

# PERFICIENT TOWER

2000 44TH ST S, FARGO, ND 58103



## FOR LEASE



## GREAT CENTRALIZED LOCATION FOR OFFICE SPACE

Space Available: 5,500 - 17,254 SF

Base Rent: \$14.00 PSF

CAM: \$8.00 PSF (Includes Utilities)

Tenant Expenses: Janitorial, Phone/Internet

**Patrick Vesey** | 701.239.5840

[patrick.vesey@goldmark.com](mailto:patrick.vesey@goldmark.com)

**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

# PERFICIENT TOWER

2000 44TH ST S, FARGO, ND 58103



## SPACE AVAILABLE

Suite 104 - 5,500 - 17,254 SF  
Suite 301B - 9,613 SF

## BASE RENT | CAM

\$14.00PSF | \$8.00 PSF

## LANDLORD EXPENSES

Heat/Electric  
Water/Sewer/Garbage  
Taxes/Insurance  
Snow/Lawn

## TENANT EXPENSES

Phone/Internet/Janitorial

## NEIGHBORS

West Acres Mall  
Target  
Home Depot

## VIDEO TOUR



## PROPERTY DESCRIPTION:

Excellent office space for lease in the Perficient Tower, formerly Sundog/Multiband Tower, one of Fargo's iconic Class A buildings!

**SUITE 104:** Large open work area for cubicles/offices with a full wall of south facing windows, multiple conference rooms, offices and storage areas, as well as a large training room, breakroom, restrooms and three entrances. Space is sub-divisible.

**SUITE 301B:** Office area surrounded by windows with large open work areas in the center and private offices with great views along the perimeter. Space includes multiple conference rooms, breakroom with lots of natural light and IT/storage area.

This building offers amazing amenities such as heated underground parking and a phenomenal SW Fargo location, just off I-94 and 45th St S near great shopping and restaurants. Over 74,000+ vehicles pass by the Perficient Tower every day on I-94!

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.

