

# VTV MEDICAL OFFICE

354 23<sup>RD</sup> AVE E, WEST FARGO, ND 58078

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

**FOR LEASE**



**PREMIER OFFICE SPACE WITH INTERSTATE VISIBILITY**

Space Available: 11,597 SF

Rate: \$22.00 PSF

**Nate Vollmuth | 701.893.3839**

nate@goldmark.com

**Goldmark Commercial Real Estate**

www.goldmarkcommercial.com

# VTV MEDICAL OFFICE

354 23<sup>RD</sup> AVE E, WEST FARGO, ND 58078



## SPACE AVAILABLE

11,597 SF

## RATE

\$22.00 PSF  
NNN

## CAM

\$6.50 PSF (Estimate)

## TI ALLOWANCE

\$30.00 PSF

## ZONING

Light Commercial

## NEIGHBORS

Costco  
Duluth Trading Company  
River's Bend Medical Center  
Sanford  
Enclave

## PROPERTY DESCRIPTION:

Amazing new fit-up space located in the newly completed Vance Thompson Vision Medical Office building offering an unparalleled opportunity for your practice to thrive in an environment tailored for success.

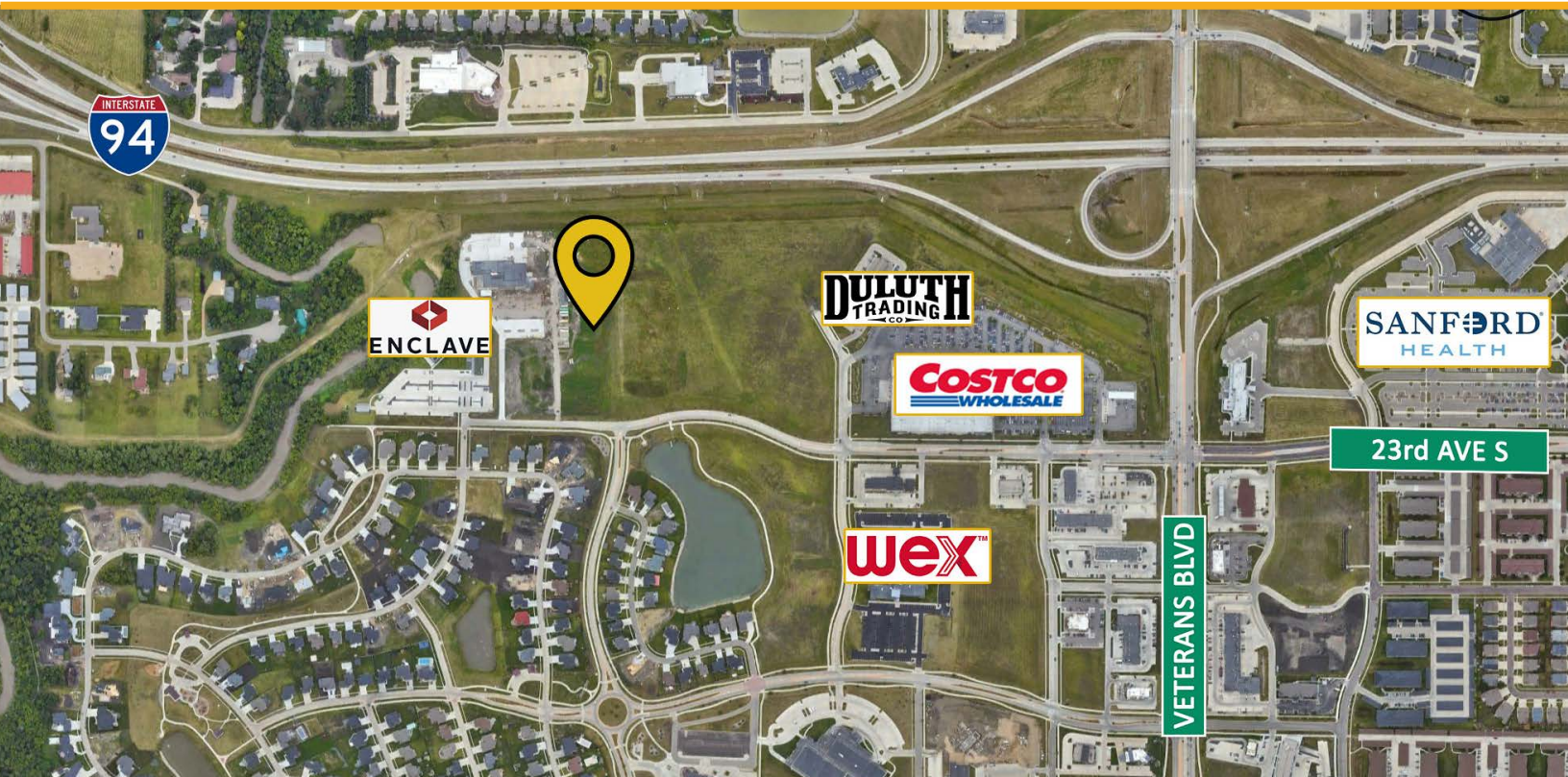
With 11,597 SF on the 2nd floor of this Class A facility, your future office awaits, perfectly positioned for maximum visibility and accessibility just off I-94, surrounded by a dynamic community of established businesses, enhancing both your professional network and the convenience for your clients and staff alike.

The strategic location of this space ensures that you'll benefit from high visibility, further amplifying your reputation as a leader in your field. Whether you're seeking to expand your practice or establish a new flagship location, this prime space offers the ideal canvas for realizing your vision and elevating your brand to new heights.

Ample parking, state-of-the-art facilities, and a supportive professional community are just a few of the many advantages that await you at the Vance Thompson Vision Medical Office building.

