

Beautiful, Unique Office Park at Rocking Horse Farm

4844 Rocking Horse Circle S, Fargo, ND 58104 | (Near intersection of 52nd Ave S and Veterans Boulevard S)

Space Available: 1,534 – 2, 521 sq. ft.

Base Rent: \$17.90 sq. ft./year



Andrew Hanson

701.293.5854 Andrew.Hanson@goldmark.com

Paul Campbell

701.893.2826 Paul.Campbell@goldmark.com









Granary Office

4844 Rocking Horse Circle S, Fargo, ND 58104 (Near intersection of 52nd Ave S and Veterans Boulevard S)

Space Available

- **Suite 1:** 2,521 sq. ft. (includes pro rata share of commons)
 - Includes 540 sq. ft. of mezzanine area
- **Suite 3:** 1,534 sq. ft. (includes pro rata share of commons)
 - · Currently unfinished
 - Includes 475 sq. ft of mezzanine area

Suites can be combined for 4,055 sq. ft.

Base Rent: \$17.90/sq. ft.

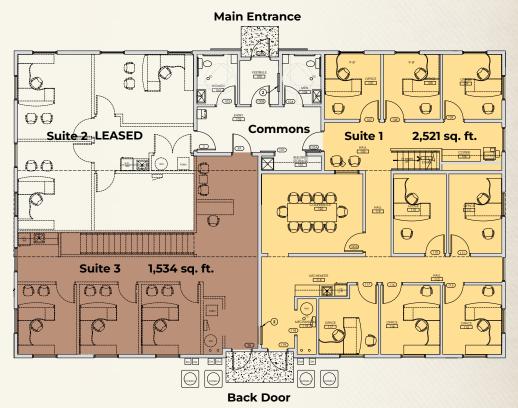
CAM*: \$6.75/sq. ft. (est.)

Additional Tenant Expenses:

- Heat
- Electricity
- Phone/Internet
- Janitorial

Tenant Improvement Allowance:

• Negotiable





F A R M

Granary Office

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Suite 1

Suite 1: 2,521 sq. ft. (includes pro rata share of commons)

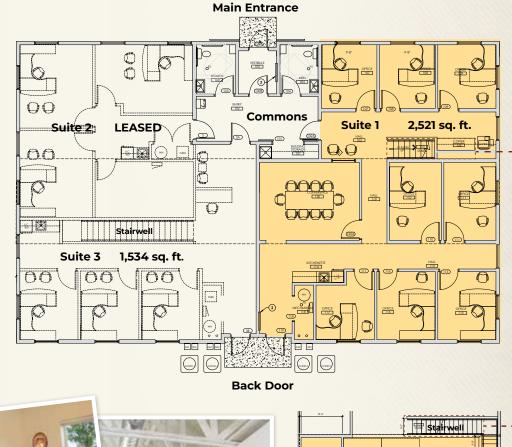
• Includes 540 sq. ft. of mezzanine area

Base Rent: \$17.90/sq. ft.

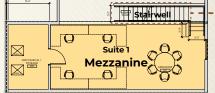
CAM*: \$6.75/sq. ft. (est.)

Features:

- First floor with front door parking
- 8 private offices
- Conference Room
- Kitchenette area
- Private back door entrance
- Natural light in all but one office
- Beautiful finishes
- Furniture potentially included









Granary Office

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Suite 3

Suite 3: 1,534 sq. ft. (includes pro rata share of commons)

• Includes 475 sq. ft. of mezzanine area

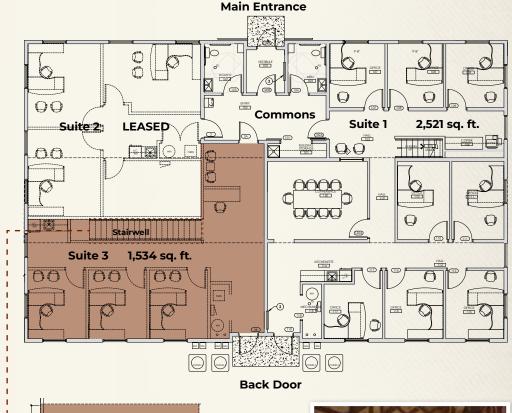
Base Rent: \$17.90/sq. ft

CAM*: \$6.75/sq. ft. (est.)

Features:

- First floor with front door parking
- Currently unfinished
- Potential for 4-5 offices
- Plumbing installed for kitchenette area
- Private back door entrance
- Potential for natural light in most offices

Build to Suit Option for Suite 3 Inquire about interior design needs











Farmstead Office Park Businesses:



RED BARN:

- Rocking Horse Farm
- The Promersberger Company
- Industrial Contract Services
- Pace Fundraising
- Precision Partners
- 3 Run Single Media

GRANARY:

• Northarvest Bean Growers

WHITE BARN:

• Anchor Ingredients

MACHINE SHED:

- ND Soybean Council
- ND Soybean Growers

STABLE:

- ND Corn Council
- ND Corn Growers





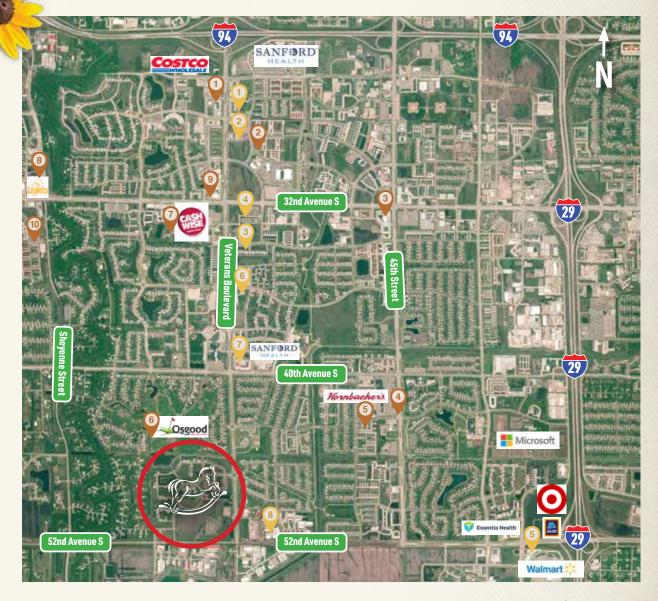
Site Location



- 1. Barcode Bar & Grill
- 2. Plaza Azteca
- 3. The Tavern
- 4. Southtown Pourhouse
- 5. Lucy's
- 6. Brewtus' Clubhouse
- 7. Brewtus' Brickhouse
- 8. Bar Down
- 9. Wurst Bier Hall
- 10. Traditions Restaurant & Bar

Coffee Shops:

- 1. Beans Coffee Bar
- 2. Caribou Coffee
- 3. Starbucks
- 4. Bully Brew Coffee
- 5. Starbucks
- 6. Scooter's Coffee
- 7. Chai Moto
- 8. Steep Me a Cup of Tea





Amenities

Take a look at some of today's leading businesses. Google. Cisco. Apple. In addition to offering some of the most stimulating products and services, their work environments are stimulating as well. Why? Because these days people don't just work for a paycheck...they want an experience, while achieving the perfect work/life balance. And that's exactly what the Farmstead Office Park at Rocking Horse Farm delivers. With uniquely designed office buildings, serene surroundings, nearby recreational amenities, and the opportunity to work next door.



Osgood Golf Course



Pocket Parks



Childcare Center



Wildlife Pond



Don't Just Do What You Love. Love Where You Do It.

-Jon Thorp, The Promersberger Company



Rocking Horse Park



Meadowlark Elementary



Recreation Trails











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