

BLUERMONT LAKES FINANCIAL CENTER

3203 32ND AVE S, FARGO, ND 58103



FOR LEASE



FANTASTIC CLASS A OFFICE SPACE AVAILABLE ON 32ND AVE S

SPACE AVAILABLE: 3,597 SF

BASE RENT: \$14.00 PSF + CAM: \$7.50 PSF

All utilities included in CAM

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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 **GOLDMARK™**
COMMERCIAL REAL ESTATE INC

SPACE AVAILABLE

3,597 SF

BASE RENT | CAM

\$14.00PSF | \$7.50 PSF

TOTAL RENT

\$21.50 PSF
\$6,445/month

TENANT EXPENSES

Janitorial, Phone, Internet

TI ALLOWANCE

Negotiable

NEIGHBORS

Border Bank
Halo Commodities
Guardian Logistics
Essentia Health
Fargo Public Library
Alerus Financial
Sanford Health
Evergreen Accounting

PROPERTY DESCRIPTION:

Now leasing this excellent first floor office space in a Class A building along 32nd Ave S, just east of I-29 with great visibility and monument signage options on 32nd Ave. CAM includes all utilities. This space will make a great professional office setting for your business. The space is currently demoed back to a shell condition and ready for fit-up. Access to signage on the 32nd Ave S pylon sign is available. Lobby and restrooms have been recently updated.

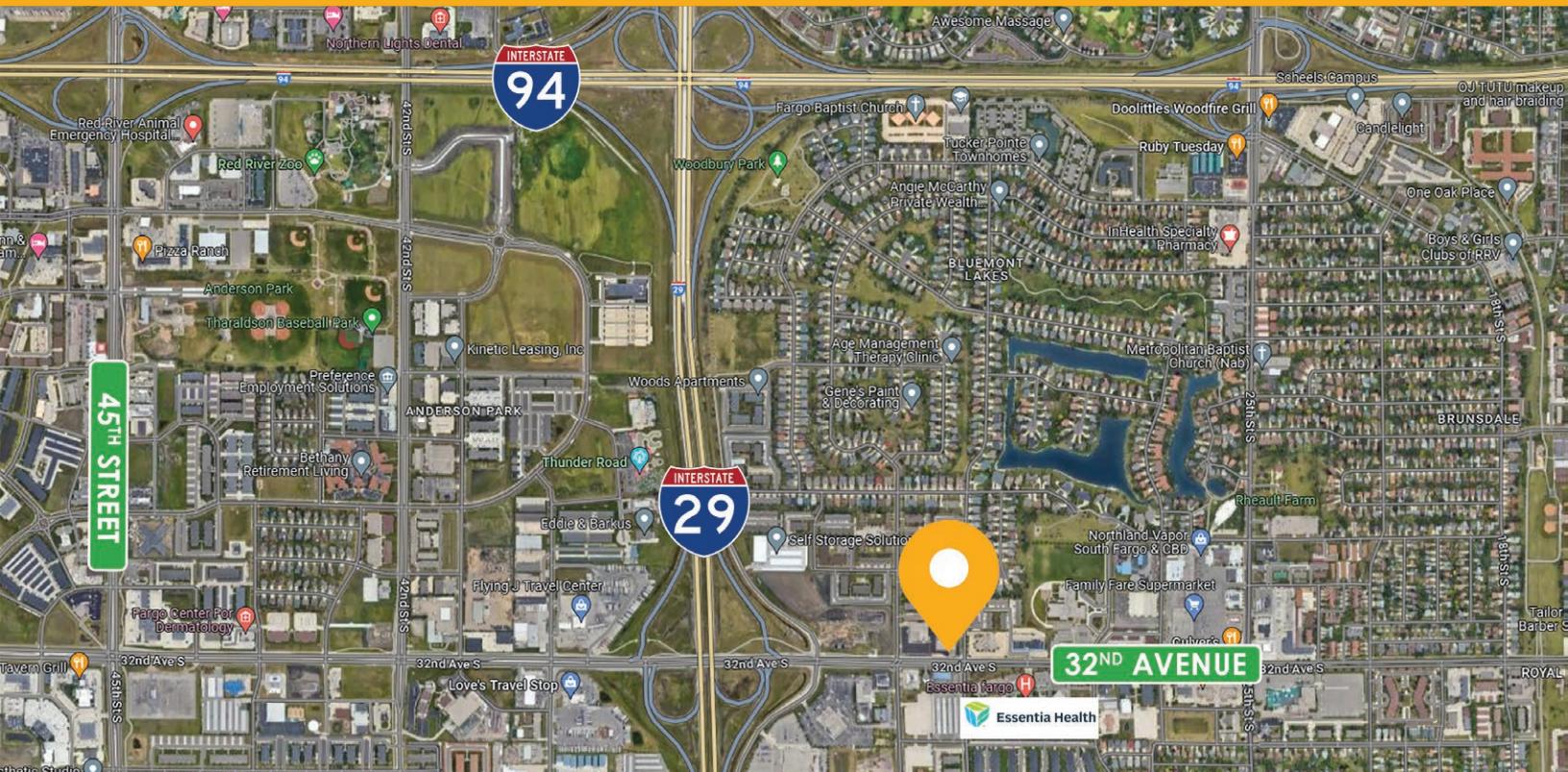
FEATURES:

