

FOR SUBLEASE

# Retail/Office Space Now Available

5050 13th Ave S, Suite 9, Fargo, ND 58103

MLS # 23-220



## ABOUT THE PROPERTY

Corner suite available along 13th Avenue S, Fargo. The Time Square West strip mall offers a variety of restaurants and businesses, making this area a hub for shoppers but also favorable for office staff to utilize.

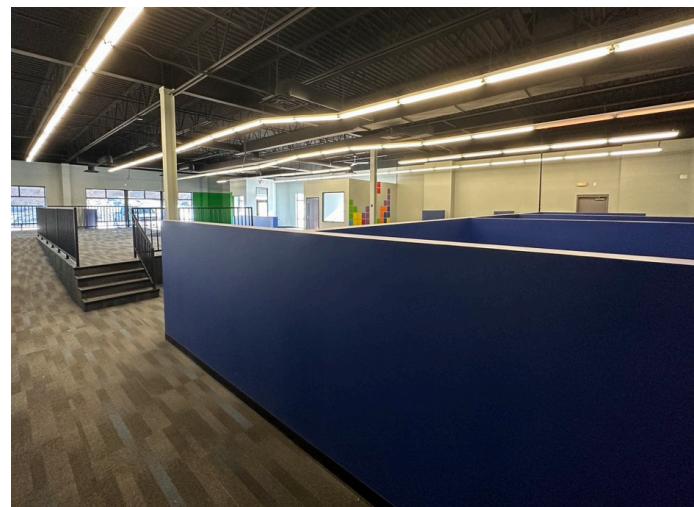
RENTABLE SIZE: 5,314 SF

LEASE RATE: \$10.00 PSF

ESTIMATED CAM: \$6.75 PSF

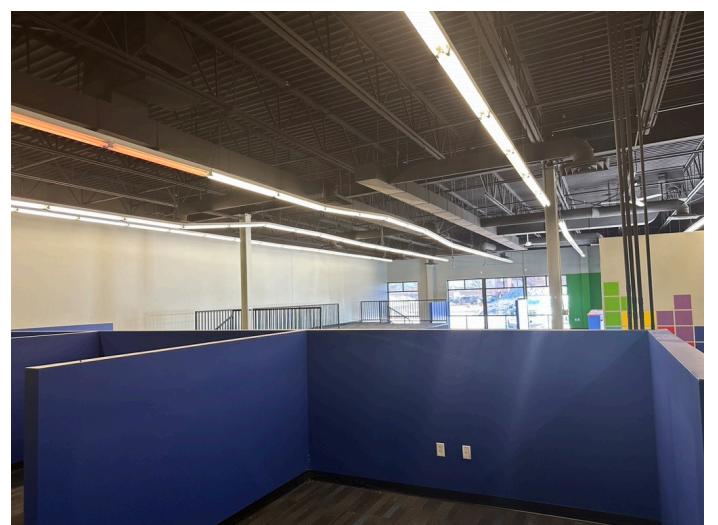
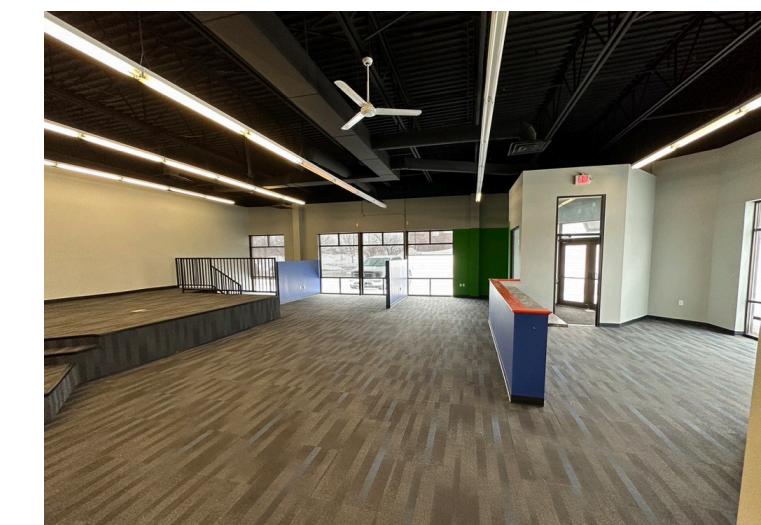
