

# SOCO Professional Park

4303 South Columbia Road, Grand Forks, ND

New Modern Office Building

FOR SALE



PROPERTY FOR SALE

## SUMMARY

SOCO Professional Park is a uniquely designed two building office park situated along Columbia Road in south Grand Forks. Each building features a modern architectural design and high quality construction throughout. Within each building, you'll find stunning common corridors, tiled bathrooms, and interior designed tenant spaces. There's a shared digital monument sign to feature each tenant in the park. The property provides ease of access at a signalized corner along Columbia & 43rd Ave. S. Flexible tenant spaces remaining. Here's your opportunity to be an owner of your own building in this growing part of town.

Price:	\$3,300,000
Year Built:	2020/2021
Square Footage:	12,196 SF
Parcel No.	44297500023000
Land Size:	122,382 SF/2.810 Acres (to be split)
Existing Tenants:	Bell Insurance and Mangata Medical Spa



1330 Page Drive South, Suite 200, Fargo, ND 58103

Jeremy Horst

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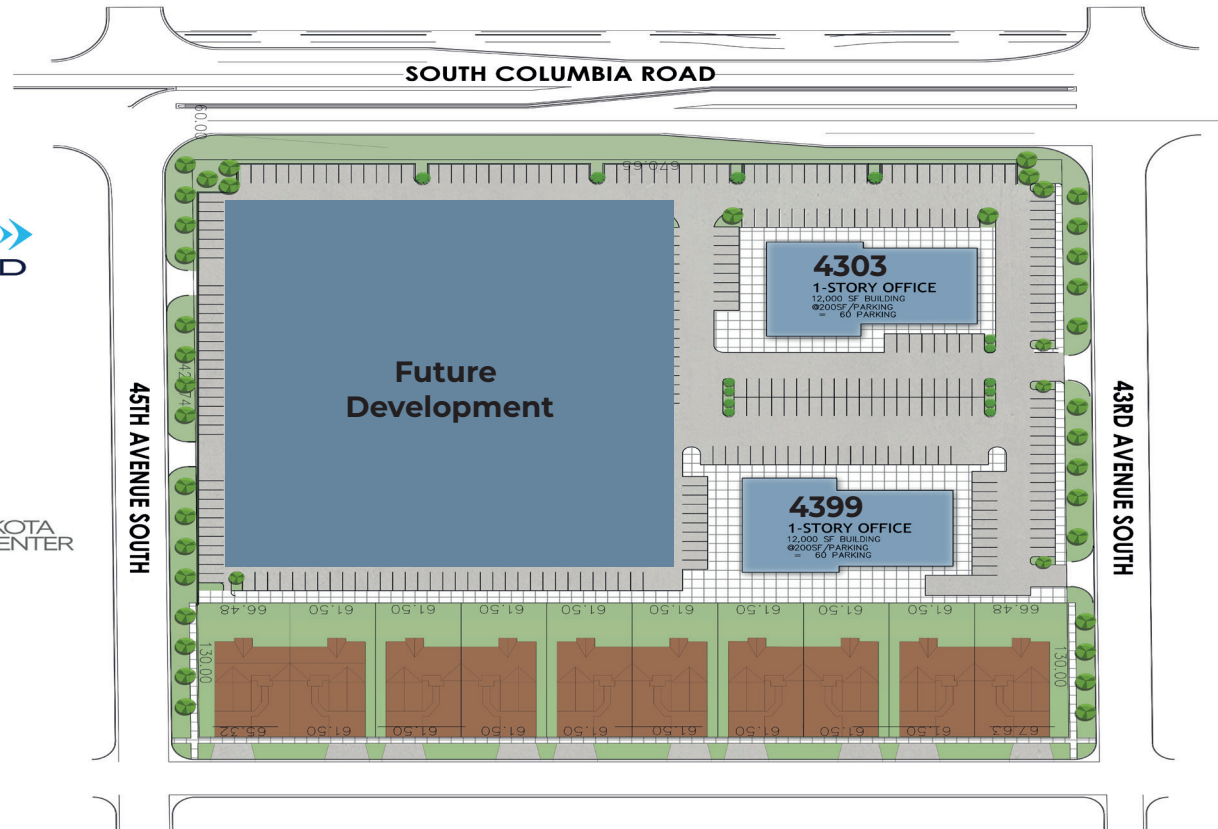
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BANK  
FORWARD