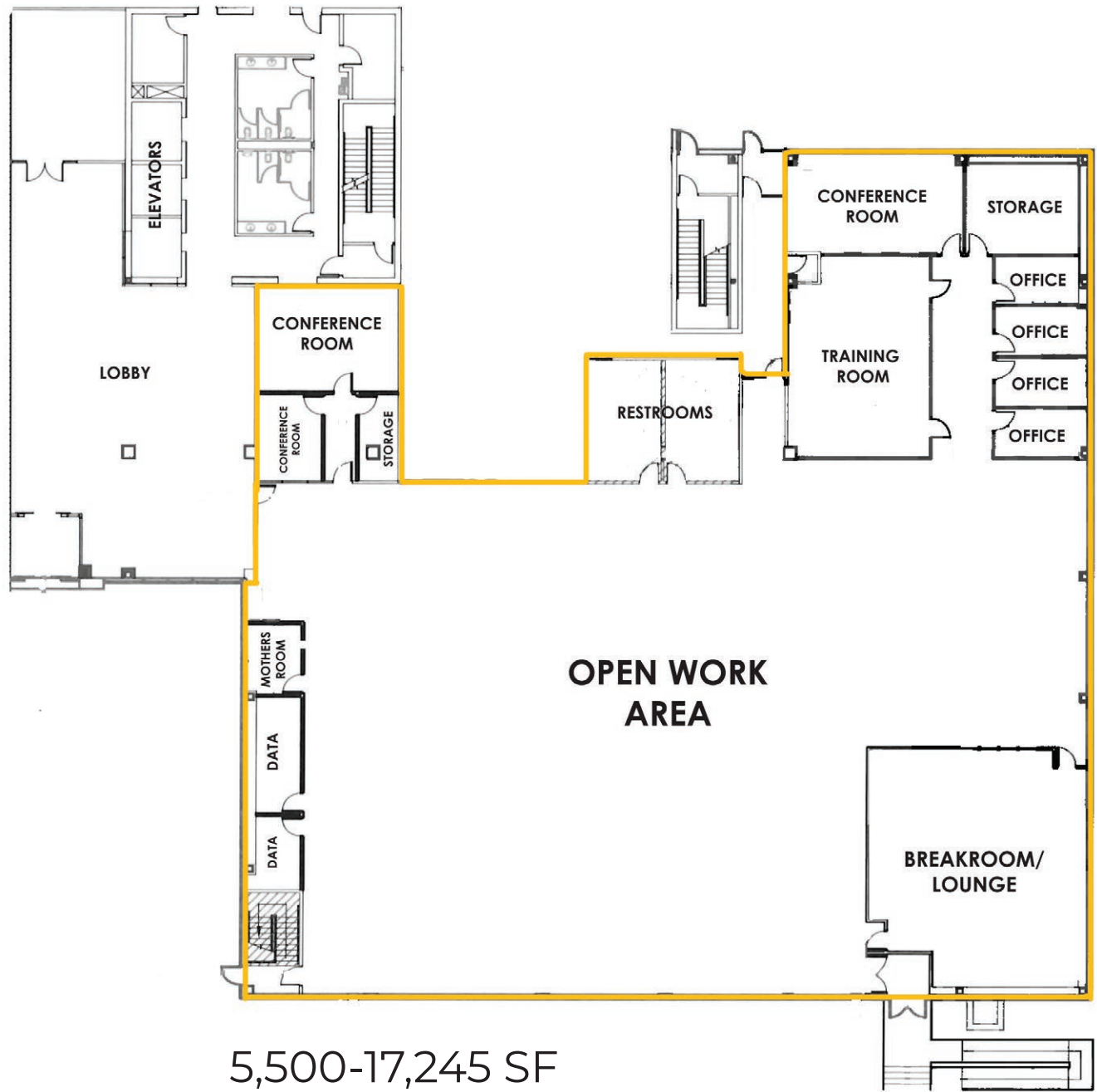


# PERFICIENT TOWER

2000 44TH ST S, FARGO, ND 58103

**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

SUITE 104 - FLOORPLAN

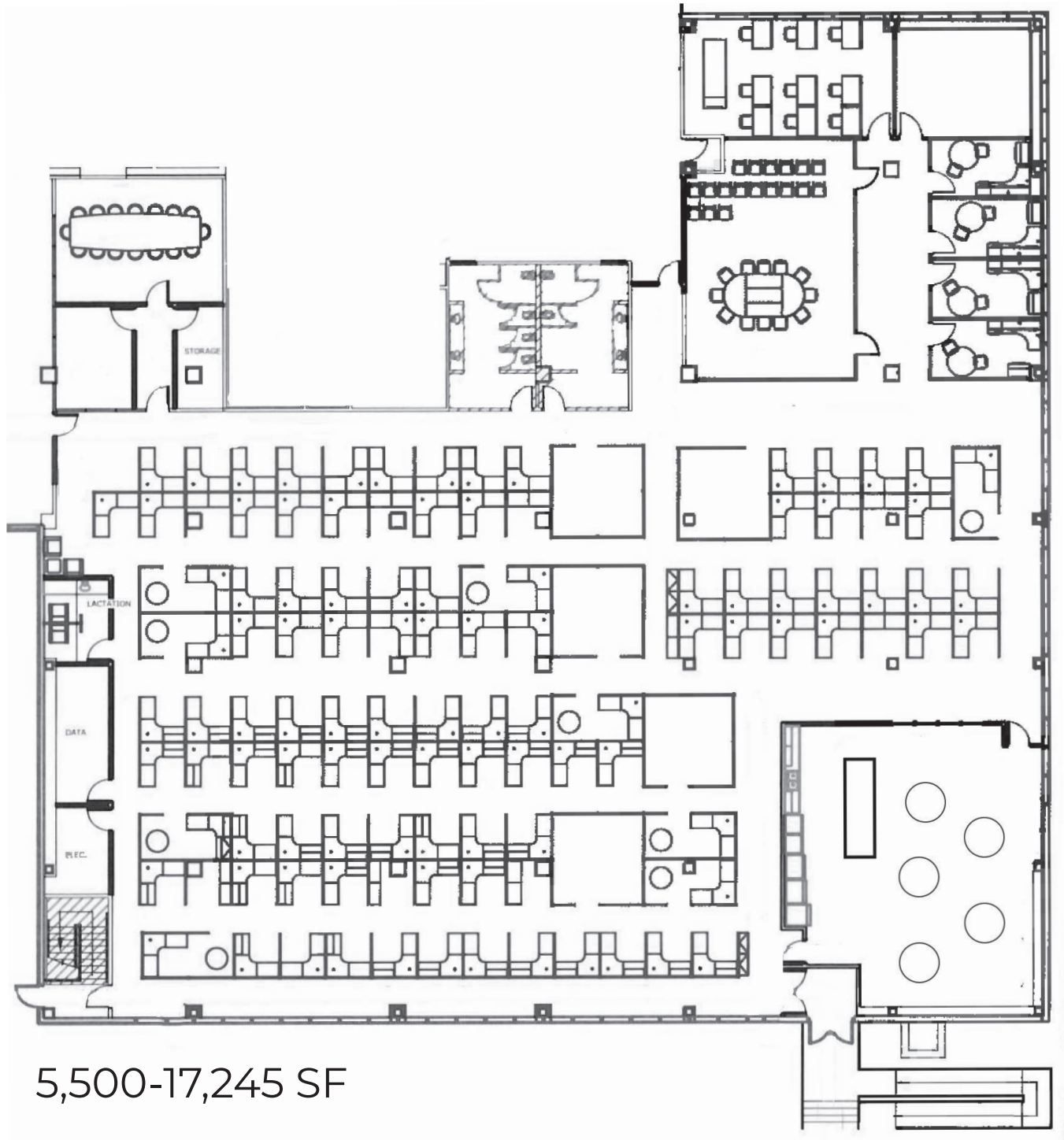


# PERFICIENT TOWER

2000 44TH ST S, FARGO, ND 58103

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

