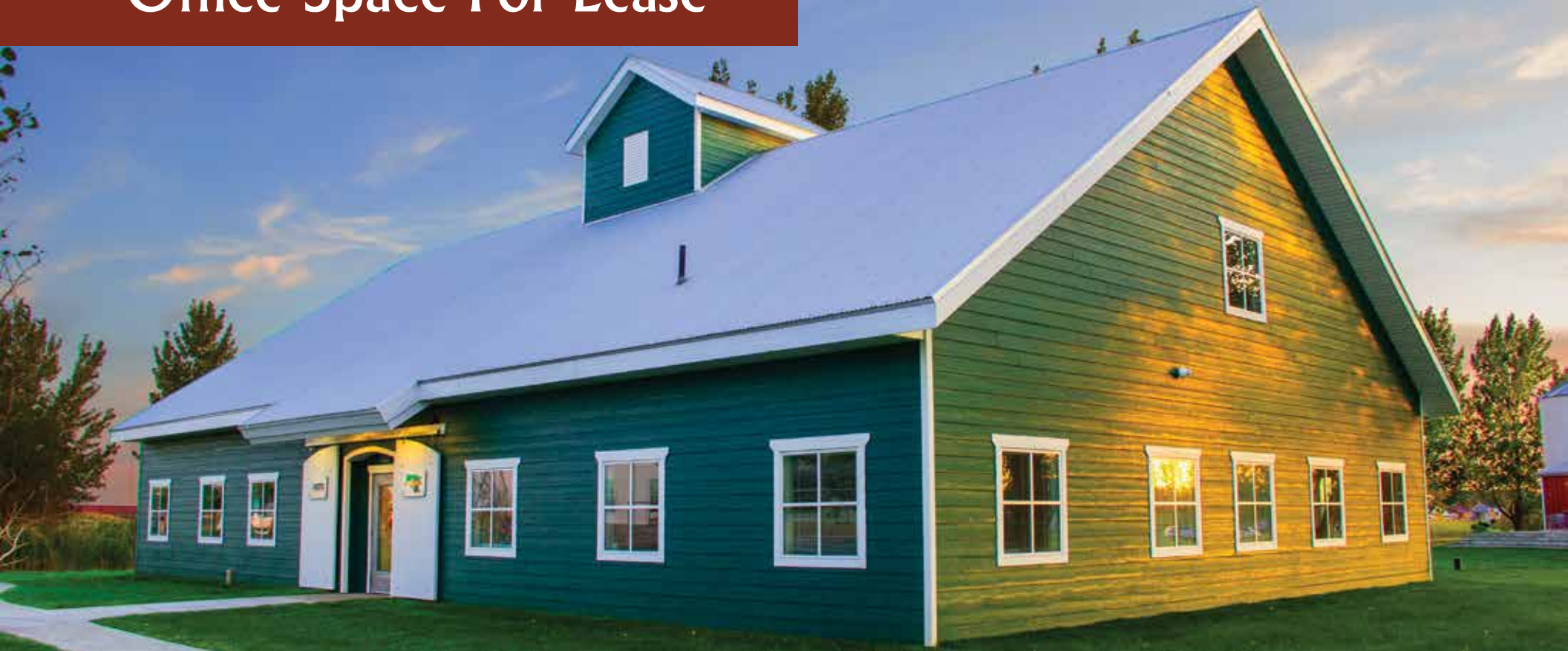


Office Space For Lease



Beautiful, Unique Office Park at Rocking Horse Farm

4844 Rocking Horse Circle S, Fargo, ND 58104 | *(Near intersection of 52nd Ave S and Veterans Boulevard S)*

Space Available: 1,534 – 2, 521 sq. ft.

Base Rent: \$17.90 sq. ft./year

Andrew Hanson

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Paul Campbell

701.893.2826

Paul.Campbell@goldmark.com



ROCKING HORSE
FARM


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

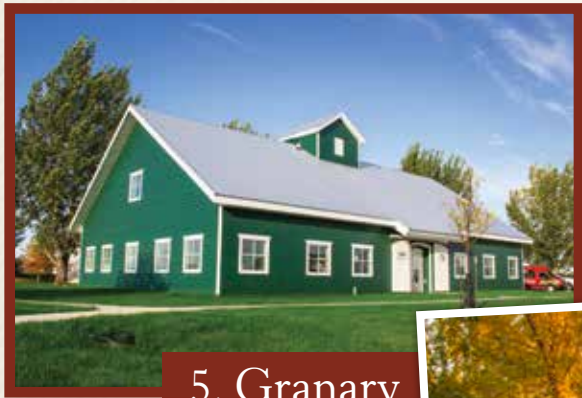


Farmstead Office Park:

Encompassed by serene, rural-themed surroundings, the Farmstead Office Park is not only unique by nature, but by design. Located near the intersection of Veterans Boulevard and 52nd Avenue South, the office park is a memorable destination that's easily accessible while maintaining a peaceful ambiance.