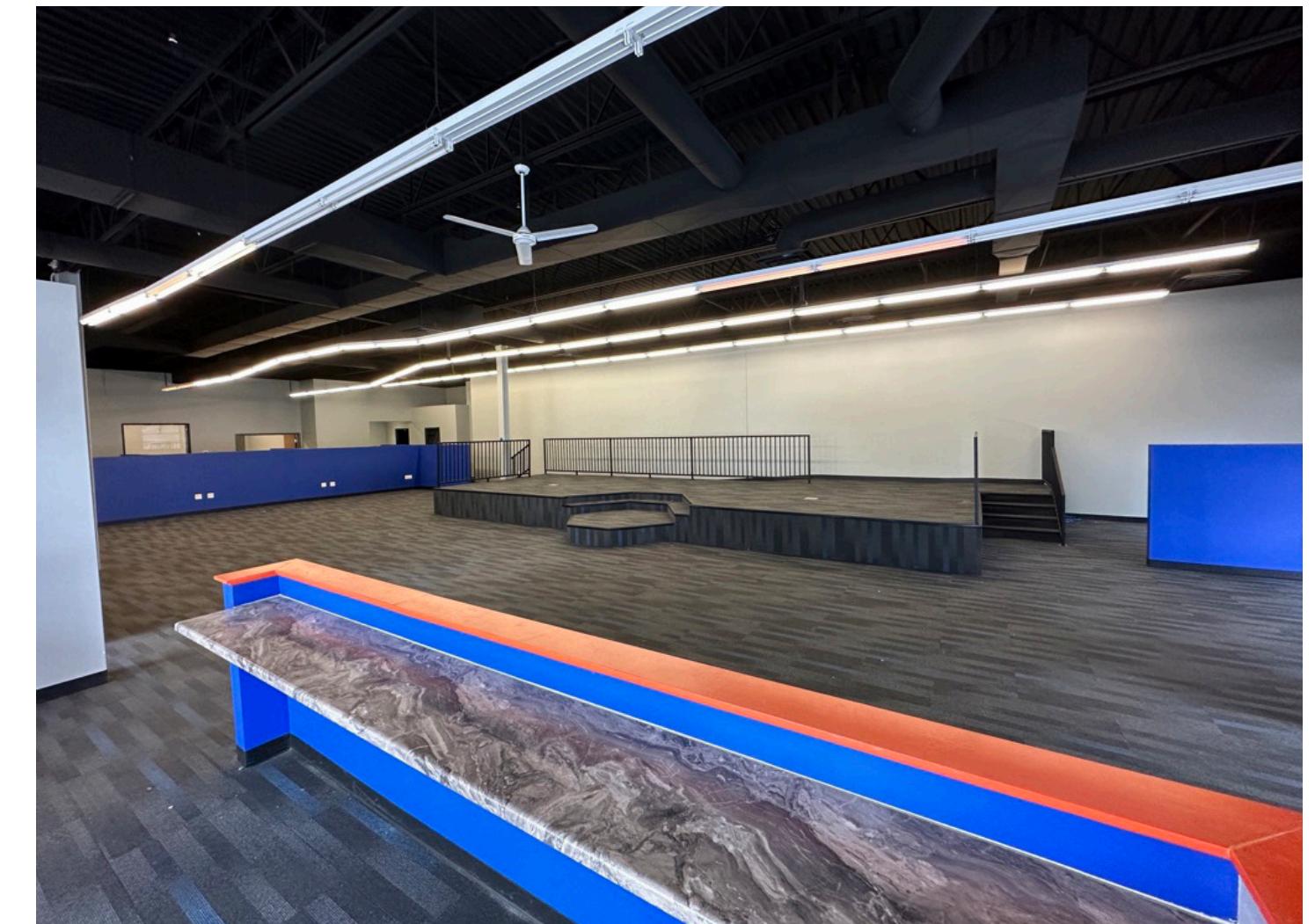
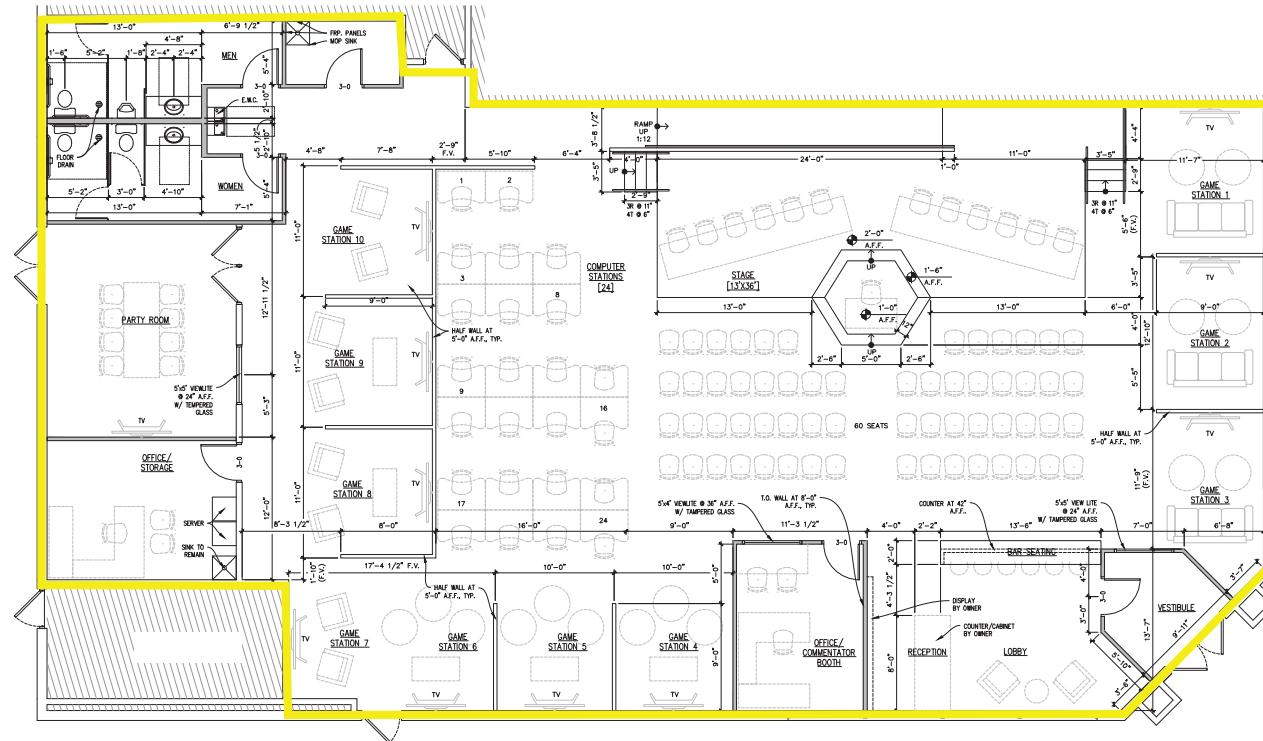
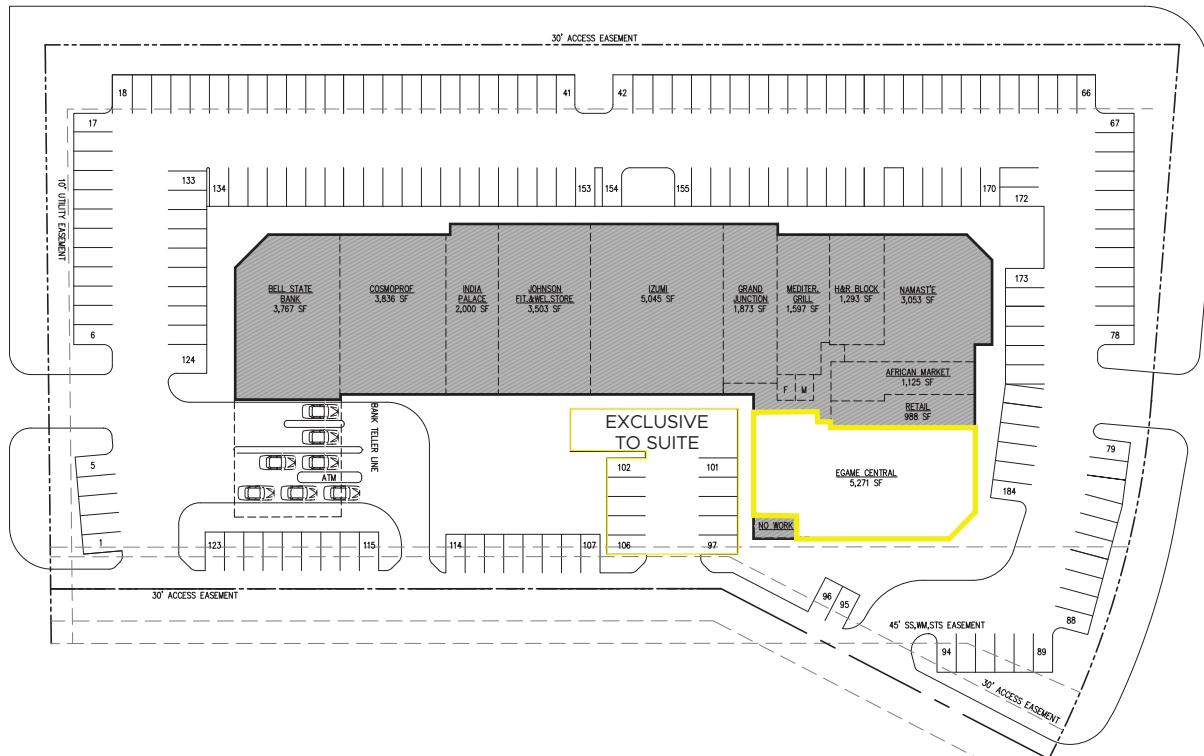
ABOUT THE AREA:

- Major retailers nearby
- Average annual daily traffic count of 21,480



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