NORTH DAKOTA  
SURGERY CENTER



## PROPERTY DETAILS

### Site Layout:

Two modern architecturally designed buildings:

- 4303 Building: 1-story, 12,196 sq feet facing S Columbia Road
- 4399 Building: 1-story, 12,196 sq feet along 43rd Ave. South

### Building Amenities:

- Easily Accessible from Columbia Road
- Centrally located with access from multiple directions
- Building and large monument signage for great visibility
- Plenty of customer and employee parking
- Timeless professional modern design
- First class common corridors and bathrooms
- Beautifully landscaped grounds



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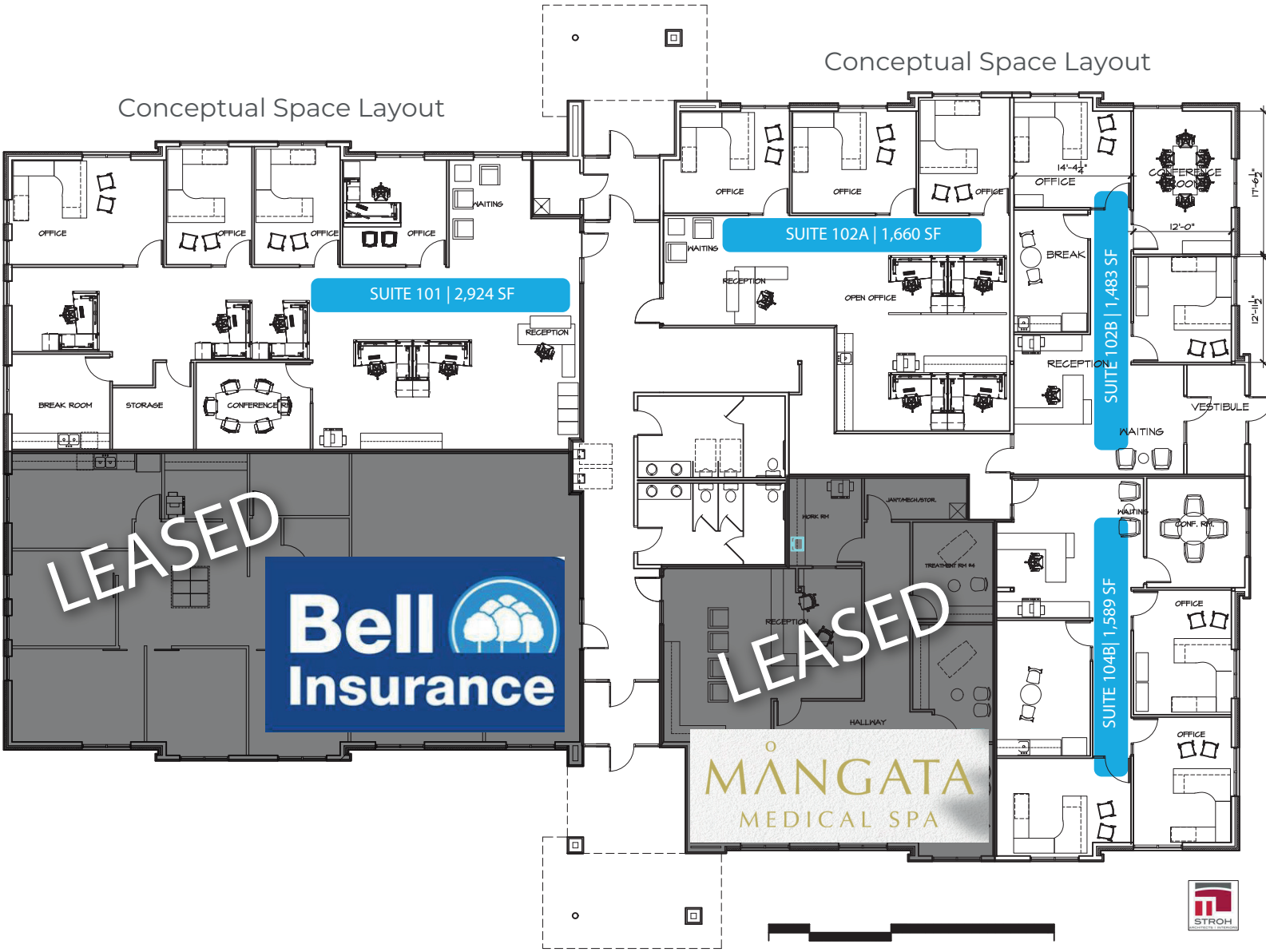
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← COLUMBIA ROAD →