- 10-acre office park featuring farm-style office buildings
- Office floor plans can be fitted up for the needs of any entity
- Close proximity to several amenities and local support businesses



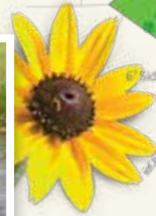


5. Granary



Farmstead Office Park at Rocking Horse Farm

- Nine planned farm-style office buildings (five completed)
- ~80,000 sq. ft. of office space (at build out)
- Ample parking



Granary Office

4844 Rocking Horse Circle S, Fargo, ND 58104
(Near intersection of 52nd Ave S and Veterans Boulevard S)

Space Available

- **Suite 1:** 2,521 sq. ft. (includes pro rata share of commons)
 - Includes 540 sq. ft. of mezzanine area
- **Suite 3:** 1,534 sq. ft. (includes pro rata share of commons)
 - Currently unfinished
 - Includes 475 sq. ft. of mezzanine area

Suites can be combined for 4,055 sq. ft.

Base Rent: \$17.90/sq. ft.

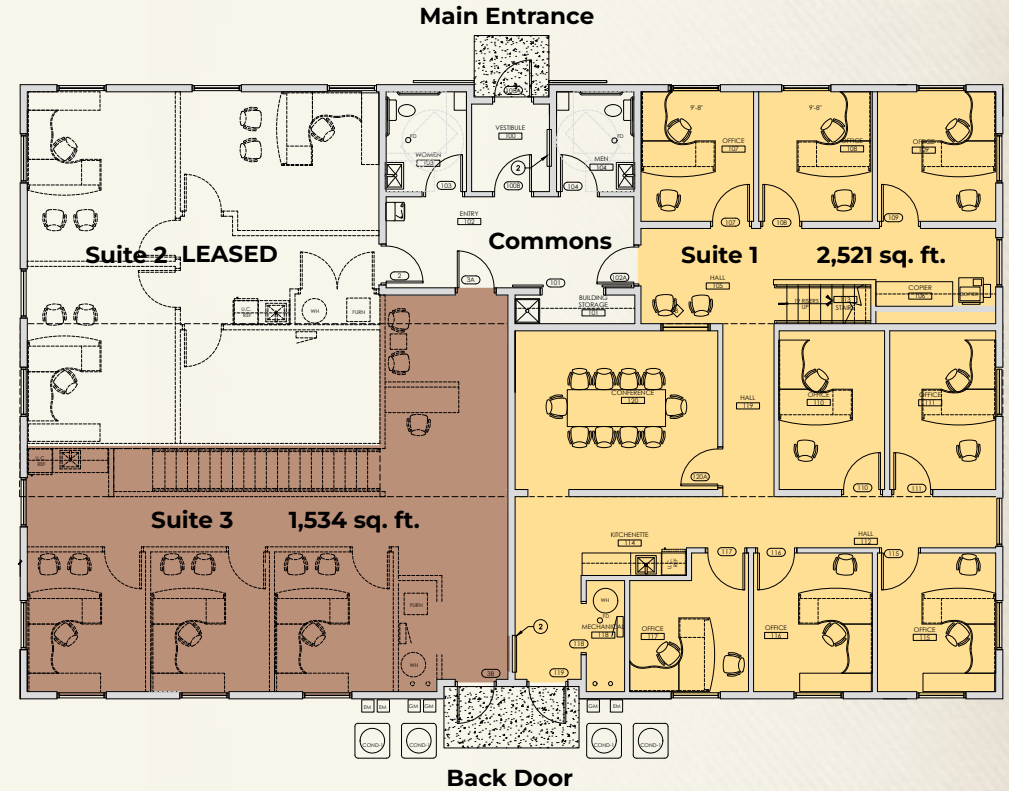
CAM*: \$6.75/sq. ft. (est.)

