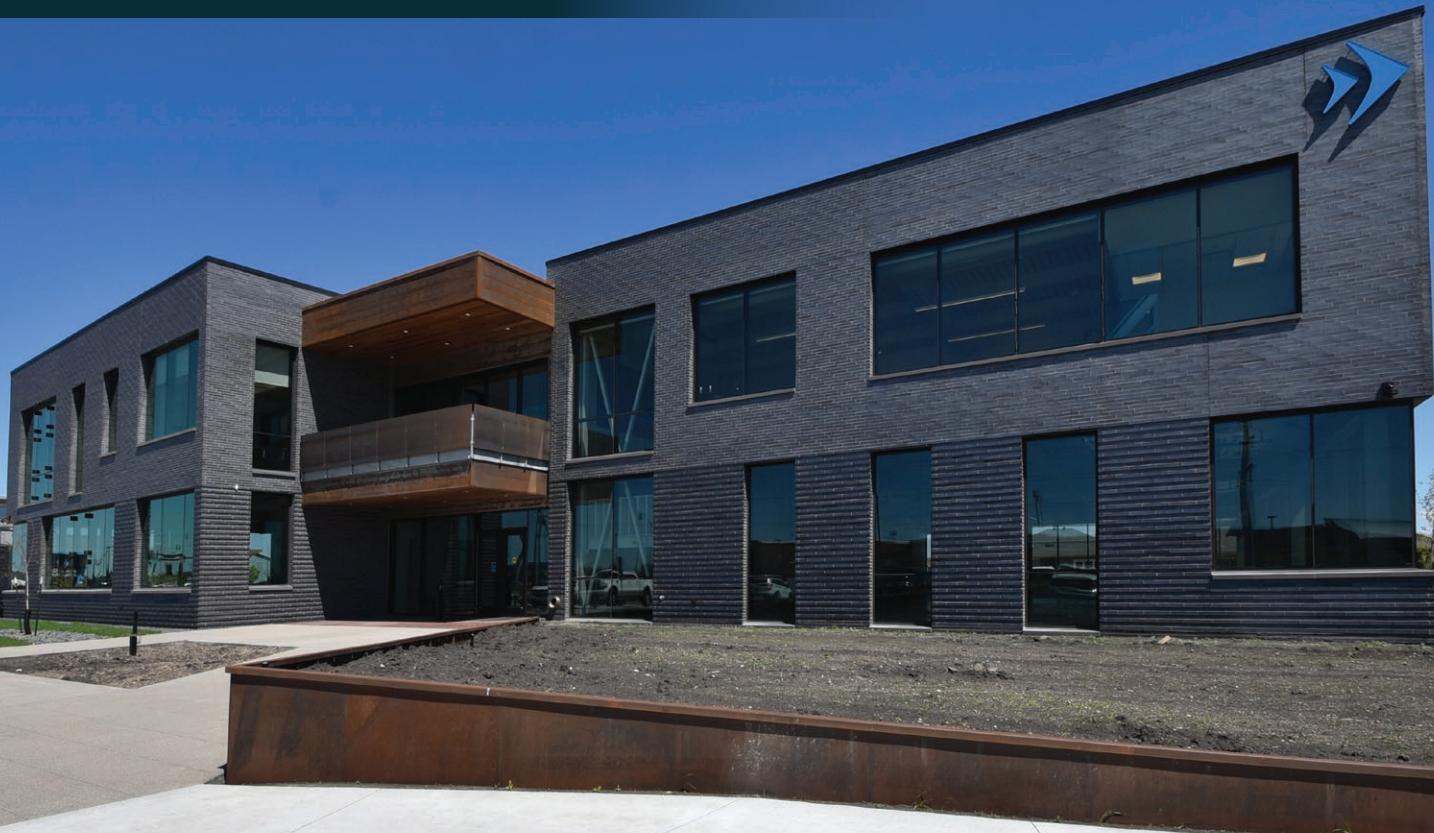


VETERANS BLVD CLASS A OFFICE

5651 38TH 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

Andy Westby, SIOR | 701.239.5839

andy@goldmarkcommercial.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

VETERANS BLVD CLASS A OFFICE

5651 38TH AVE S, FARGO, ND 58104



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:

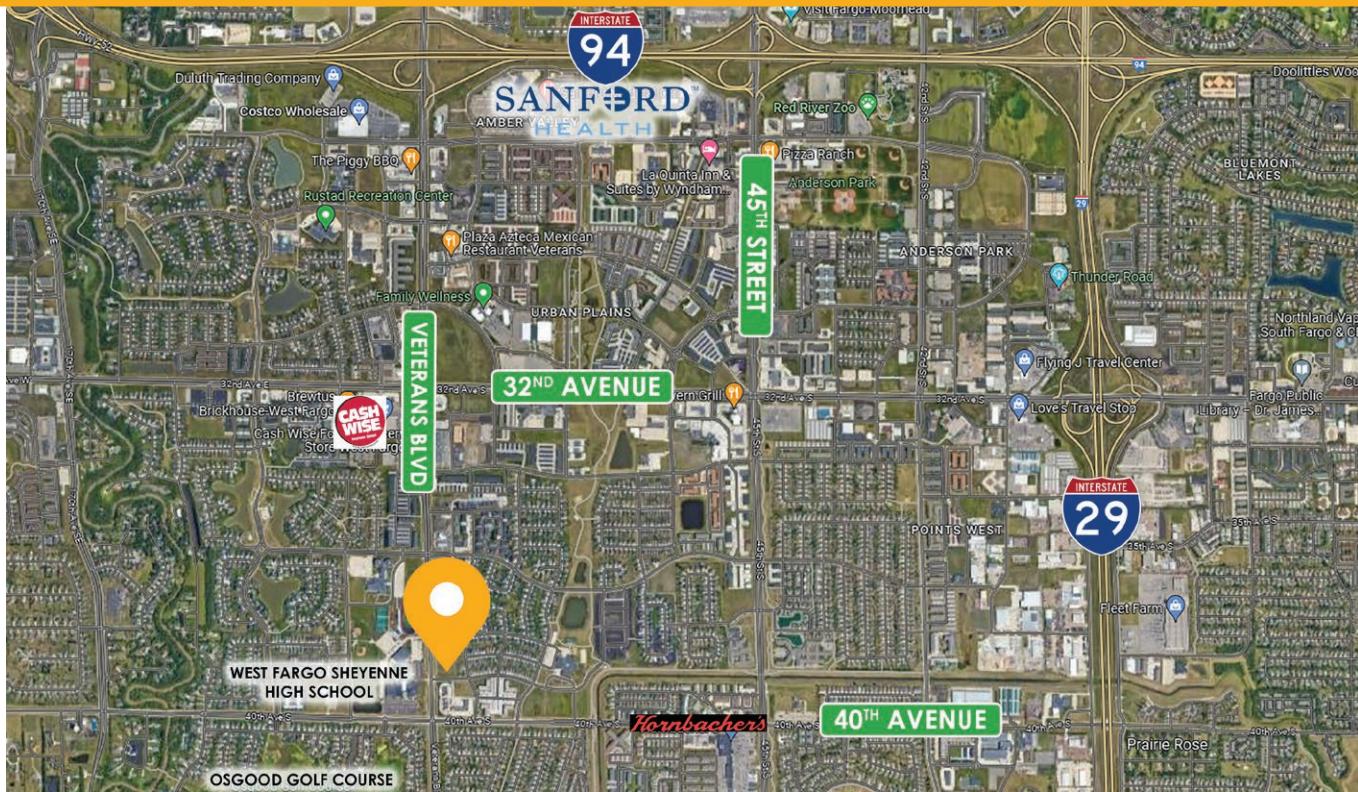
Now leasing this new construction, Class A office space in the beautiful new Bank Forward Corporate/Administrative Office building on Veterans Boulevard in South Fargo!