- Monument sign on 32nd Ave
- Ample front-door parking
- Newly remodeled lobby and restrooms
- Backup power generator
- Electric and heat/air included in CAM
- Exterior security cameras

TRAFFIC COUNT: 20,000+ vehicles per day

BRAND NEW CARPET, PAINT, AND CEILING TILES

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.

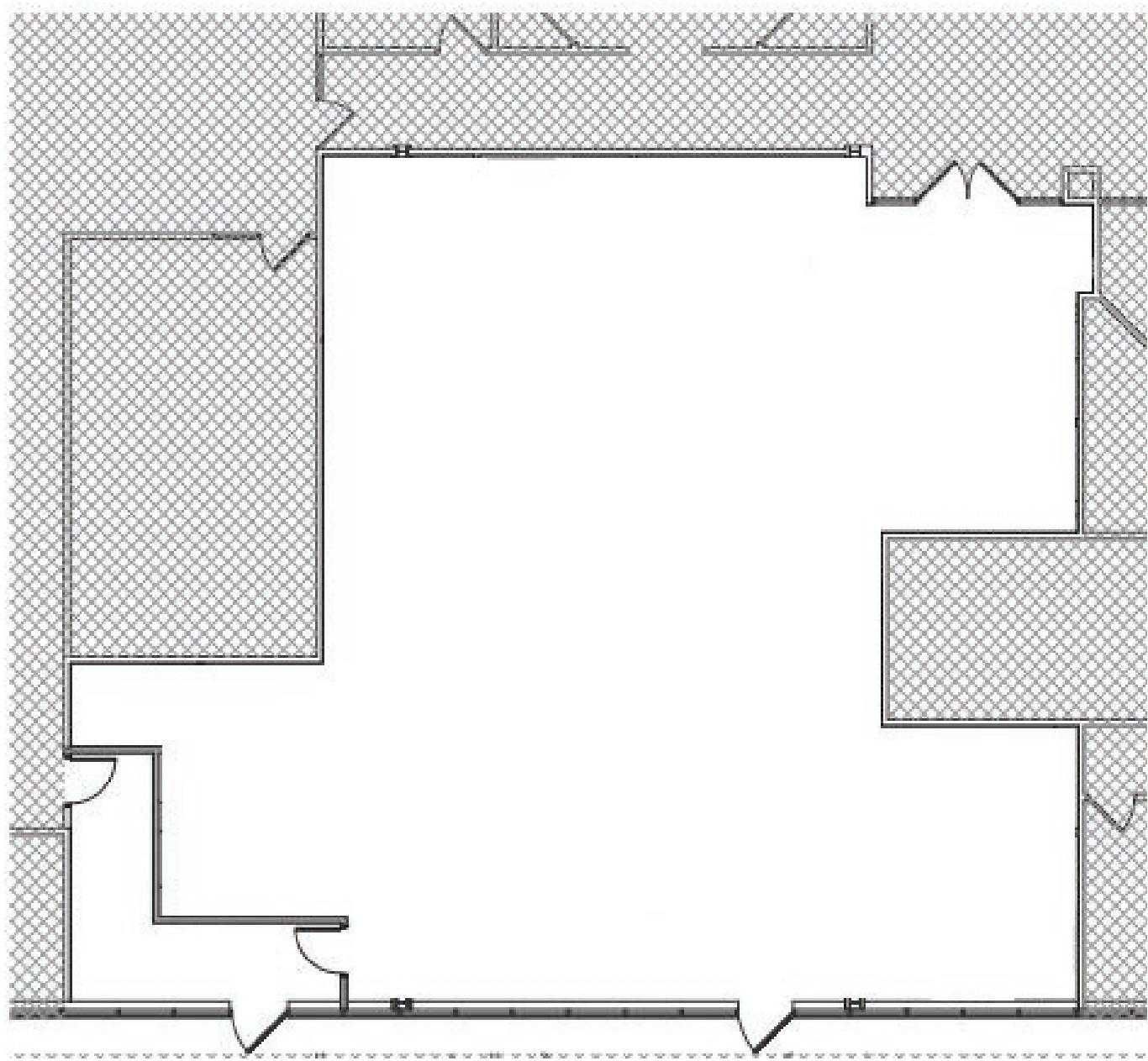


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CURRENT FLOORPLAN

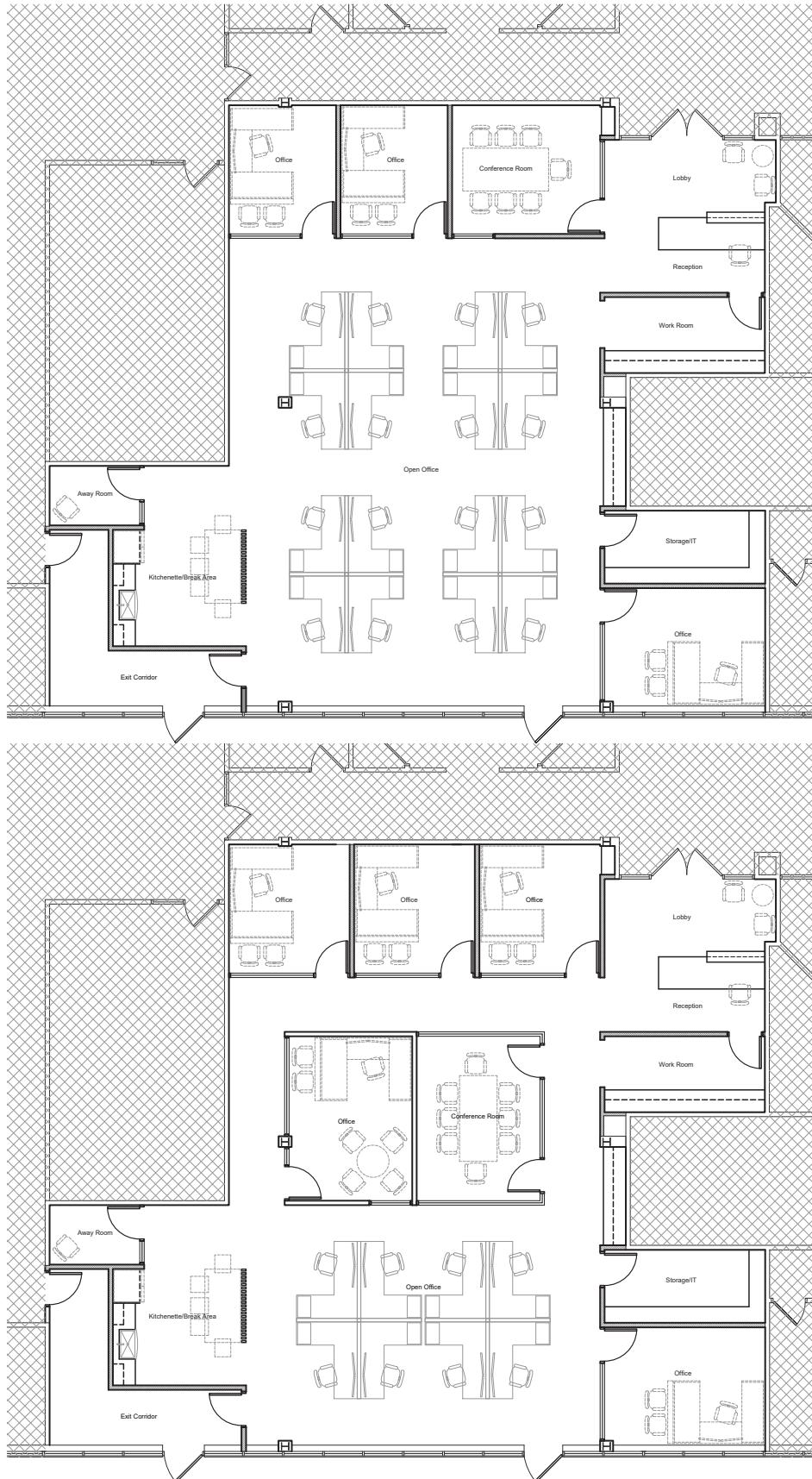


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POTENTIAL FLOORPLAN RENDERINGS