Additional Tenant Expenses:

- Heat
- Electricity
- Phone/Internet
- Janitorial

Tenant Improvement Allowance:

- Negotiable



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Granary Office

4844 Rocking Horse Circle S, Fargo, ND 58104
(Near intersection of 52nd Ave S and Veterans Boulevard S)

Suite 1

■ **Suite 1:** 2,521 sq. ft. (includes pro rata share of commons)

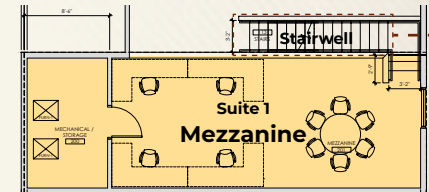
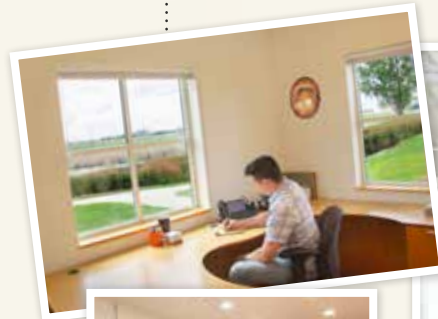
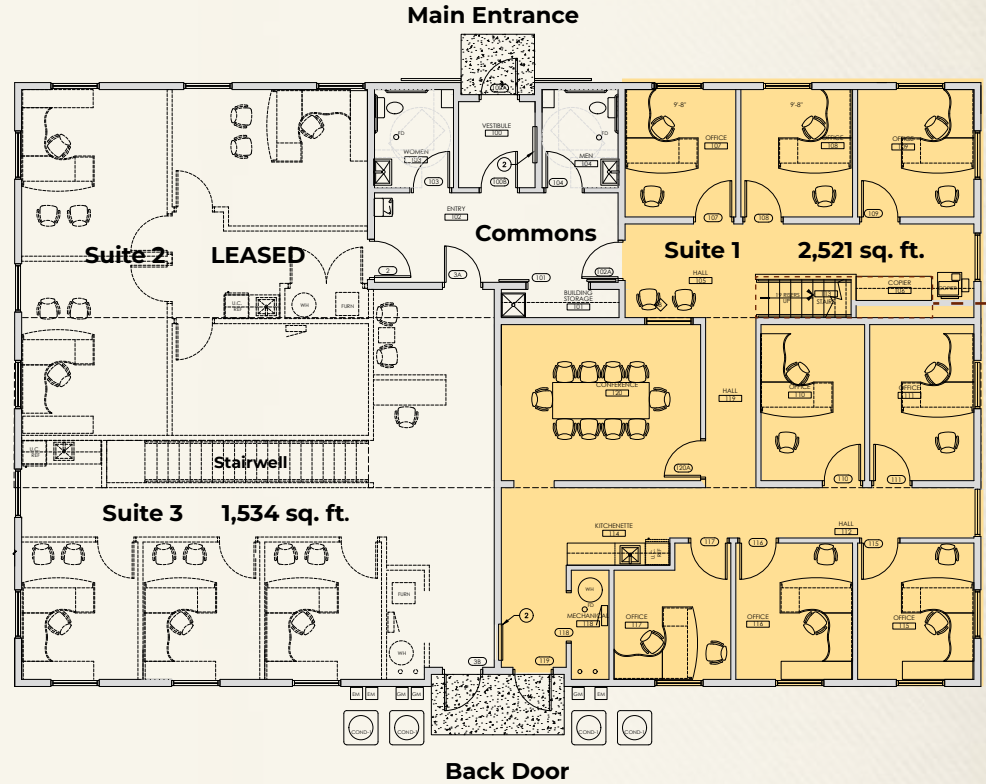
- Includes 540 sq. ft. of mezzanine area

Base Rent: \$17.90/sq. ft.

CAM*: \$6.75/sq. ft. (est.)

Features:

- First floor with front door parking
- 8 private offices
- Conference Room
- Kitchenette area
- Private back door entrance
- Natural light in all but one office
- Beautiful finishes
- Furniture potentially included



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Granary Office

4844 Rocking Horse Circle S, Fargo, ND 58104
(Near intersection of 52nd Ave S and Veterans Boulevard S)

Suite 3

■ **Suite 3:** 1,534 sq. ft. (includes pro rata share of commons)