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

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

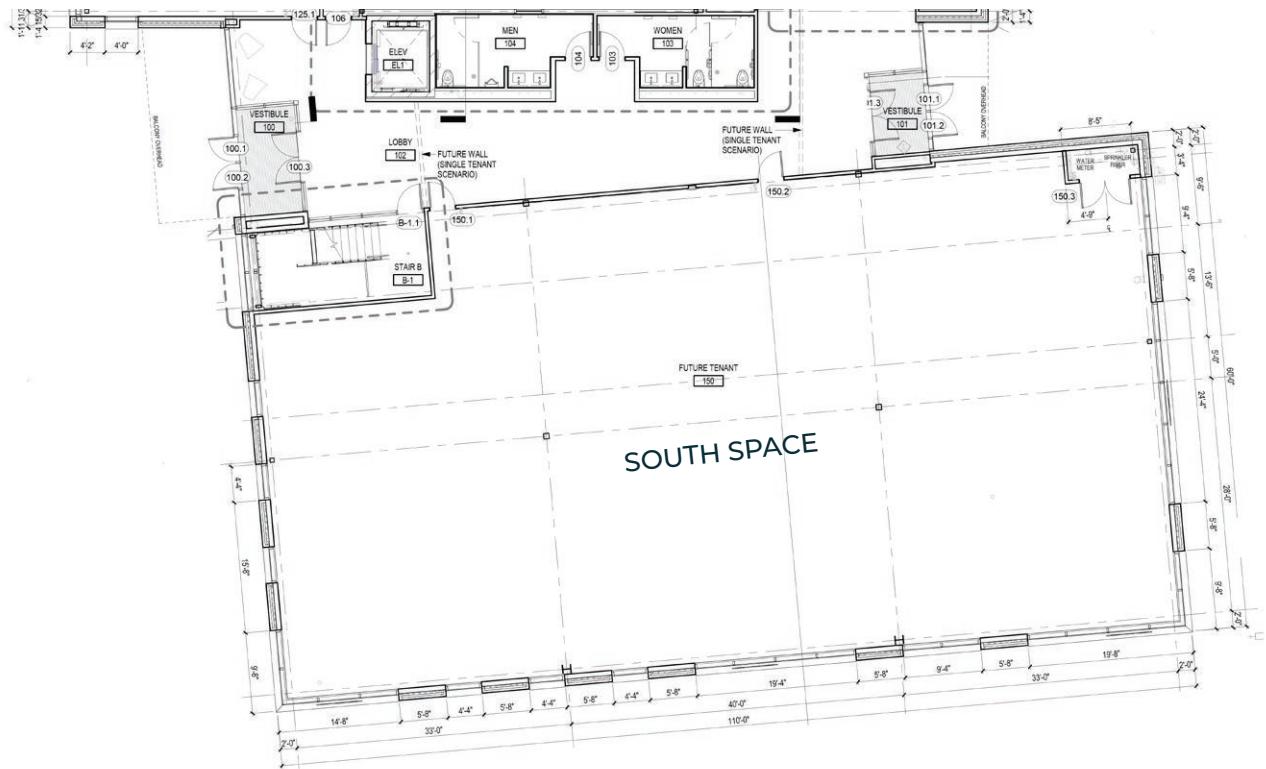


VETERANS BLVD CLASS A OFFICE

5651 38TH AVE S, FARGO, ND 58104


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FLOORPLAN



PROPERTY FEATURES:

- 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

VETERANS BLVD CLASS A OFFICE

5651 38TH AVE S, FARGO, ND 58104


GOLDMARKTM
COMMERCIAL REAL ESTATE INC

INTERIOR PHOTOS



SOUTH SPACE



NORTH SIDE

Andy Westby | 701.239.5839

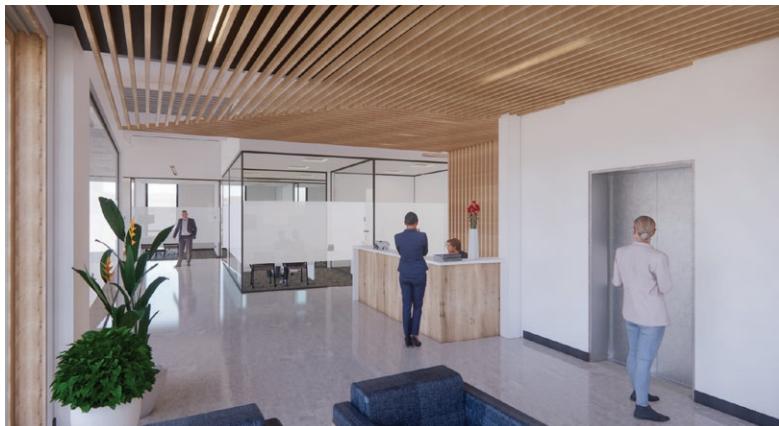
andy@goldmarkcommercial.com

VETERANS BLVD CLASS A OFFICE

5651 38TH AVE S, FARGO, ND 58104


GOLDMARK™
COMMERCIAL REAL ESTATE INC

INTERIOR RENDERINGS



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

COMMON AREAS



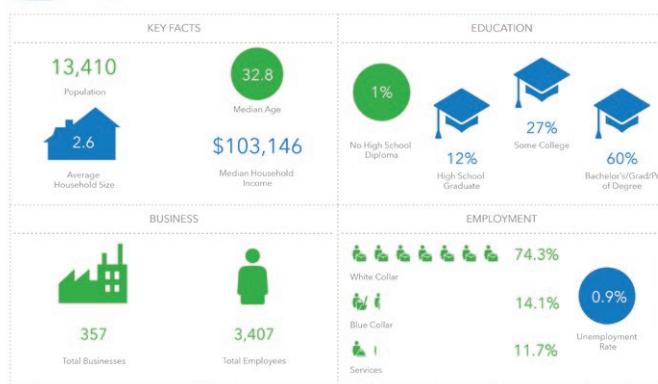
VETERANS BLVD CLASS A OFFICE

5651 38TH AVE S, FARGO, ND 58104



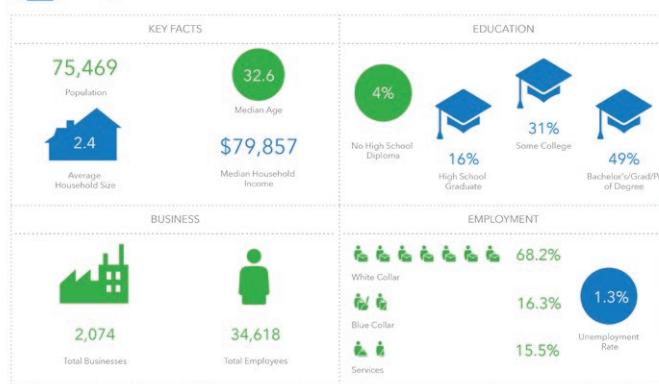
DEMOGRAPHICS

Key Facts



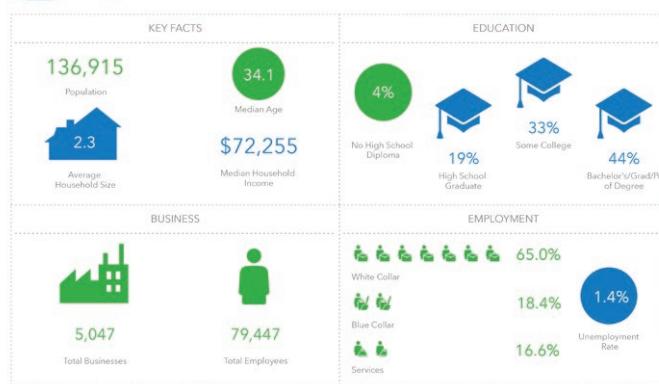
1-MILE

Key Facts



3-MILE

Key Facts



5-MILES