

# URBAN PLAINS OFFICE

4820 30<sup>TH</sup> AVE S, FARGO, ND 58104



## FOR LEASE



## BEAUTIFUL OFFICE OR DAYCARE SPACE AVAILABLE!

Space Available: 1,333 - 9,507 SF

Base Rent: \$12.00 - \$15.00 PSF

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**Goldmark Commercial Real Estate**

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



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## SPACE AVAILABLE

**Suite 100:** 1,333 SF

**Suite 102:** 3,208 SF

**Suite 200:** 4,966 SF

**Entire Building:** 9,507 SF

## BASE RENT

**Suite 100:** \$15.00 PSF

**Suite 102:** \$15.00 PSF

**Suite 200:** \$12.00 PSF

## ESTIMATED CAM

\$7.00 PSF

## TENANT EXPENSES

Electricity  
Phone/Internet  
Janitorial

## INCLUDED IN CAM

Heat  
Taxes/Specials  
Insurance  
Water/Sewer/Garbage

## PROPERTY DESCRIPTION:

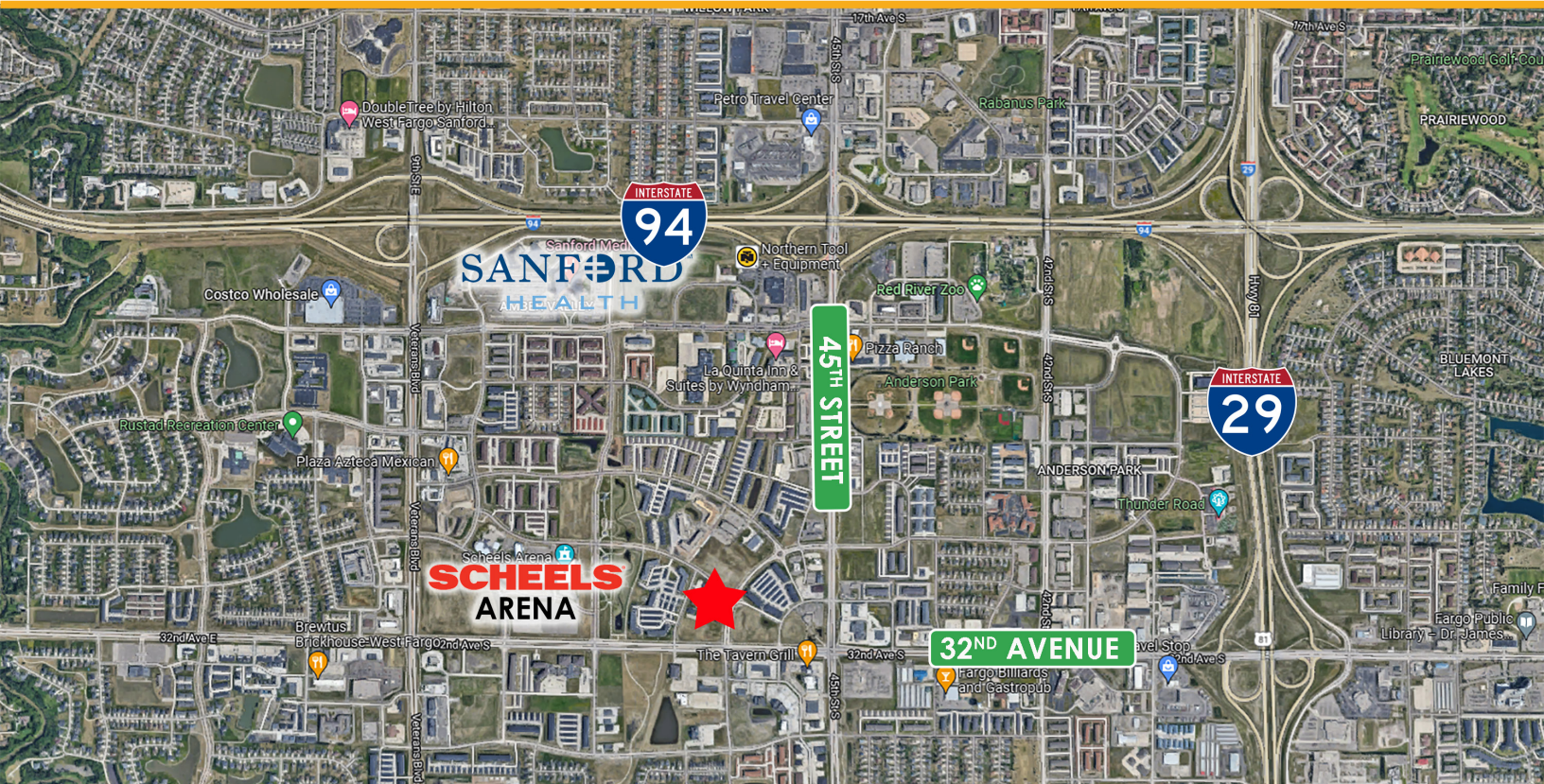
Fantastic office space available in the popular area of Urban Plains near 32nd Avenue and 45th Street! The entire building is now available for lease, making it the perfect setting for a business headquarters. The first floor is currently fit-up as a daycare which can be combined with the second floor for a standalone daycare building.

