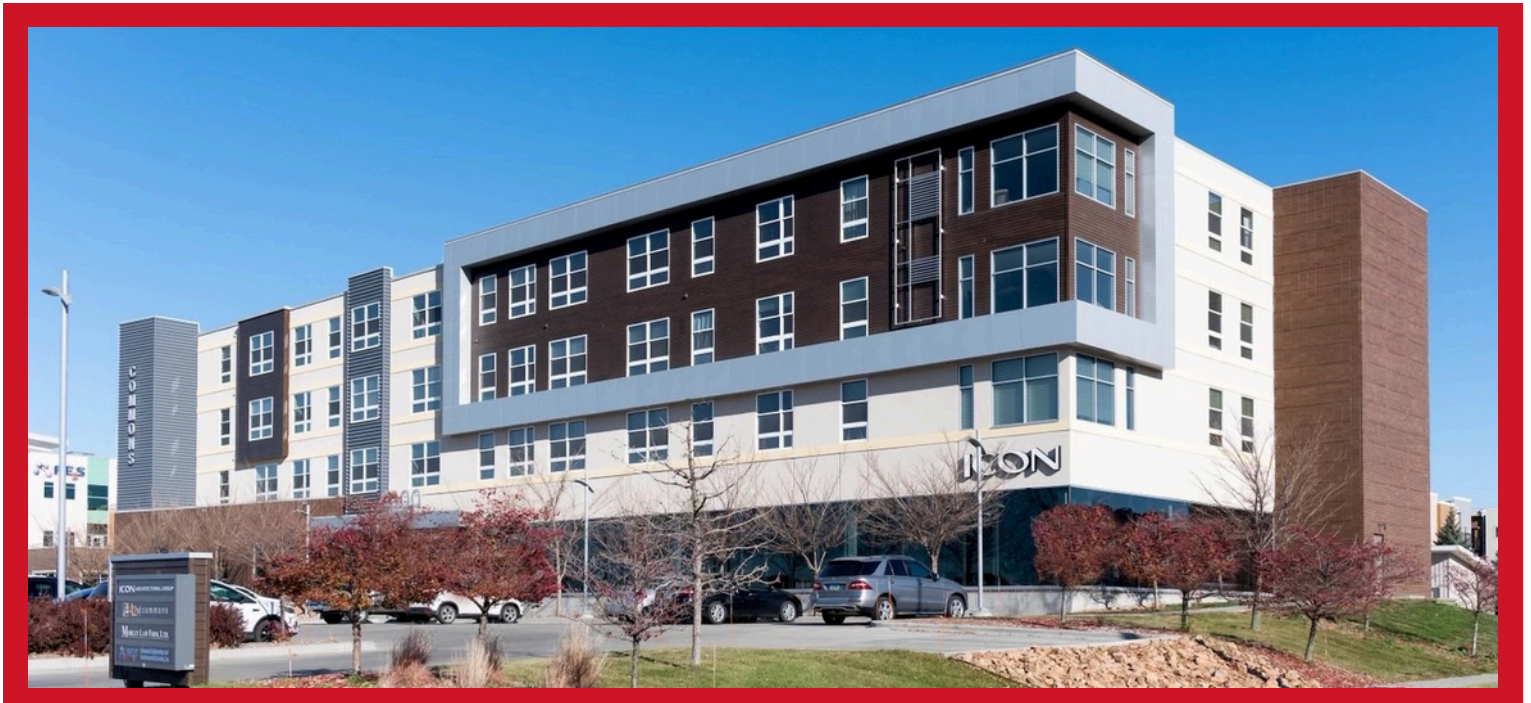


OFFICE SPACE FOR LEASE

**4000 Garden View Dr.
Grand Forks ND 58201**



4000 Garden View Dr. is pleased to offer a unique opportunity to choose between two modern professional office suites or combine suites to create a large, open-plan office space that is sure to impress with its upscale finishes and smart design elements. Suite 111 offers 4,280 sqft and suite 112 offers 7,112 sqft. Both suites are located on the ground floor and share a common area of 2,504 sqft. The common area is comprised of a meeting space, bathrooms and a break room. 4000 Garden View Dr. is located just minutes from The University of North Dakota, Altru Hospital, Downtown Grand Forks and access to both Hwy-2 & I-29.

