

# URBAN PLAINS OFFICE

2632 47<sup>TH</sup> ST S, FARGO, ND 58103



FOR LEASE



BEAUTIFUL SOUTH FARGO OFFICE NEAR 45<sup>TH</sup> STREET

Space Available: 2,676 SF

Base Rent: \$14.00 PSF | CAM: \$6.50 PSF

**Paul Campbell | Andrew Hanson**

701.893.2826 | 701.239.5854

[paul.campbell@goldmark.com](mailto:paul.campbell@goldmark.com) | [andrew.hanson@goldmark.com](mailto:andrew.hanson@goldmark.com)

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

# URBAN PLAINS OFFICE

2632 47<sup>TH</sup> ST S, FARGO, ND 58103



## SPACE AVAILABLE

Suite 102 - 2,676 SF

## BASE RENT

\$14.00 PSF

## ESTIMATED CAM

\$6.50 PSF

## TENANT EXPENSES

Heat/Electricity  
Phone/Internet  
Janitorial

## NEIGHBORS

Wealth Forward  
Erickson Dental Technologies  
Element Realty  
Children's Montessori Center

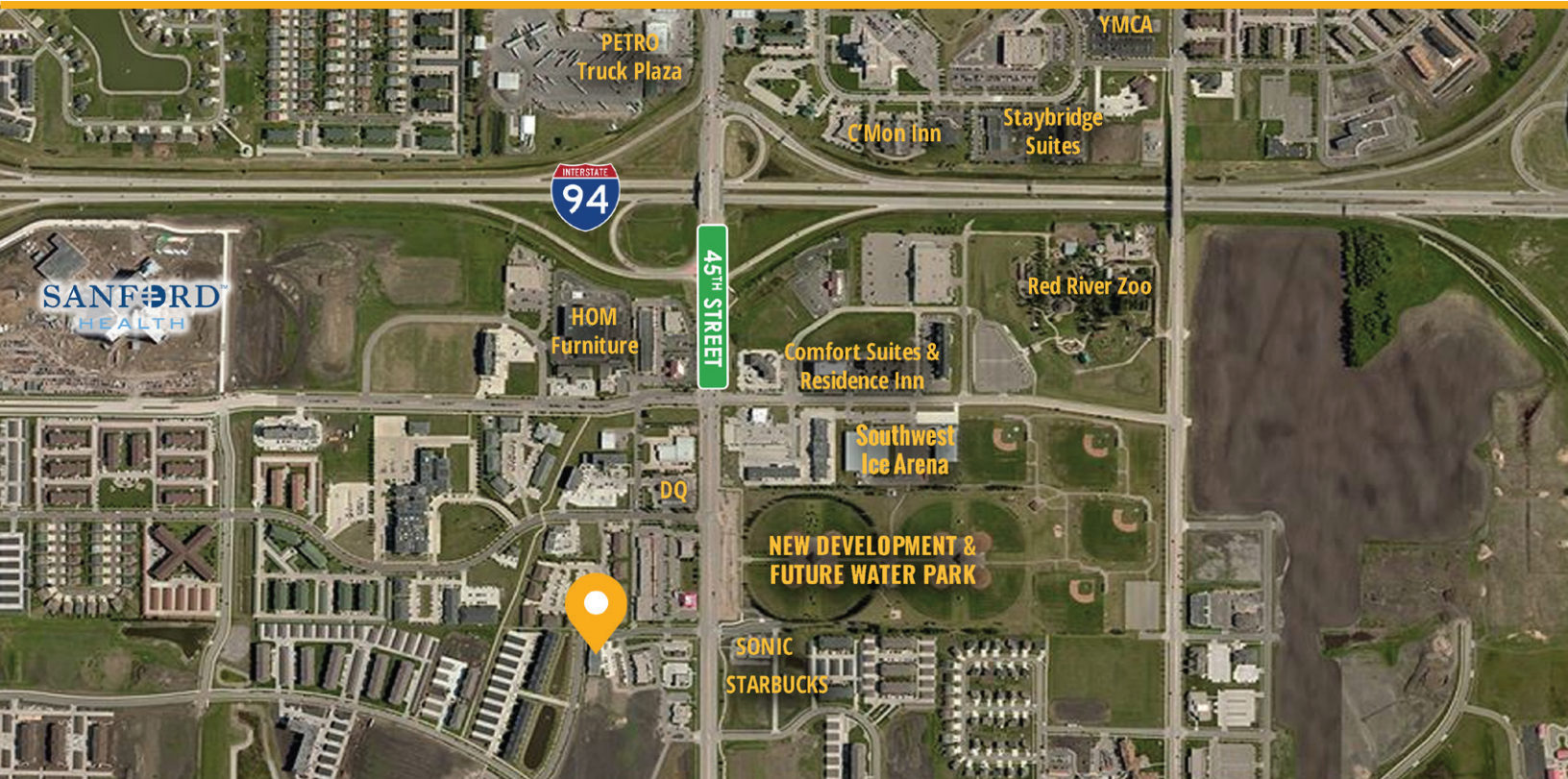
## PROPERTY DESCRIPTION:

Fantastic office space in the popular growing area of Urban Plains in South Fargo is now available!

