

FOR LEASE

Class A Medical/Office Space

350 23rd Avenue E, West Fargo, ND 58078

MLS #26-157 & #26-158



Property Description:

River's Bend Medical Center is a Class A medical and professional office building in West Fargo offering immediate access to I-94 and Veterans Boulevard. This highly visible, purpose-built facility provides generous on-site parking, a refined professional setting, and flexible suite configurations suited for specialty clinics and medical users. With an ambulatory surgery center located within the building, River's Bend Medical Center offers a modern healthcare environment designed for operational efficiency and patient convenience. Its strategic location and contemporary design create a strong foundation for long-term success.

Available Space: 4,998 USF* (1st Floor)
3,520 USF*-16,701 USF* (3rd Floor)

*Subject to additional common area factor

Estimated CAM: \$7.50 PSF*

*Reduced CAM due to tax incentives

Lease Rate: \$24 PSF (1st Floor)
\$20 PSF (3rd Floor)

Fit Up Allowance: \$60 PSF



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

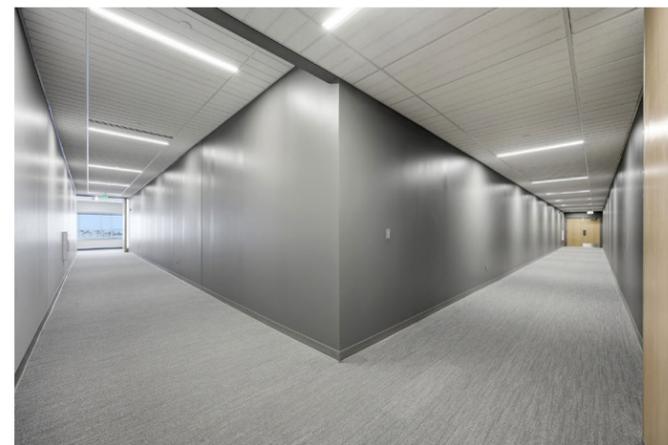
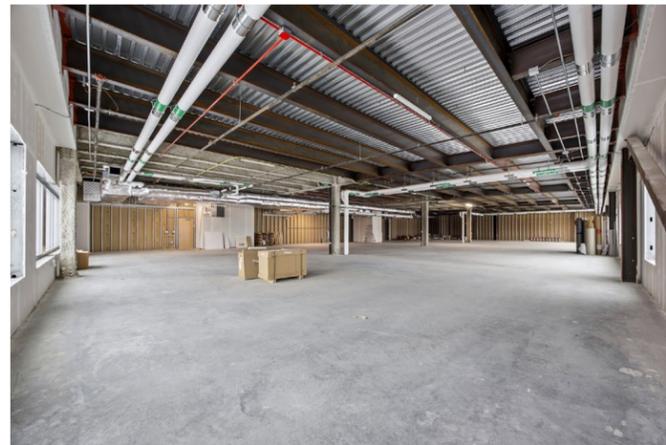
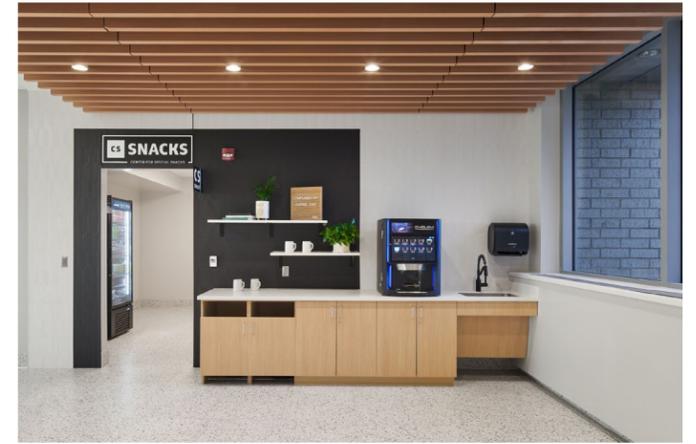
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First Floor



