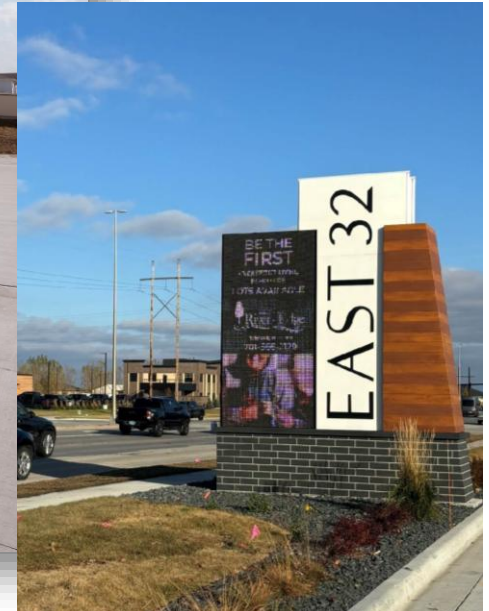


# FOR LEASE- EAST 32 CENTER

4266 32<sup>ND</sup> AVENUE S, FARGO, ND 58104



**EAST 32 is the eye-catching new center located conveniently on Fargo's 32<sup>nd</sup> Avenue South. Suites available from 1,924- 5,804 SF, are build to suit and ready for your new office or retail opportunity!**



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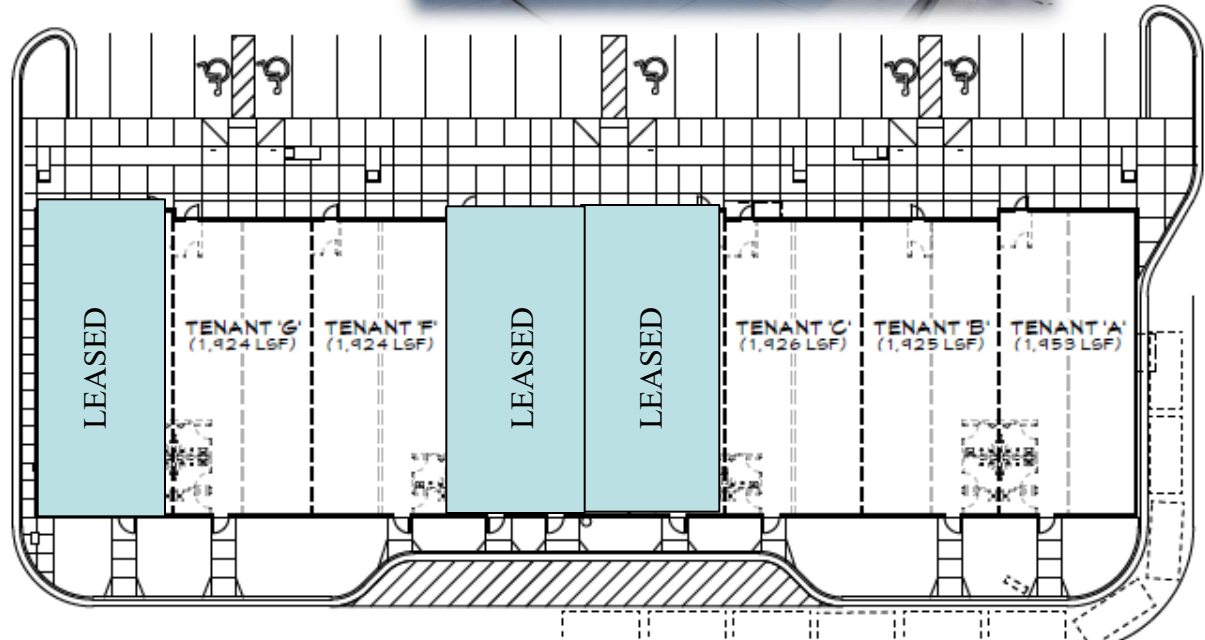
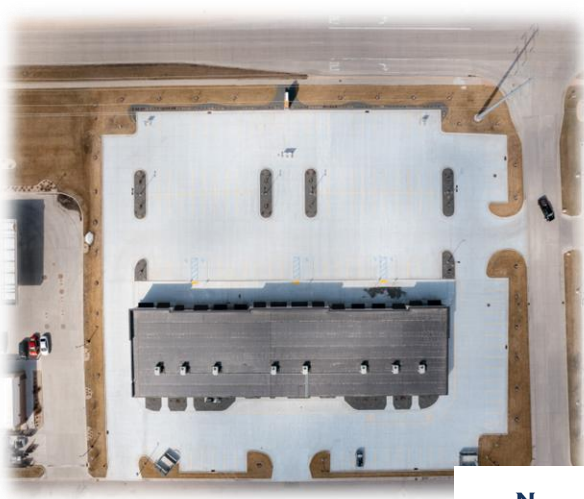
1620 32<sup>ND</sup> AVE S, SUITE 200, FARGO, NORTH DAKOTA 58103 | 701.281.5200