This first floor space has front door parking, a private lobby entrance, four offices, two open areas to add more offices or cubicles and additional storage area.

Join other professional businesses in the building near Scheels Arena, Sanford Hospital, Brandt Hospitality and Starbucks!

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



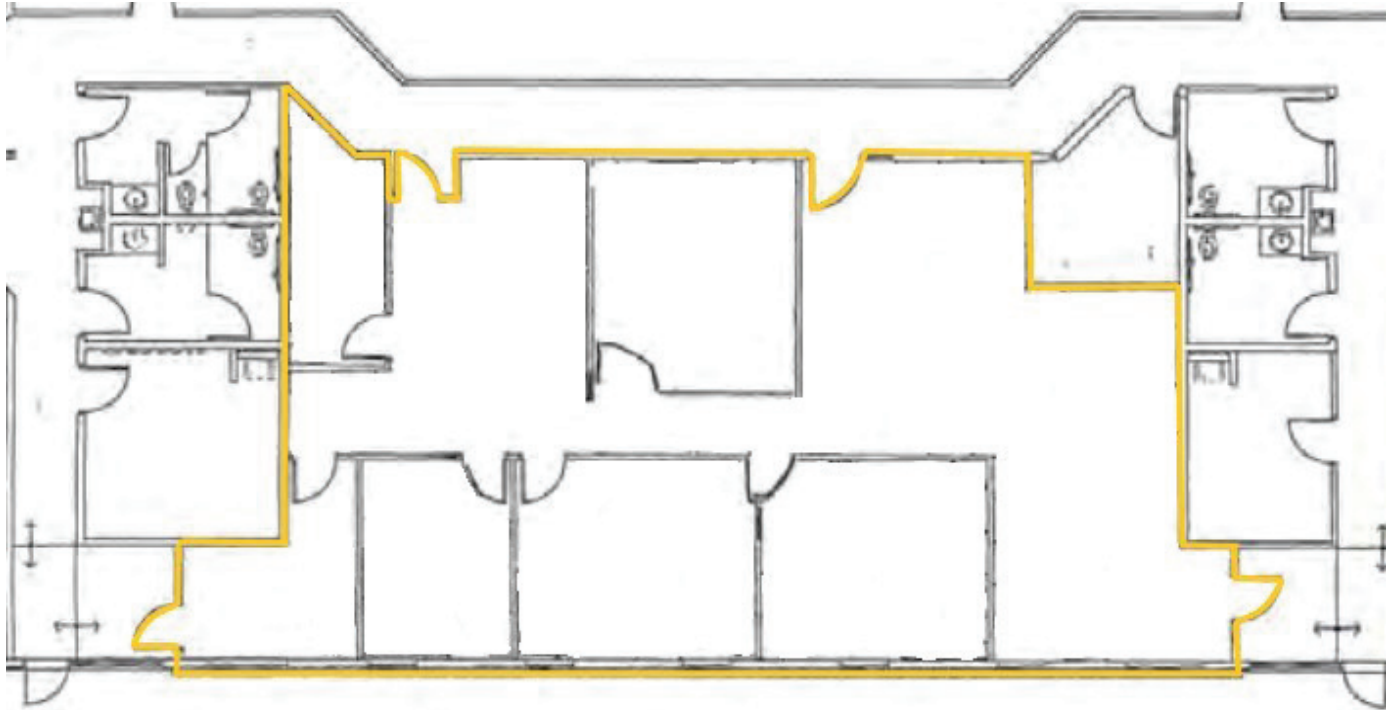


# URBAN PLAINS OFFICE

2632 47<sup>TH</sup> ST S, FARGO, ND 58103

**GOLDMARK**<sup>™</sup>  
COMMERCIAL REAL ESTATE INC

FLOORPLAN





# URBAN PLAINS OFFICE

2632 47<sup>TH</sup> ST S, FARGO, ND 58103



INTERIOR PHOTOS

