

MOORHEAD VISION PROPERTY

855 37TH AVE S, MOORHEAD MN 56560



FOR LEASE



BRAND NEW OFFICE/RETAIL SPACE AVAILABLE

Base Rent: \$19.50 PSF | Estimated CAM: \$2.50 PSF

Tenant Improvement Allowance: \$35.00 PSF

Space Available: 3,200 - 4,600 SF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SPACE AVAILABLE

3,200 - 4,600 SF

BASE RENT

\$19.50 PSF

ESTIMATED CAM

\$2.50 PSF

TIA

\$35.00 PSF

TENANT EXPENSES

Heat/AC/Electric
Phone/Internet
Janitorial

CAM INCLUDES

Taxes/Insurance
Water/Sewer/Garbage
Snow Removal/Lawn Care

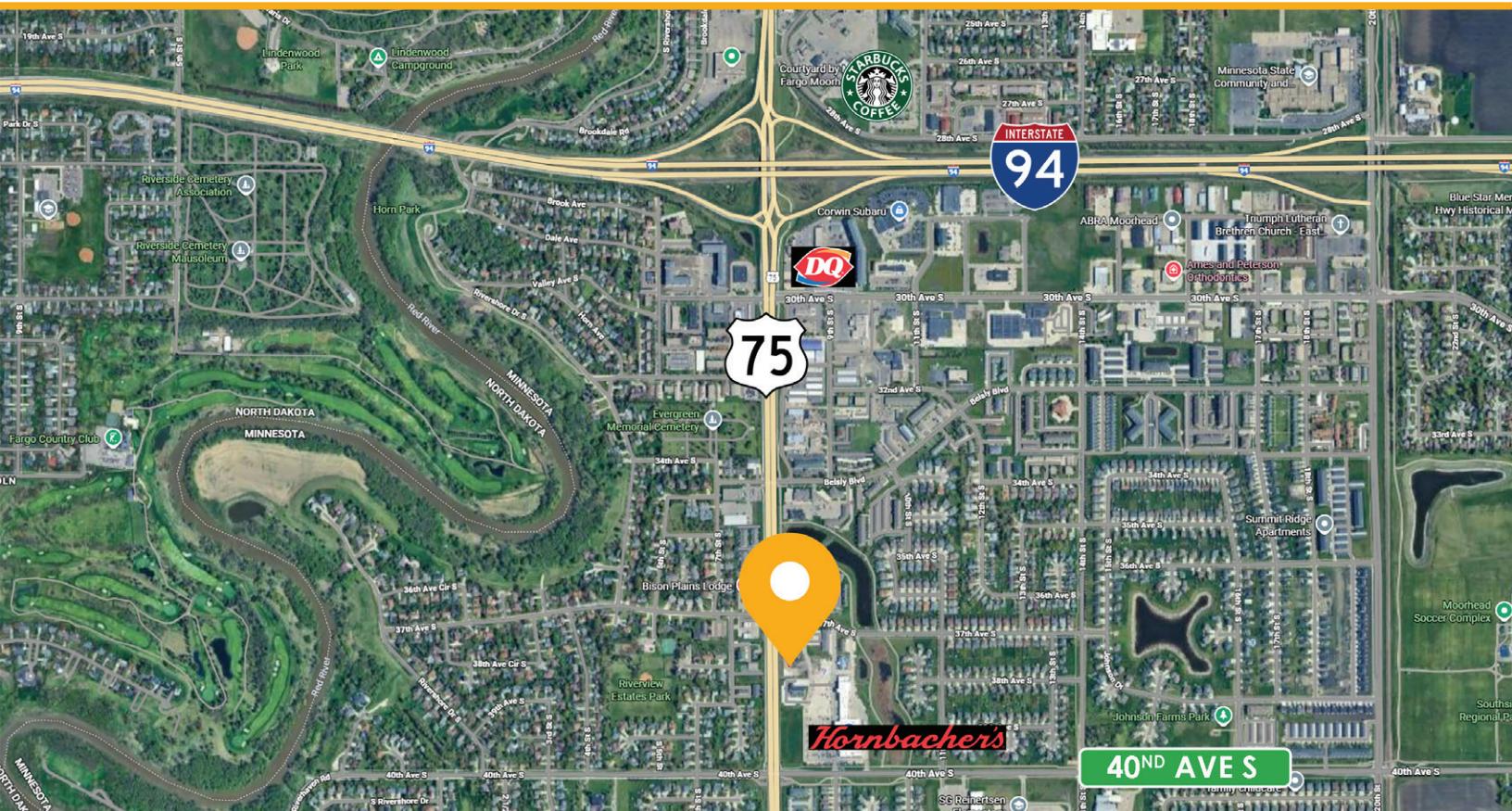
PROPERTY DESCRIPTION:

Position your business for success with this new and versatile retail/office space for lease, conveniently located just off Highway 75 in Moorhead, MN. Offering excellent visibility, easy access, and strong traffic counts, this modern space is ideal for retailers, professional services, medical users, and growing businesses seeking a high-exposure address. Large windows, flexible floor plans, and ample parking create a welcoming environment for customers and employees alike. Don't miss this opportunity to secure a standout location in one of Moorhead's most attractive commercial corridors—perfect for your next move or expansion.