# EAST 32- 4266 32<sup>ND</sup> AVE S, FARGO, ND 58104

|          |          |             |                       |
|----------|----------|-------------|-----------------------|
| SUITE A- | 1,953 SF | \$23.50 PSF | *Features drive-thru! |
| SUITE B- | 1,925 SF | \$19.00 PSF |                       |
| SUITE C- | 1,926 SF | \$19.00 PSF |                       |
| SUITE F- | 1,924 SF | \$19.00 PSF |                       |
| SUITE G- | 1,924 SF | \$19.00 PSF |                       |

Est. CAM \$7.00 PSF

TI Allowance \$35.00 PSF from raw space (no concrete)



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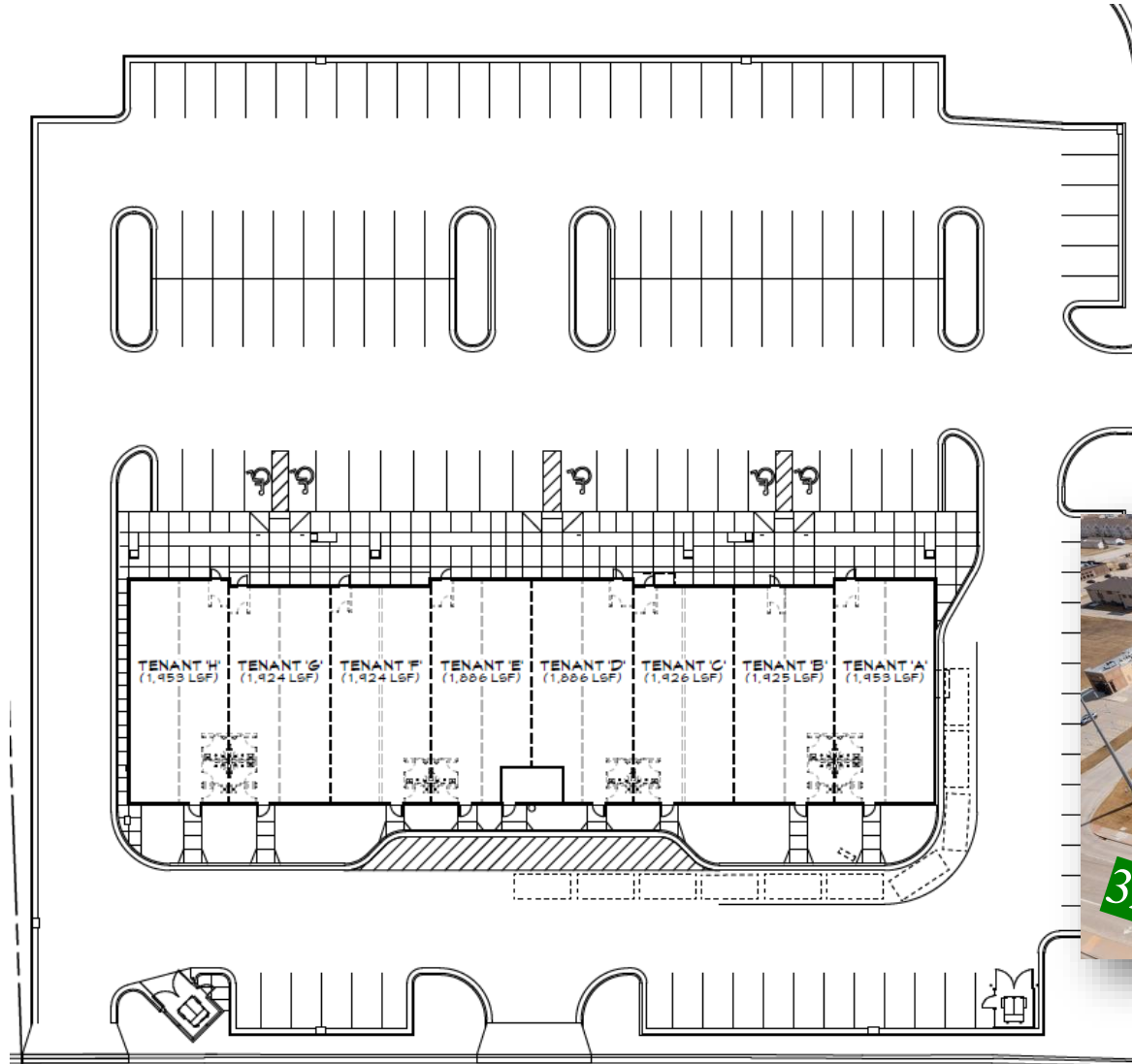
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**EAST 32 features traffic counts averaging 20,000 vehicles per day and easy access to interstate.**



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# EAST 32- 4266 32<sup>ND</sup> AVE S, FARGO, ND 58104



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