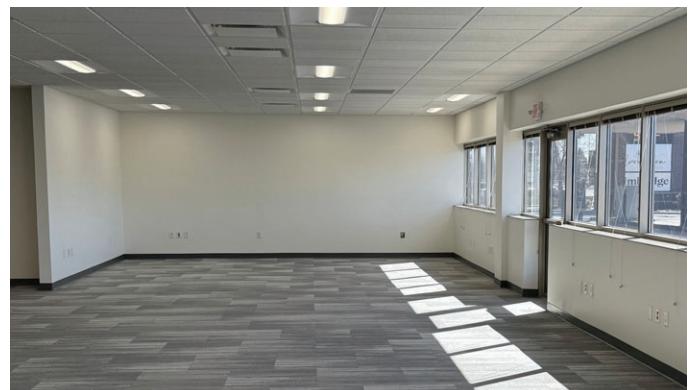
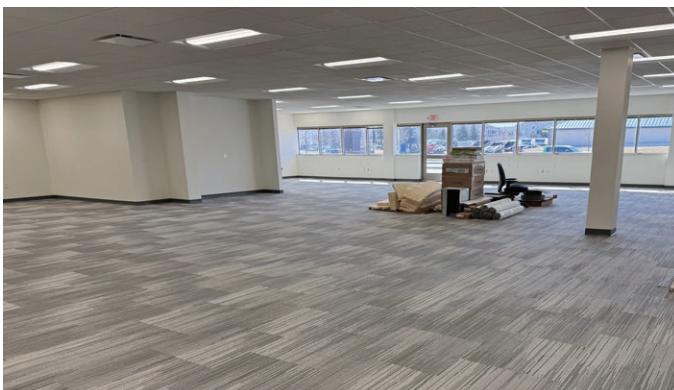
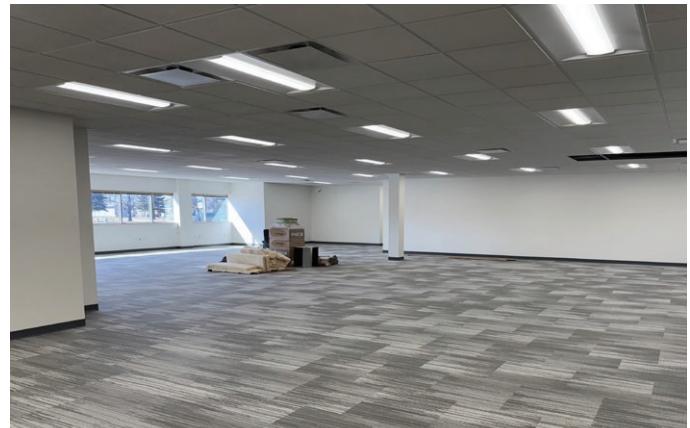


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INTERIOR PHOTOS



SUITE ENTRANCE FROM HALLWAY

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EXTERIOR PHOTOS