- Includes 475 sq. ft. of mezzanine area

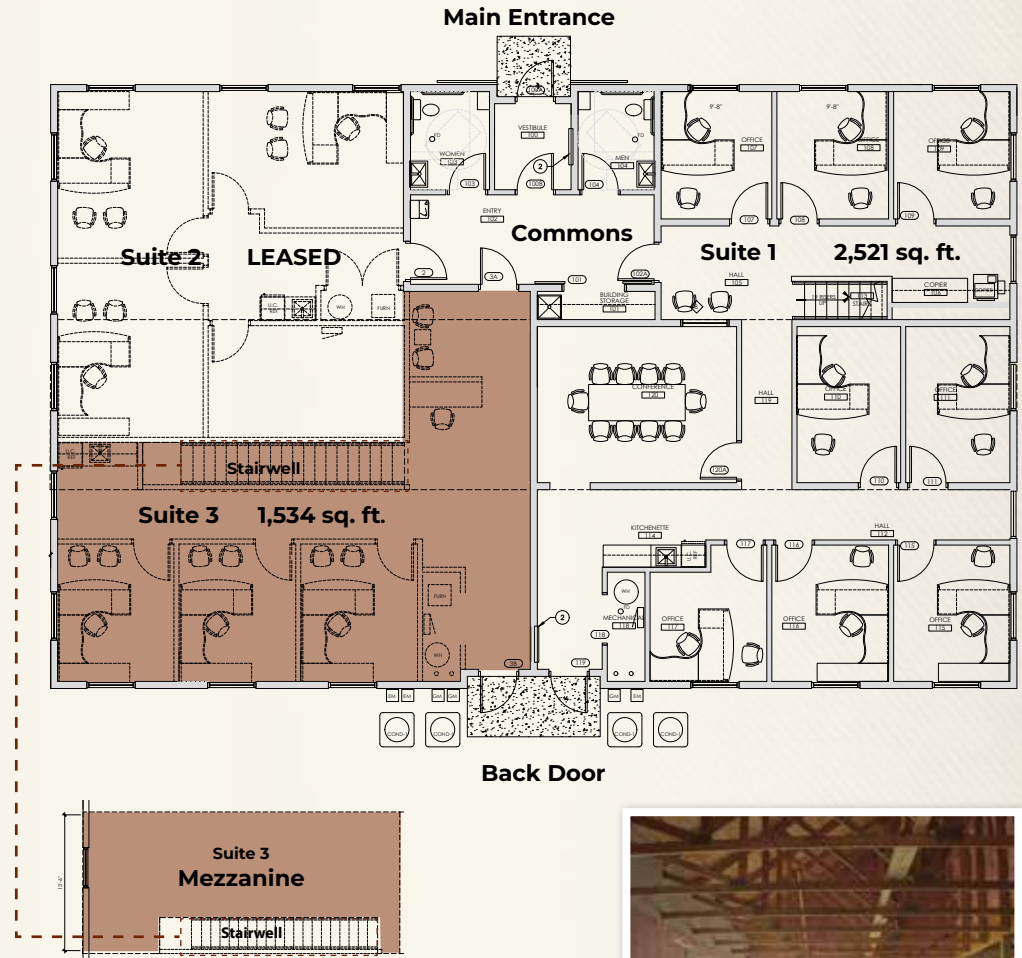
Base Rent: \$17.90/sq. ft

CAM*: \$6.75/sq. ft. (est.)

Features:

- First floor with front door parking
- Currently unfinished
- Potential for 4-5 offices
- Plumbing installed for kitchenette area
- Private back door entrance
- Potential for natural light in most offices

Build to Suit Option for Suite 3
Inquire about interior design needs



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Farmstead Office Park Businesses:



RED BARN:

- Rocking Horse Farm
- The Promersberger Company
- Industrial Contract Services
- Pace Fundraising
- Precision Partners
- 3 Run Single Media

WHITE BARN:

- Anchor Ingredients

MACHINE SHED:

- ND Soybean Council
- ND Soybean Growers

STABLE:

- ND Corn Council
- ND Corn Growers

GRANARY:

- Northarvest Bean Growers



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Site Location

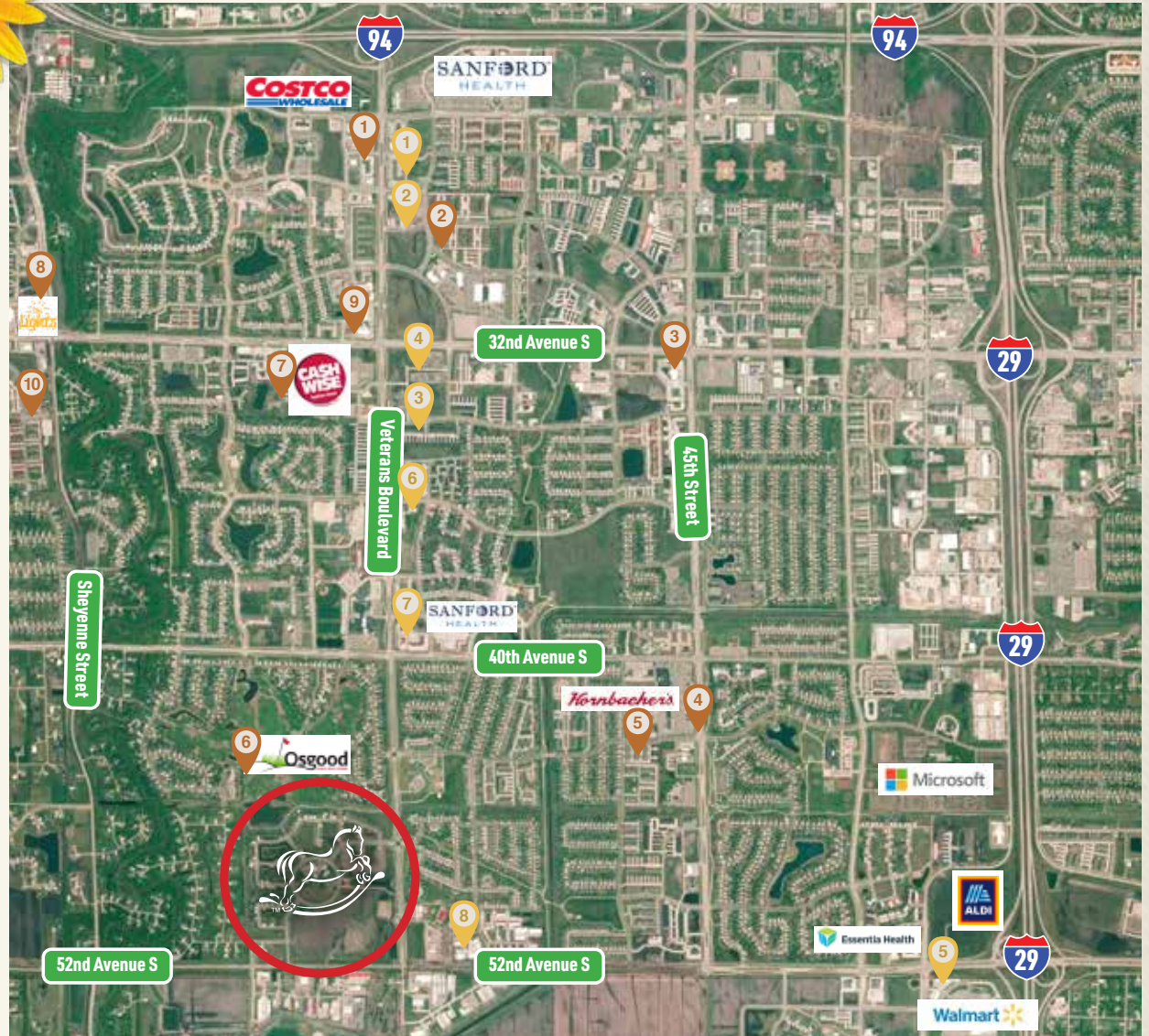


Restaurants

1. Barcode Bar & Grill
2. Plaza Azteca
3. The Tavern
4. Southtown Pourhouse
5. Lucy's
6. Brewtus' Clubhouse
7. Brewtus' Brickhouse
8. Bar Down
9. Wurst Bier Hall
10. Traditions Restaurant & Bar

Coffee Shops:

1. Beans Coffee Bar
2. Caribou Coffee
3. Starbucks
4. Bully Brew Coffee
5. Starbucks
6. Scooter's Coffee
7. Chai Moto
8. Steep Me a Cup of Tea



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Amenities

Take a look at some of today's leading businesses. Google. Cisco. Apple. In addition to offering some of the most stimulating products and services, their work environments are stimulating as well. Why? Because these days people don't just work for a paycheck...they want an experience, while achieving the perfect work/life balance. And that's exactly what the Farmstead Office Park at Rocking Horse Farm delivers. With uniquely designed office buildings, serene surroundings, nearby recreational amenities, and the opportunity to work next door.



**Don't Just Do What You Love.
Love Where You Do It.**

-Jon Thorp, The Promersberger Company



Osgood Golf Course



Childcare Center



Rocking Horse Park



Recreation Trails



Pocket Parks



Wildlife Pond



Meadowlark Elementary



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