

# RIVER'S BEND MEDICAL CENTER

350 23rd Avenue East, West Fargo, ND 58078



## MEDICAL OFFICE SPACE FOR LEASE

River's Bend Medical Center is a Class A Medical Campus that will house multiple clinics and a second-floor Ambulatory Surgery Center (ASC).

It will be home to a network of physicians specializing in ear, nose and throat, orthopedics, ophthalmology, neurosurgery, plastic surgery, among other specialties.

**CONVENIENTLY LOCATED  
OFF I-94 AND VETERANS BLVD**



**FOR LEASE**

701-212-4144 | [corepropertygroup.com](http://corepropertygroup.com)

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## BUILDING AMENITIES

The building was thoughtfully curated to maximize visibility from I-94. Shared indoor and outdoor spaces include a grand entry, bistro, outdoor patio, and designated common spaces allowing visitors to choose where they want to relax.

## PRICING

Starting at \$20-\$24 PSF  
Estimated CAM at \$6.50\* PSF

## SPACE AVAILABLE

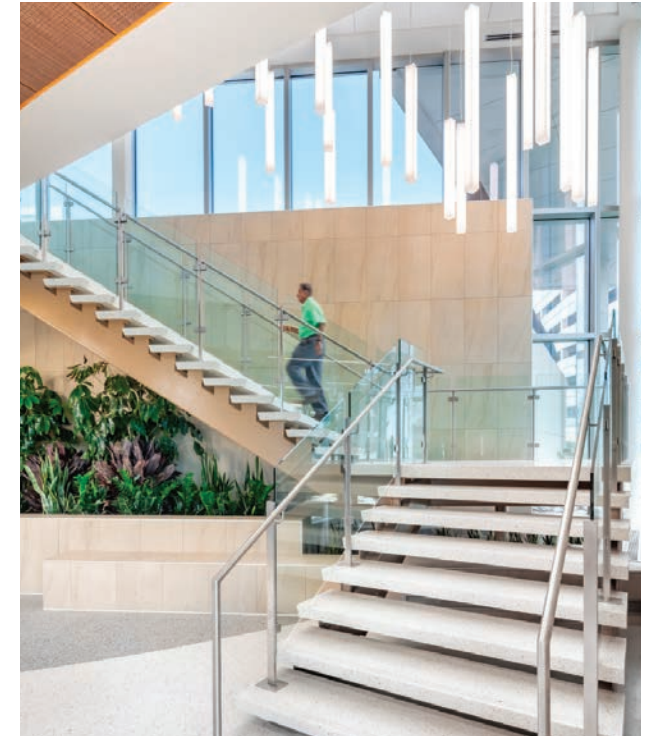
4,600 – 12,250 RSF

## TAX SAVINGS

\*Lower CAM PSF for  
First Five Years

## ZONING

C: Light Commercial District



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**ON-SITE MICRO MARKET & COFFEE BAR**



**CONFERENCE ROOM**

Equipped with Video Conference Systems



**CONVENIENT LOCATION**

Quick Access and Visibility to I-94



**FULLY CONTROLLED 24/7 ACCESS**



**PATIO SPACE**

For Use by All



**SHARED LOBBY**

Multiple Seating Areas Designed for Visitors



**BUILD-TO-SUIT TENANT INTERIORS**



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## FIRST LEVEL FLOOR PLAN

- Build-to-Suit Options Available
- Approximately 8,000 RSF Available
- First Floor - \$24 Per Square Foot