Conceptual Space Layout

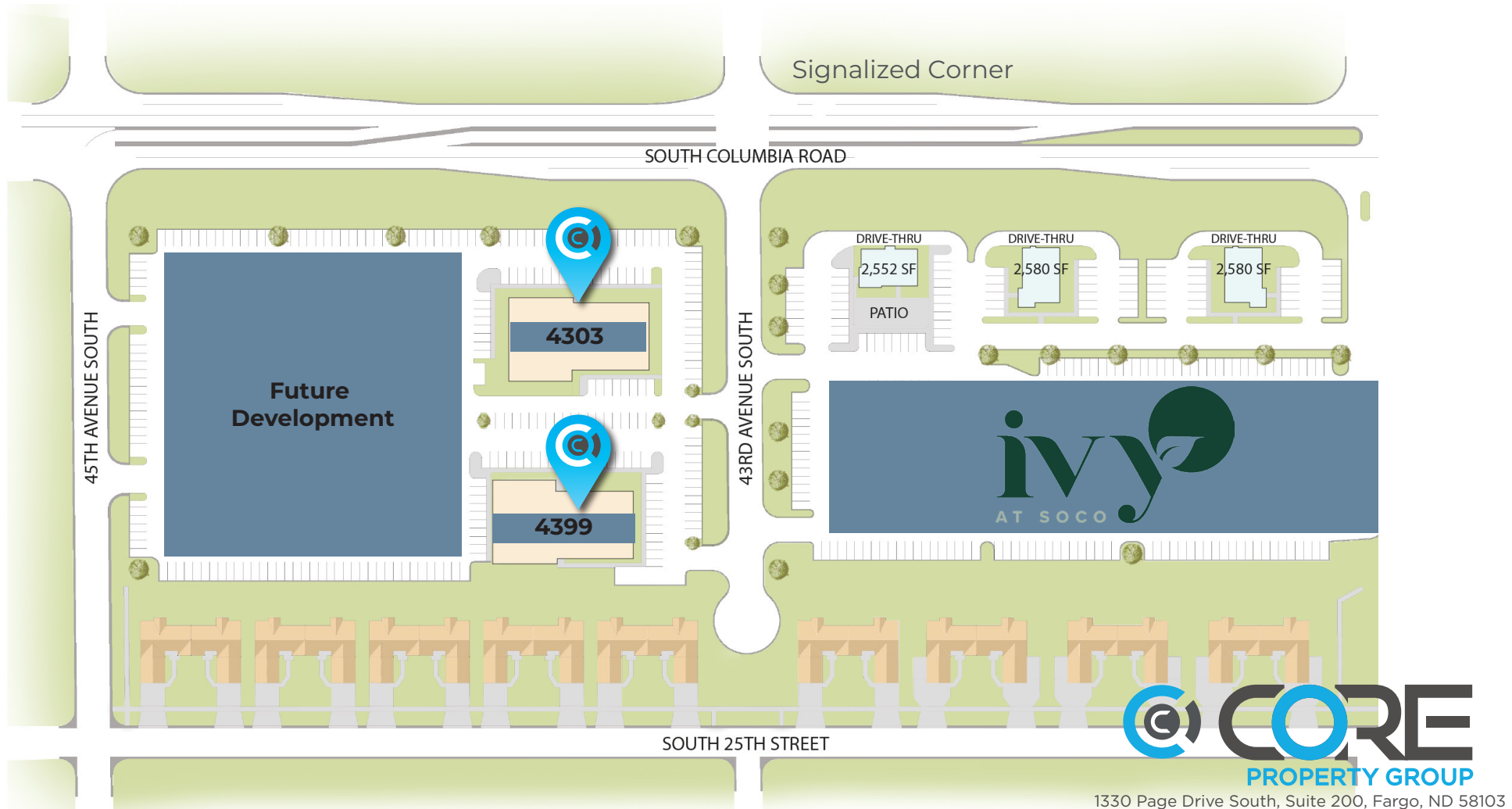


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## PROPERTY PHOTOS