Third Floor



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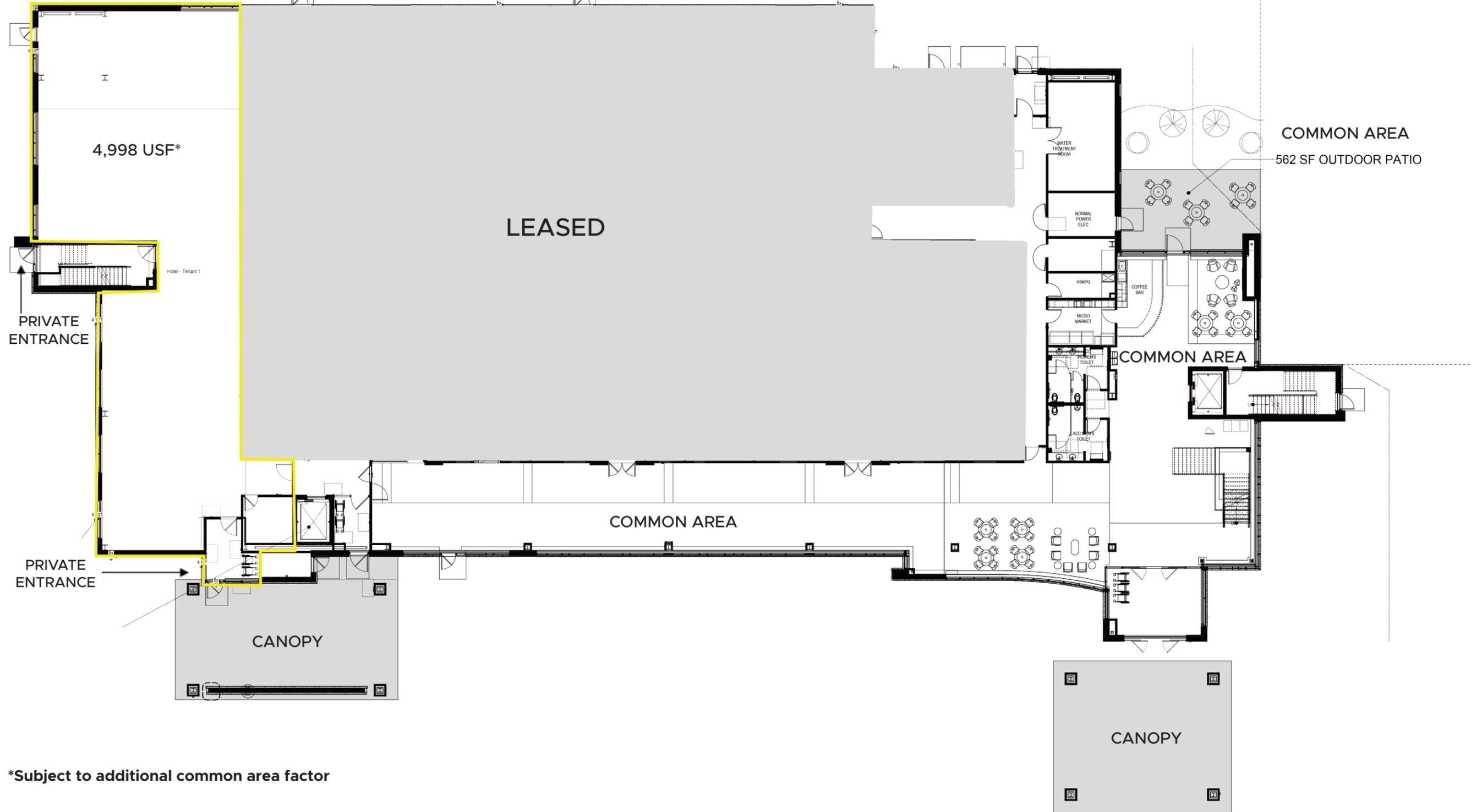
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FIRST FLOOR