Don't miss this opportunity to join an exclusive community of excellence and take your practice to the next level. Schedule your tour today and discover why this fit-up space is the perfect place to build your future in West Fargo.

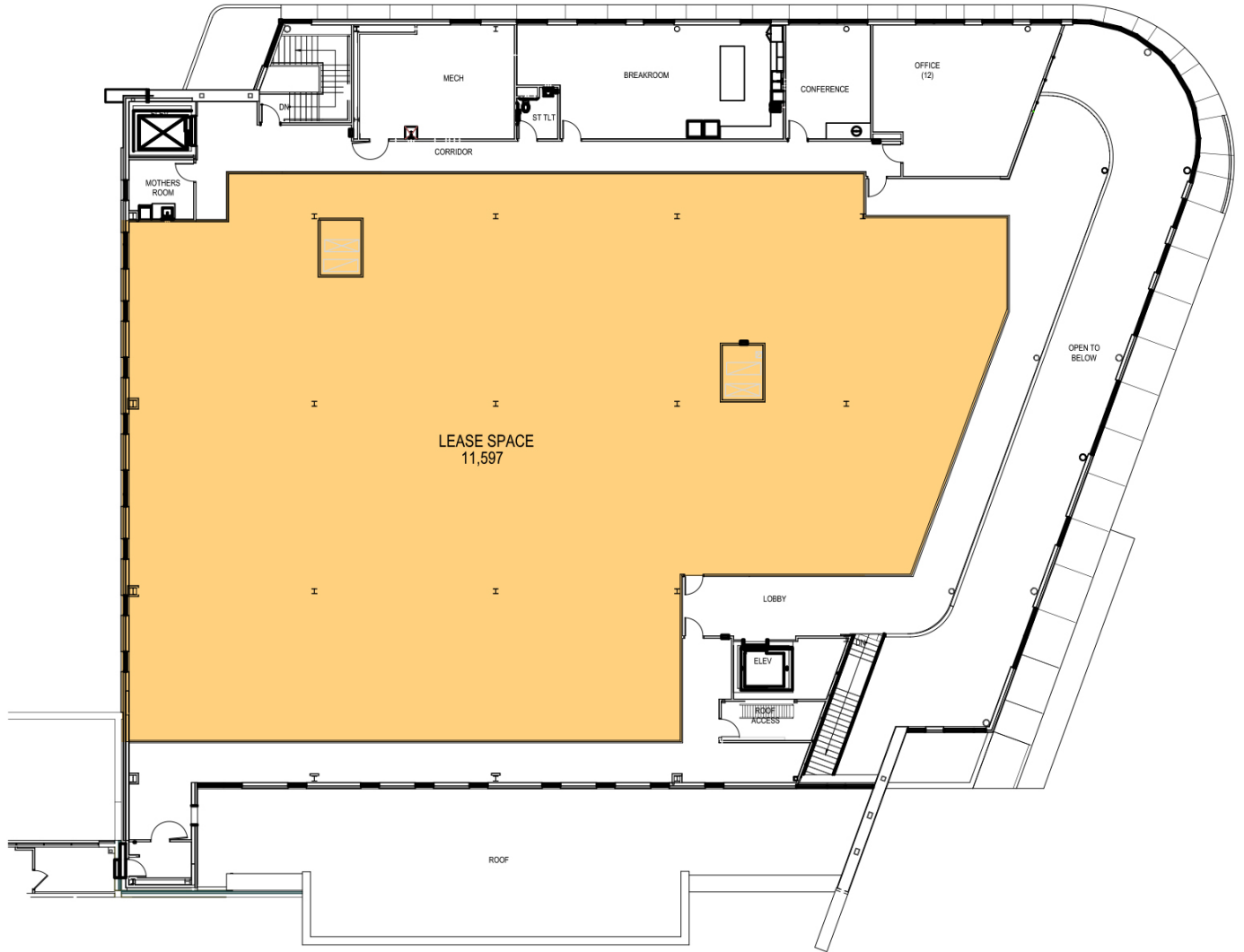
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



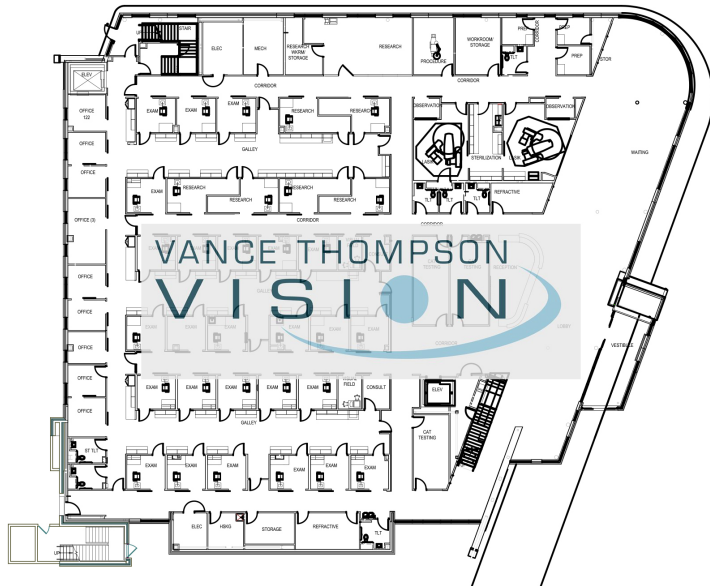
# VTV MEDICAL OFFICE

354 23<sup>RD</sup> AVE E, WEST FARGO, ND 58078

FLOORPLAN - 2<sup>ND</sup> FLOOR SPACE AVAILABLE



1<sup>ST</sup> FLOOR



# VTV MEDICAL OFFICE

354 23<sup>RD</sup> AVE E, WEST FARGO, ND 58078

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