SUITE 104 - EXAMPLE LAYOUT



5,500-17,245 SF

# PERFICIENT TOWER

2000 44TH ST S, FARGO, ND 58103

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

SUITE 104 - INTERIOR PHOTOS

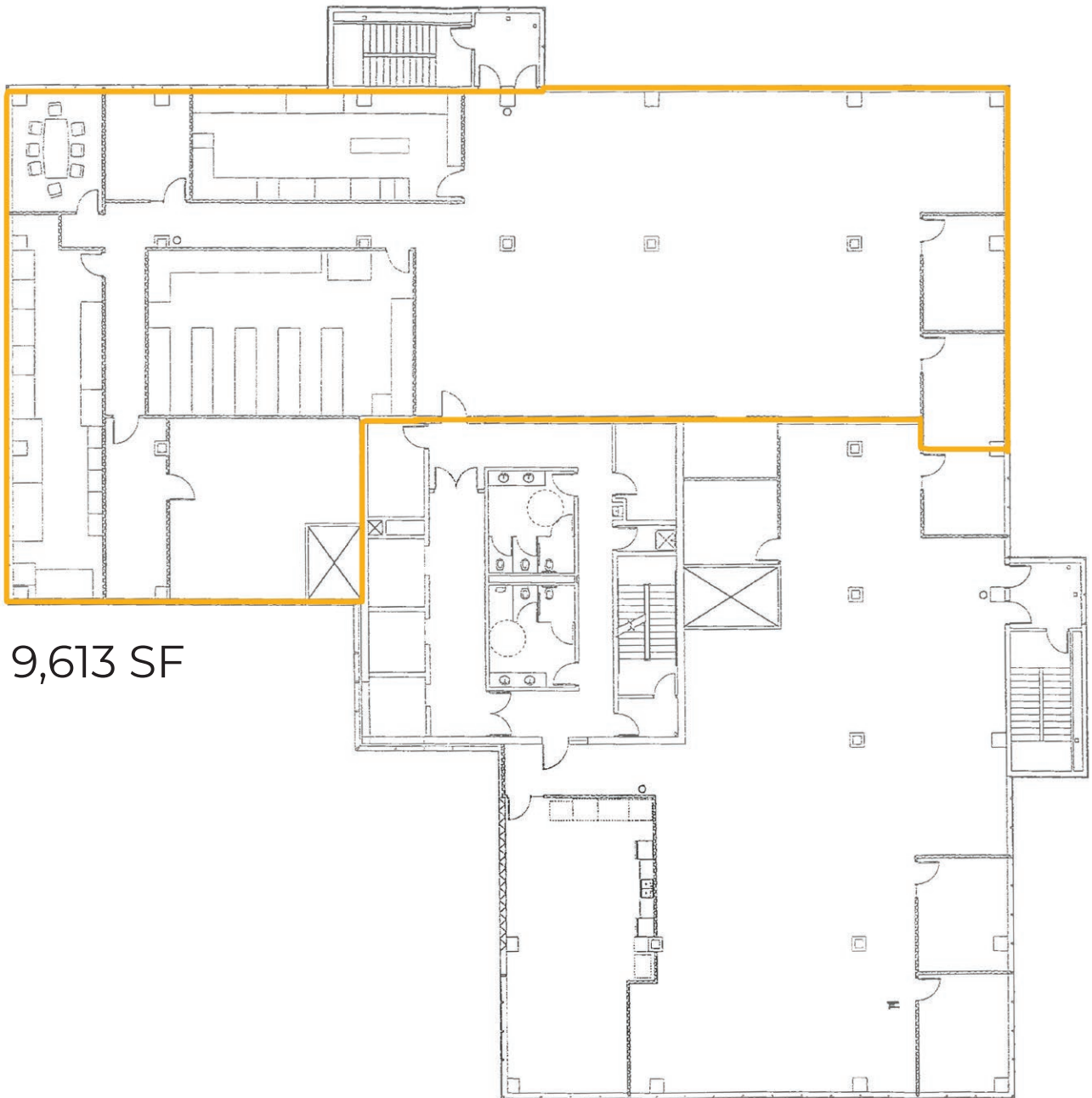


# PERFICIENT TOWER

2000 44TH ST S, FARGO, ND 58103

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