If you don't want the entire building, there are three individual suites that can be rented separately for office use. This building has a ton of natural light on both floors, adequate parking, and heat included in the estimated CAM charge.

## NEIGHBORING BUSINESSES:

- Scheels Arena
- Mexican Village
- MedPark Medical Center

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.



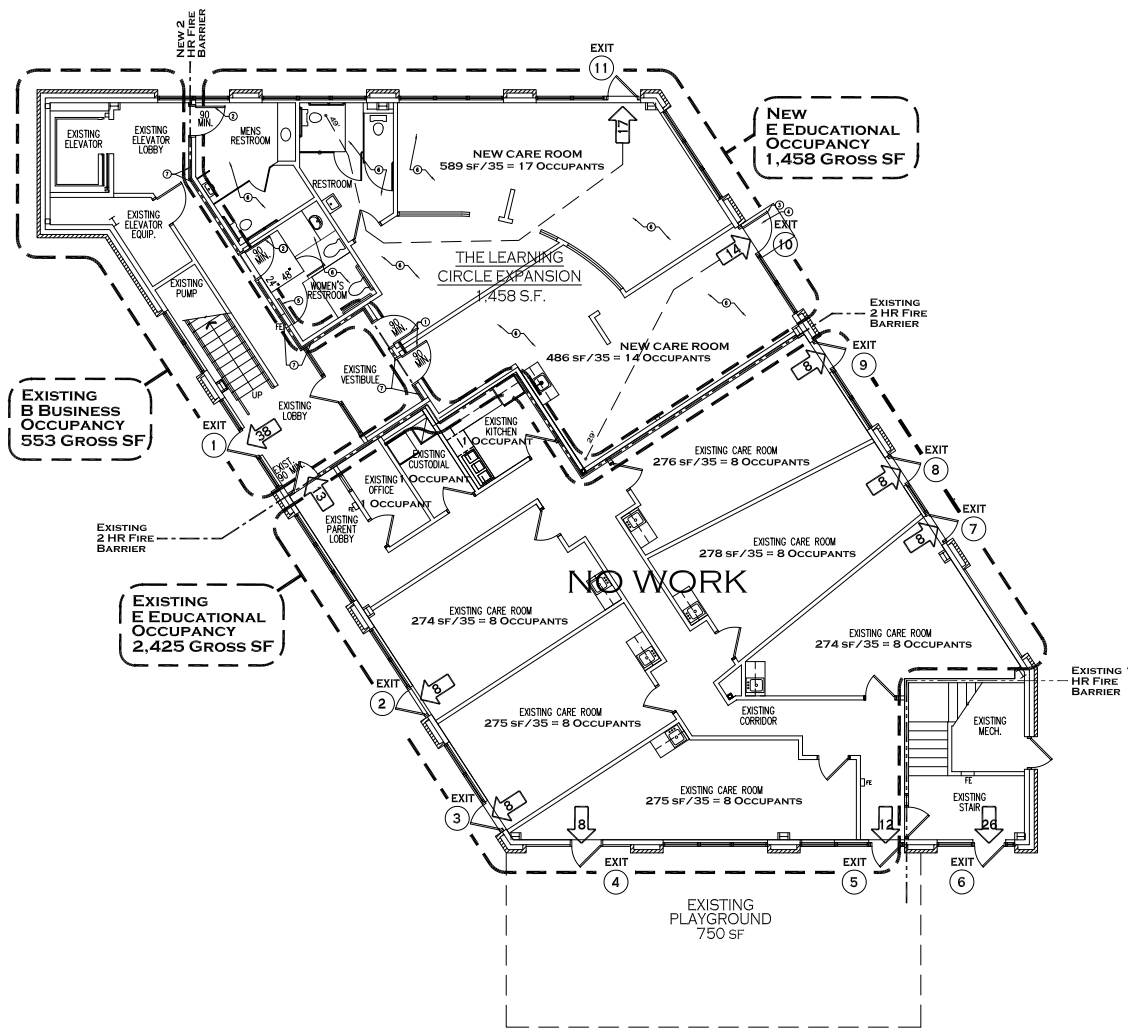


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**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

FLOORPLAN - 1st Floor



# URBAN PLAINS OFFICE

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

FLOORPLAN - 2nd Floor