HIGHLIGHTS:

- 2 spaces available: Approx. 4,600 SF and Approx. 3,200 SF (each may be demised)
- Multiple entryways and exits for flexibility of tenant needs
- Highly visible location on Hwy 75 in Moorhead
- Located directly in front of Azool Hornbacher's
- Traffic counts over 19,000 vehicles per day on Hwy 75

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.

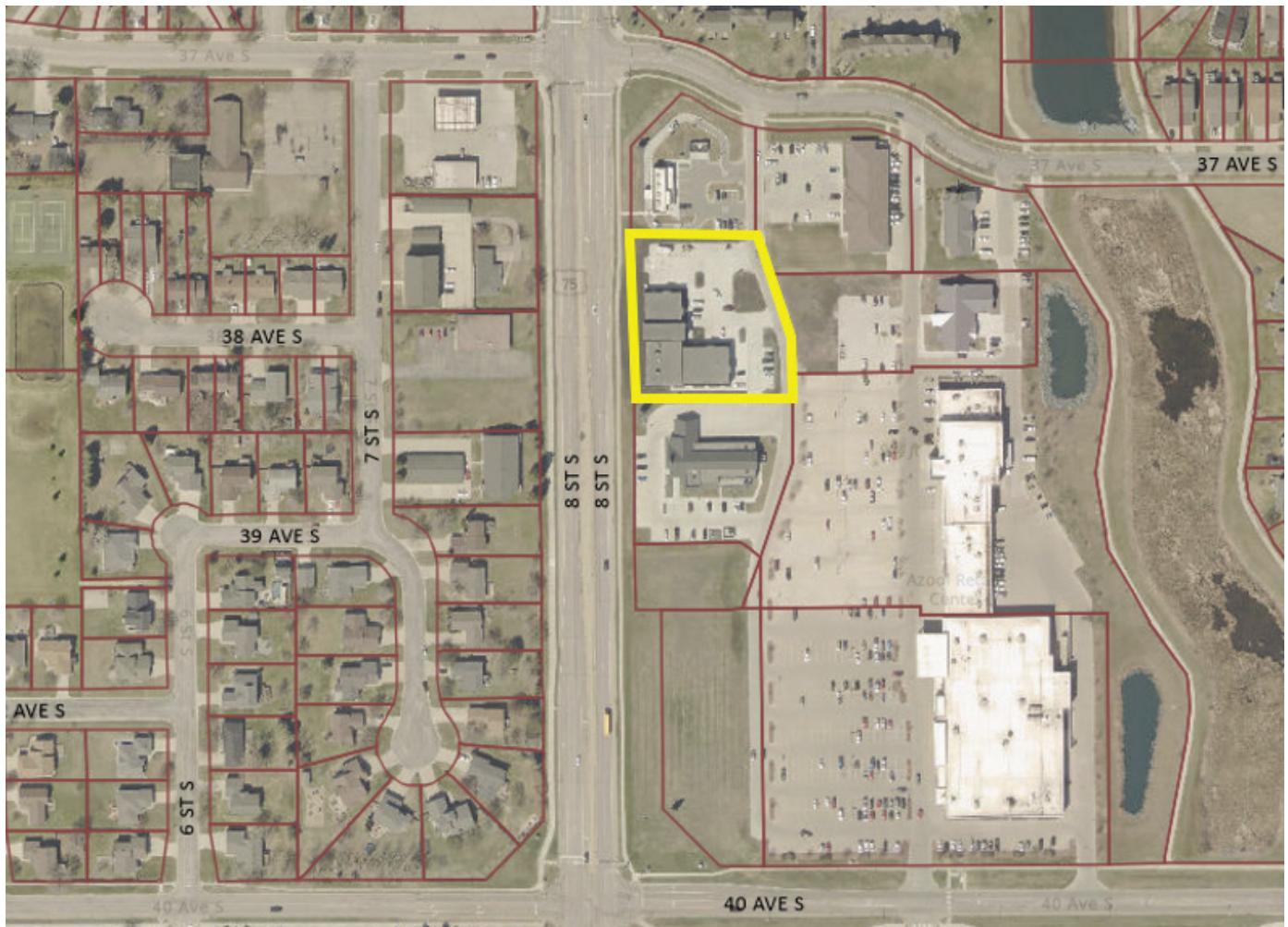


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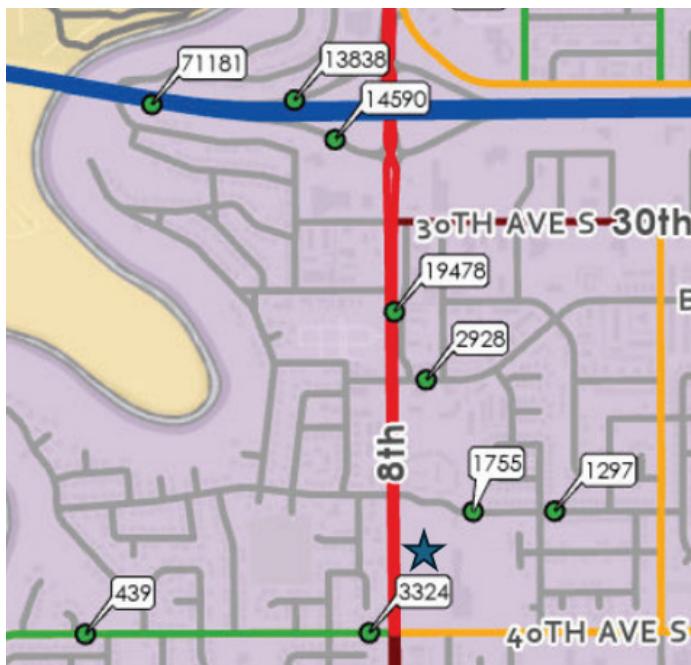