SUITE 301B - FLOORPLAN



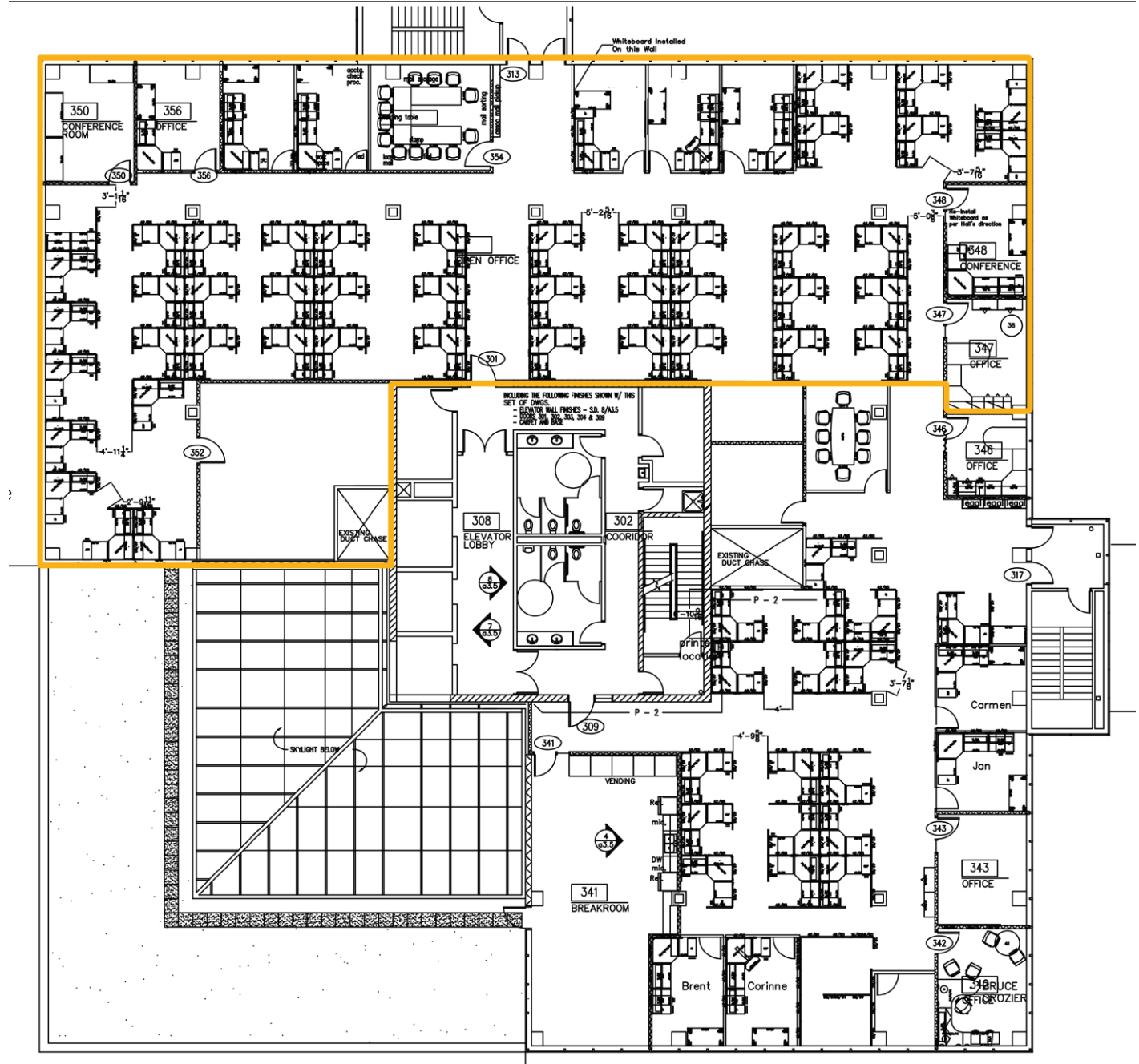
9,613 SF

# PERFICIENT TOWER

2000 44TH ST S, FARGO, ND 58103

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

SUITE 301B - SAMPLE LAYOUT



# PERFICIENT TOWER

2000 44TH ST S, FARGO, ND 58103

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

