

Office Space For Sub-Lease

644 E Beaton Drive, West Fargo, ND 58078

MLS #26-117 & #26-118



Property Description:

Corporate office space available at 644 E Beaton Drive, offering two well-appointed suites that can be leased individually or combined to accommodate a larger user. Suite options include 3,167 SF, fully furnished for approximately 15 desks plus a conference room, and 5,106 SF, furnished for up to 42 desks, providing immediate plug-and-play functionality. Tenants also enjoy access to multiple shared conference rooms and large training rooms, ideal for meetings, collaboration, and company events. The property features excellent interstate visibility with 40,000+ vehicles per day, making it an ideal location for corporate, professional, or regional office users seeking strong exposure.

Building Size: 30,540 SF

Rentable SF: Suite D: 3,167 SF
Suite E: 5,106 SF

Lease Rate: \$14.00 PSF

Estimated CAM: \$6.00 PSF



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

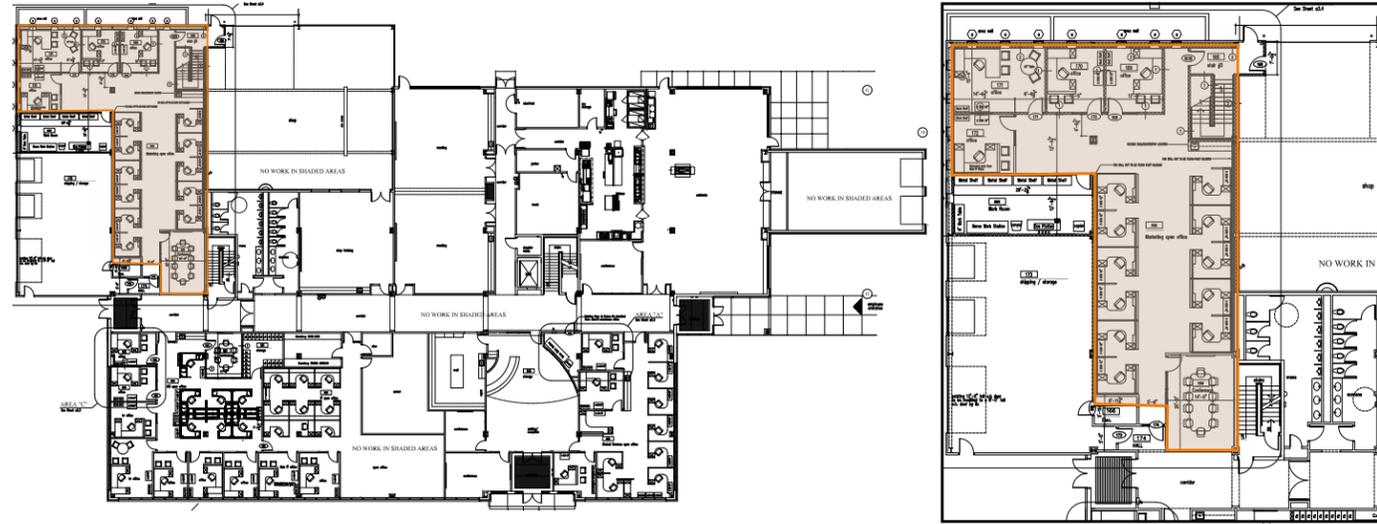
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FLOOR PLAN SUITE D:

15 DESKS AND A CONFERENCE ROOM

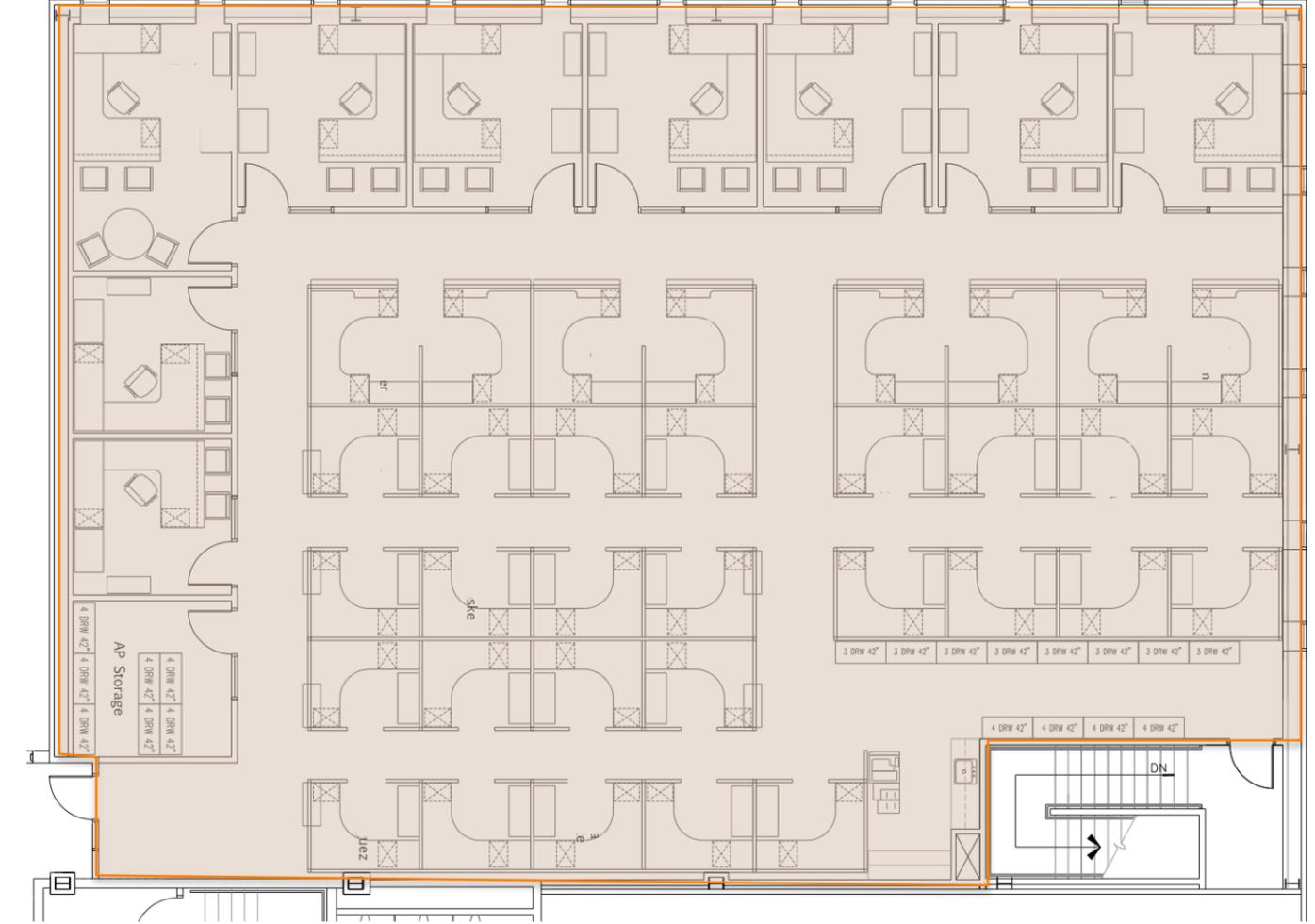
3,167 SF



FLOOR PLAN SUITE E:

9 OFFICES, 33 CUBICLES

5,106 SF



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Common areas including use of several conference rooms, the cafeteria and lobby.



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