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COMMERCIAL REAL ESTATE INC

PARCEL VIEW



TRAFFIC COUNTS

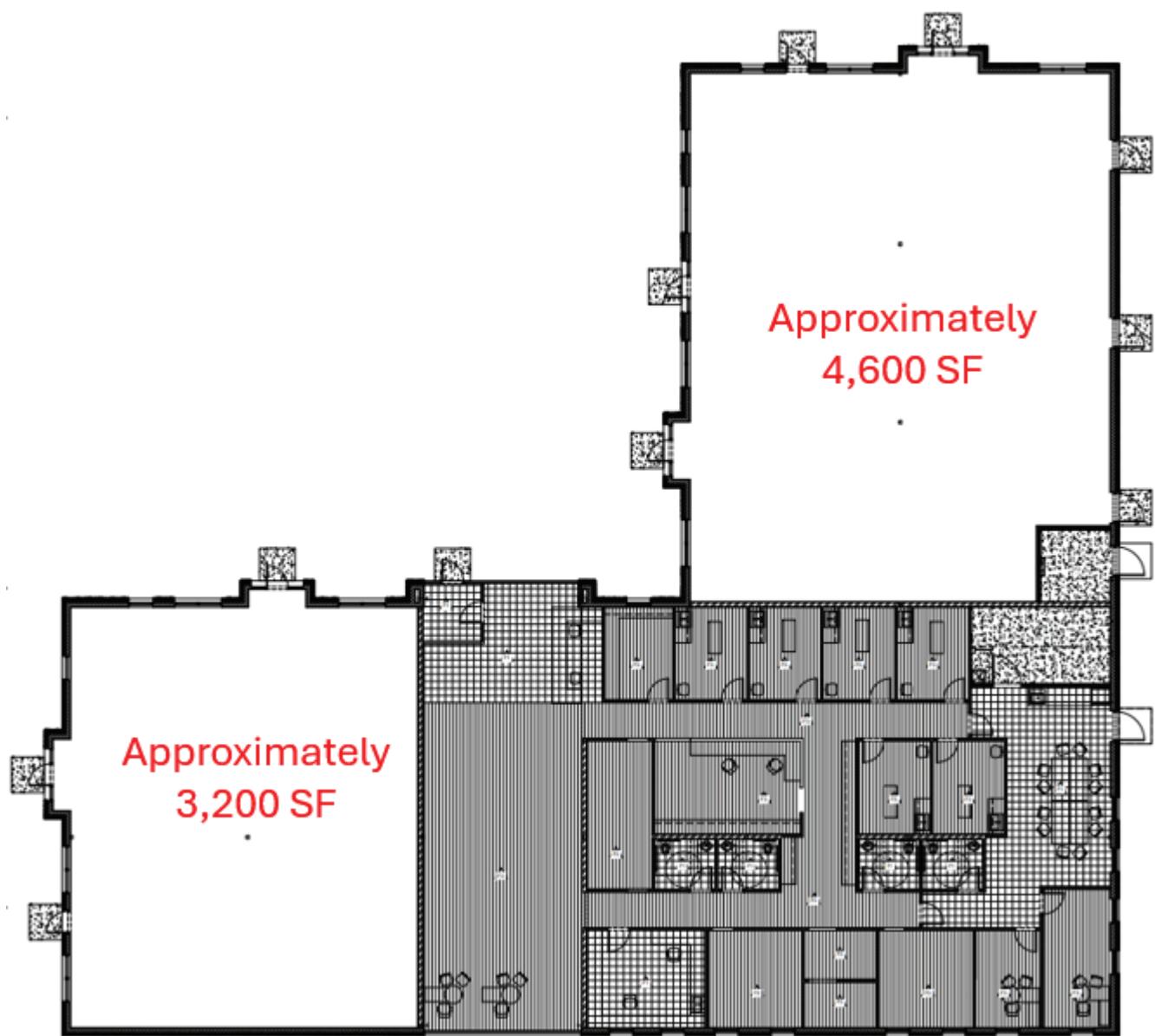


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 **GOLDMARK™**
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SITE PLAN



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POTENTIAL FLOORPLAN



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PHOTOS



4,600 SF



3,200 SF

