

# OFFICE SPACE FOR LEASE

**701 Demers Ave  
Grand Forks ND 58201**



**3,780 SQFT**



**DEDICATED PARKING LOT**



**\$16 PSF  
ESTIMATED \$3.50 PSF CAM**



**5+ YEARS**



**DATA CENTER READY**



**15,500+ VEHICLES PER DAY  
(NDDOT 2021 TRAFFIC COUNTS)**

**ERIC MUUS  
OXFORD REALTY**



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**emuus.realtor@gmail.com**



**oxfordrealtynd.com**





Seize the opportunity to lease premium office space in Downtown Grand Forks. Perfectly positioned in a high-traffic area, this modern office space offers unparalleled visibility and accessibility, making 701 Demers the ideal location for businesses looking to thrive in a vibrant urban setting. The open floor plan allows for flexible configurations to suit a variety of business needs, from startups to established companies. Equipped with high-tech amenities such as generator backup, fire suppression systems and large scale power systems to compliment or enhance your existing technology systems. Elevate your business at 701 Demers. For more details or to schedule a viewing, please contact Eric Muus with Oxford Realty or your preferred real estate professional.

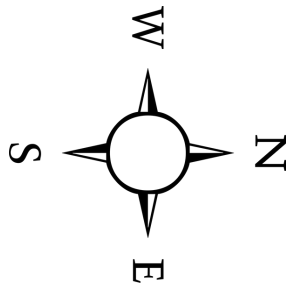
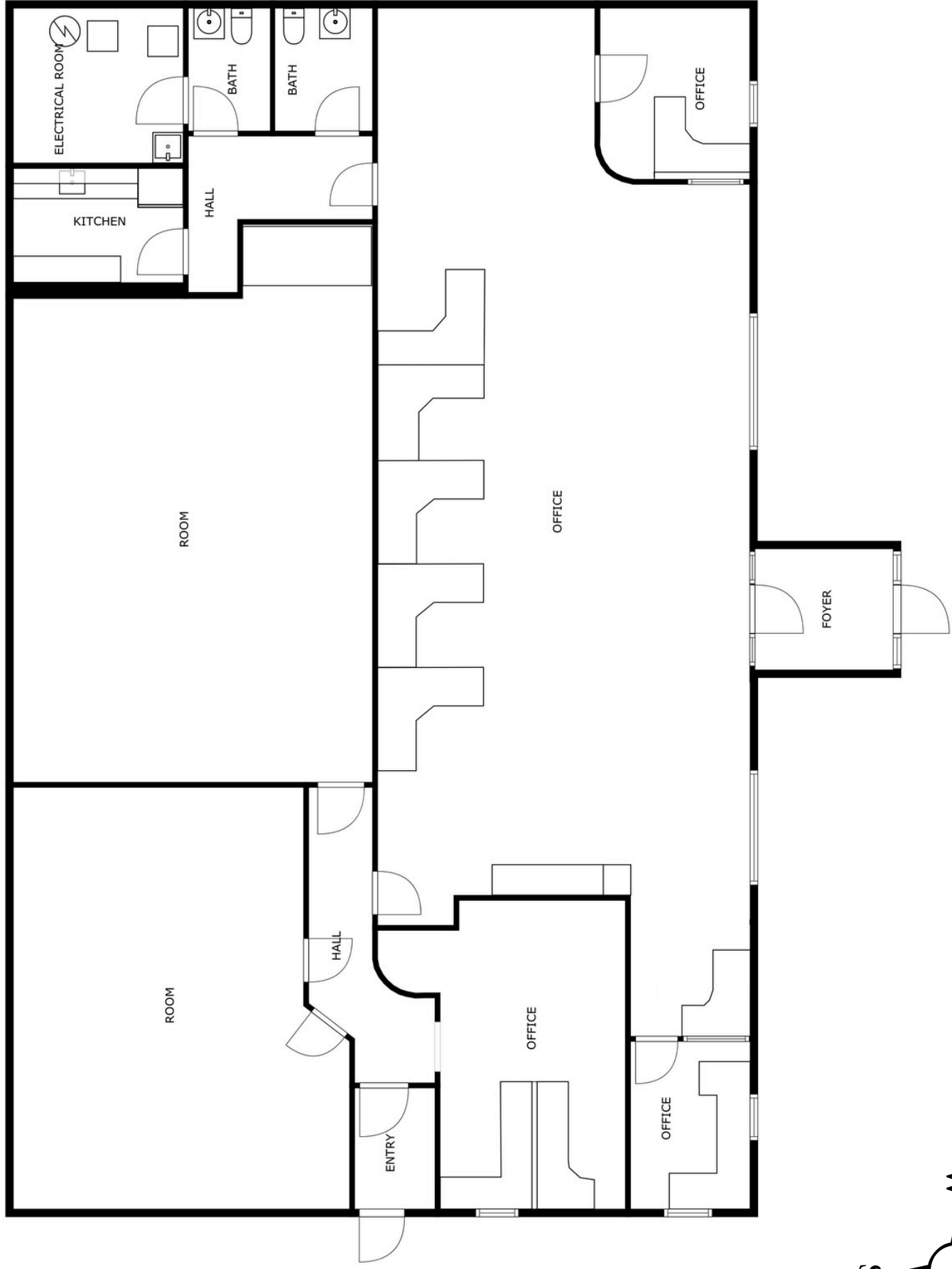












DEMERS AVE