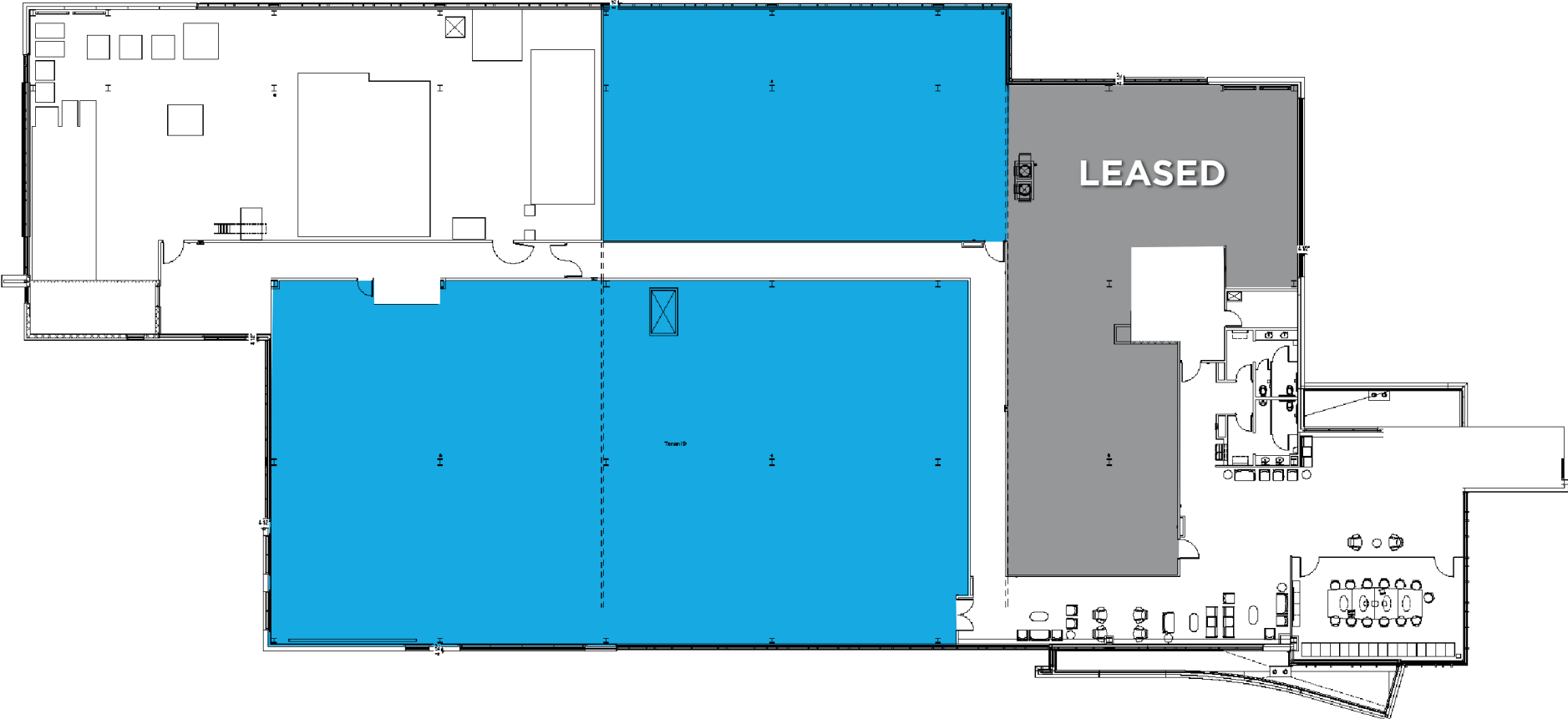
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## THIRD LEVEL FLOOR PLAN

- Build-to-Suit Options Available
- Approximately 4,600 - 12,250 RSF Available
- Third Floor - \$20 Per Square Foot



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## NEIGHBORING BUSINESSES

- Bobcat
- Titan Machinery
- Duluth Trading Company
- Costco Wholesale
- High Point Networks
- Sanford Medical Center
- Courtyard by Marriott Fargo
- Caribou Coffee
- And So Much More!



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WITH OVER 25 YEARS OF COMBINED EXPERIENCE,  
COMMERCIAL REAL ESTATE IS WHAT WE DO



**JOHN LILLESTOL**

701-212-4117

[john@corepropertygroup.com](mailto:john@corepropertygroup.com)