ERIC MUUS
OXFORD REALTY



218.230.0158



eric@oxfordrealtynd.com



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UP TO 13,896 SQFT

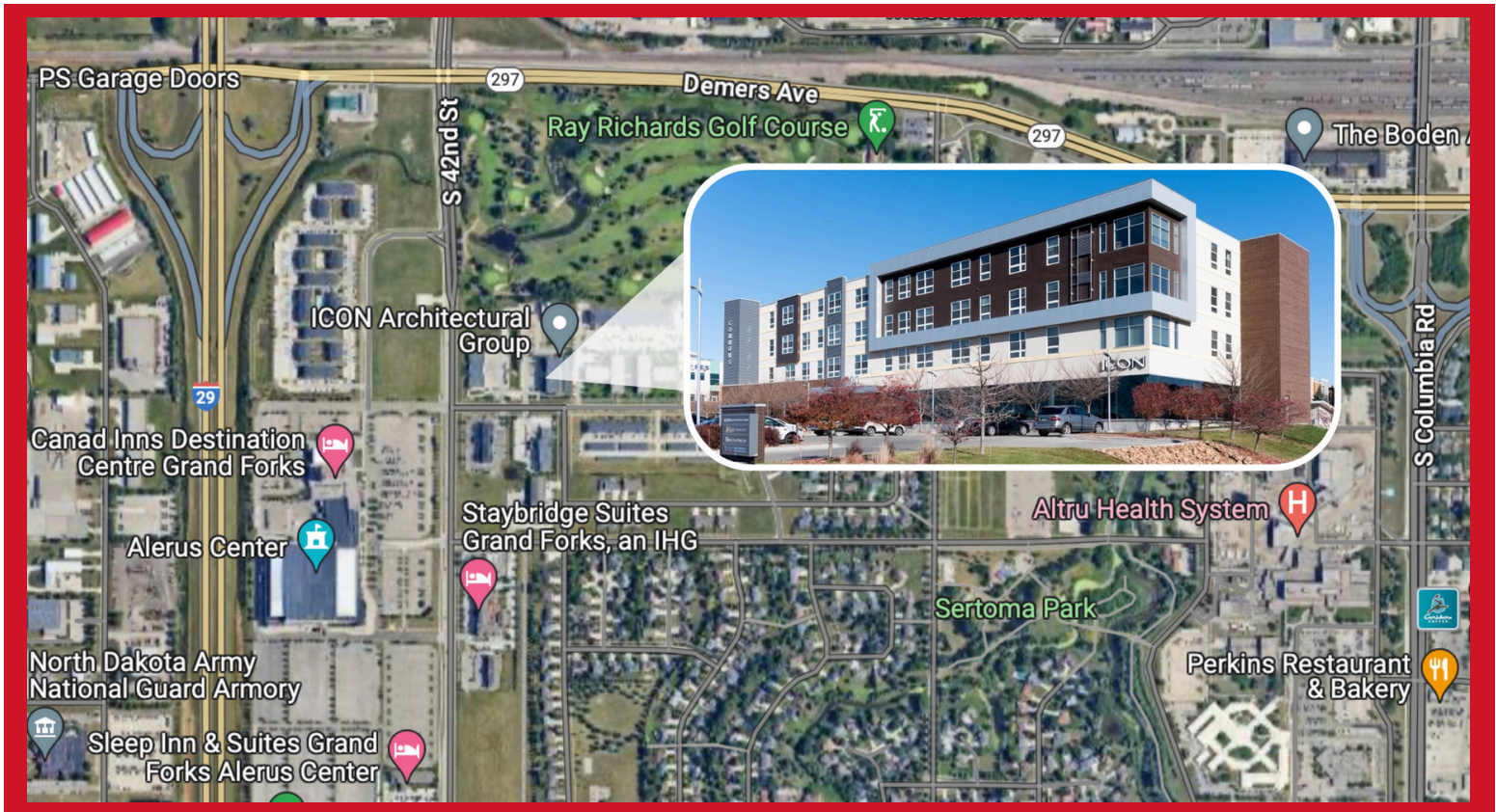


**STARTING AT \$15 PSF
ESTIMATED \$4 PSF CAM**



5+ YEARS



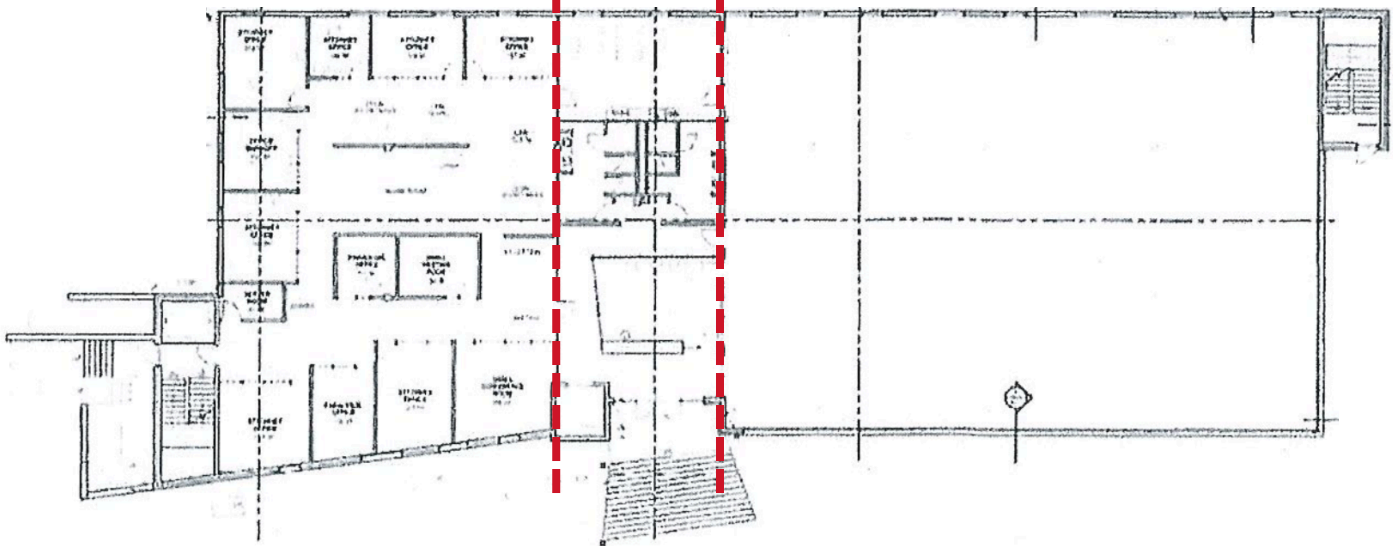