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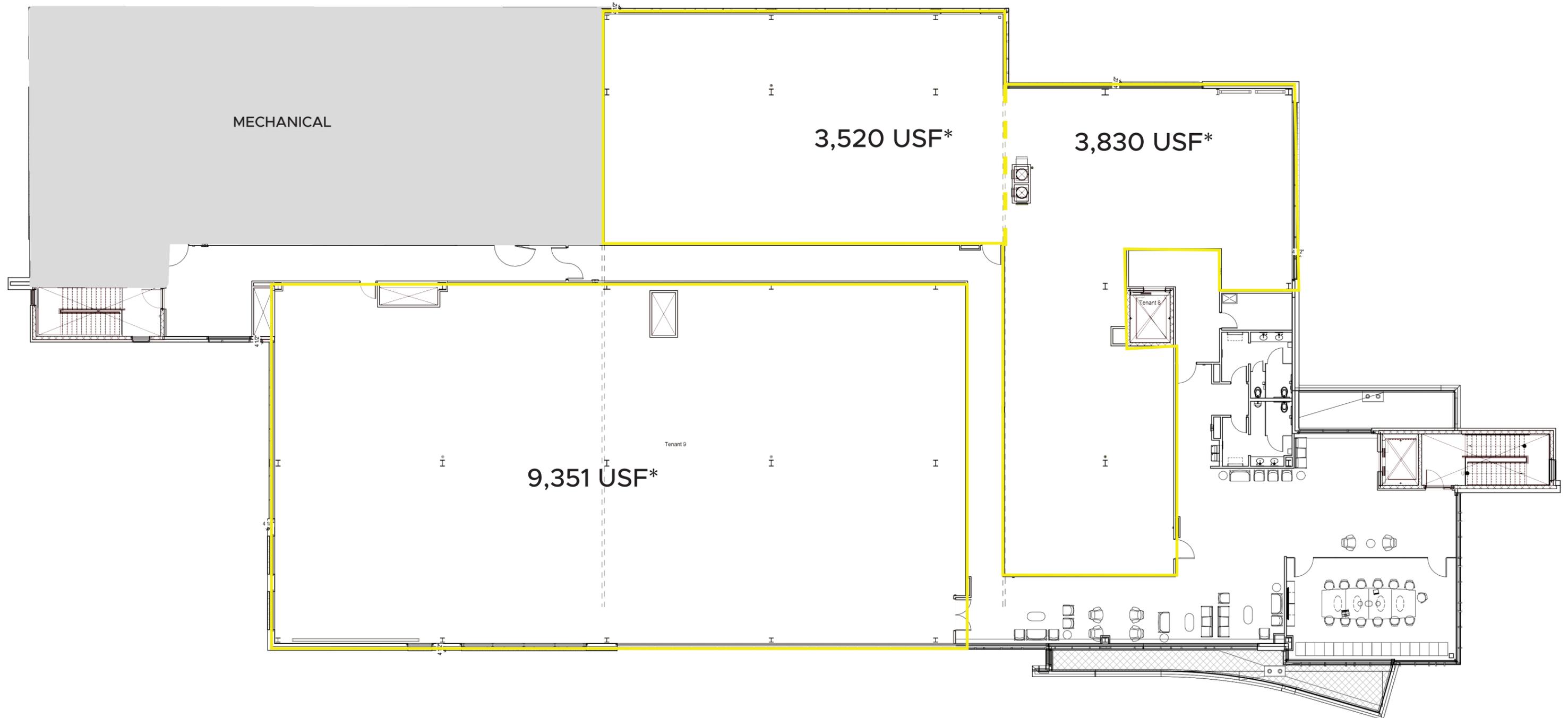
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THIRD FLOOR

TOTAL: 16,701 USF*



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