Suite 111
4,280sf

Common Areas

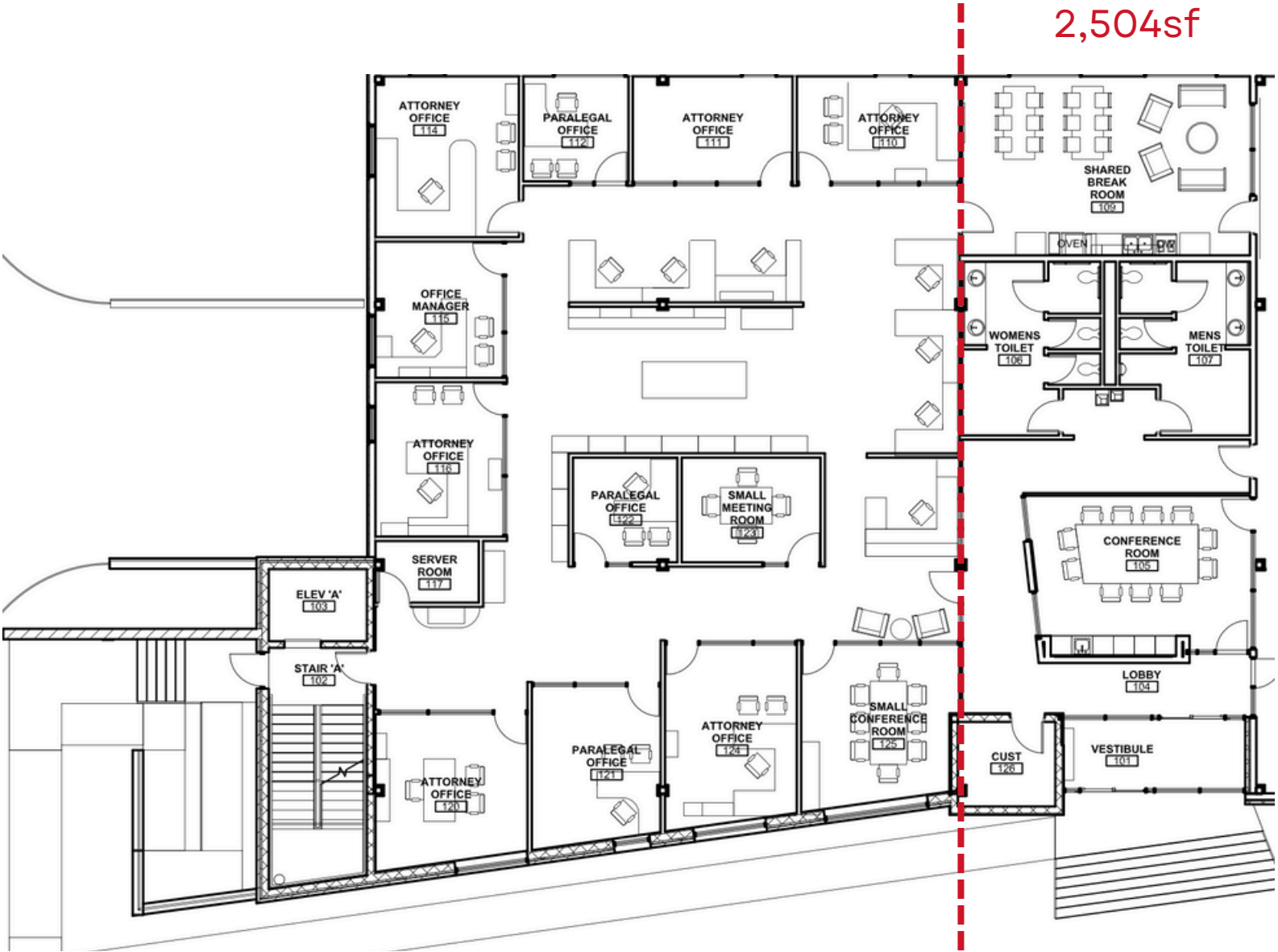
Suite 112
7,112sf

2,504sf



Suite 111
4,280sf

Common
Areas
2,504sf



Suite 111 features 11 offices, conference room, reception with waiting and an open concept central work space.

*office furniture negotiable

Suite 111



Suite 112

7,112sf

Common
Areas
2,504sf



Suite 112 features 7 offices, multiple meeting spaces, reception with waiting and a large open concept work zone.

*office furniture negotiable

Suite 112



Common Areas



Conference Room

Bathroom



Breakroom

