

Office Space For Sub-Lease

644 E Beaton Drive, West Fargo, ND 58078

MLS #26-117 & #26-118



Property Description:

Corporate office space available at 644 E Beaton Drive, offering two well-appointed suites that can be leased individually or combined to accommodate a larger user. Suite options include 3,167 SF, fully furnished for approximately 15 desks plus a conference room, and 5,106 SF, furnished for up to 42 desks, providing immediate plug-and-play functionality. Tenants also enjoy access to multiple shared conference rooms and large training rooms, ideal for meetings, collaboration, and company events. The property features excellent interstate visibility with 40,000+ vehicles per day, making it an ideal location for corporate, professional, or regional office users seeking strong exposure.

Building Size: 30,540 SF

Rentable SF: Suite D: 3,167 SF
Suite E: 5,106 SF

Lease Rate: \$14.00 PSF

Estimated CAM: \$6.00 PSF



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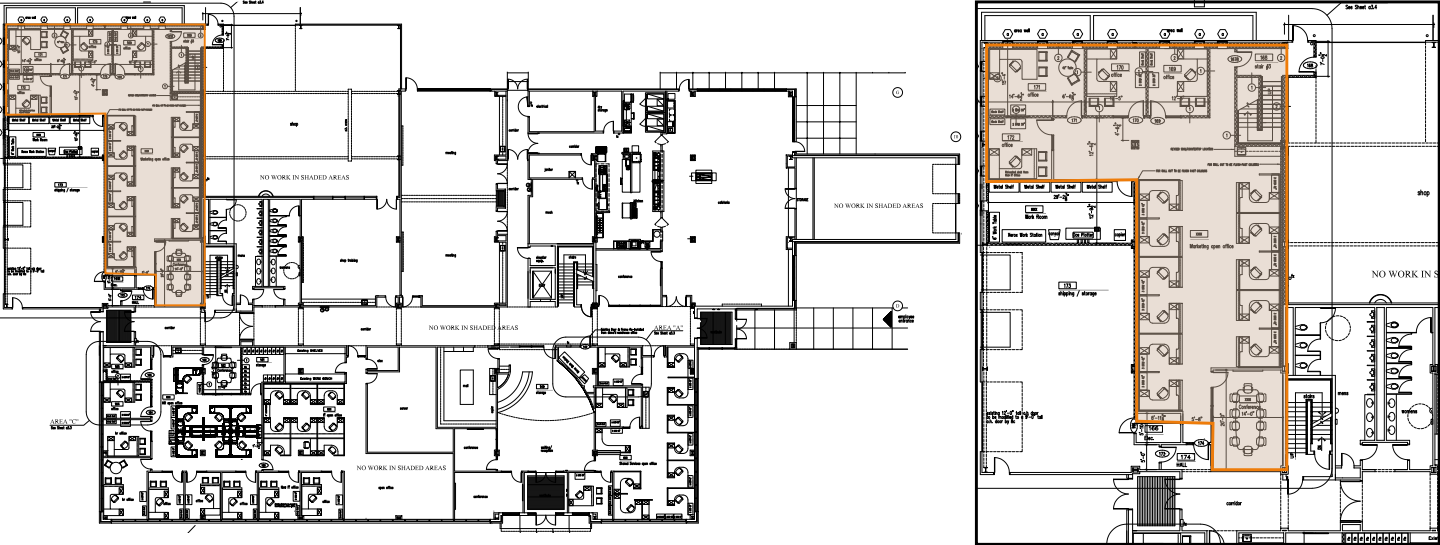
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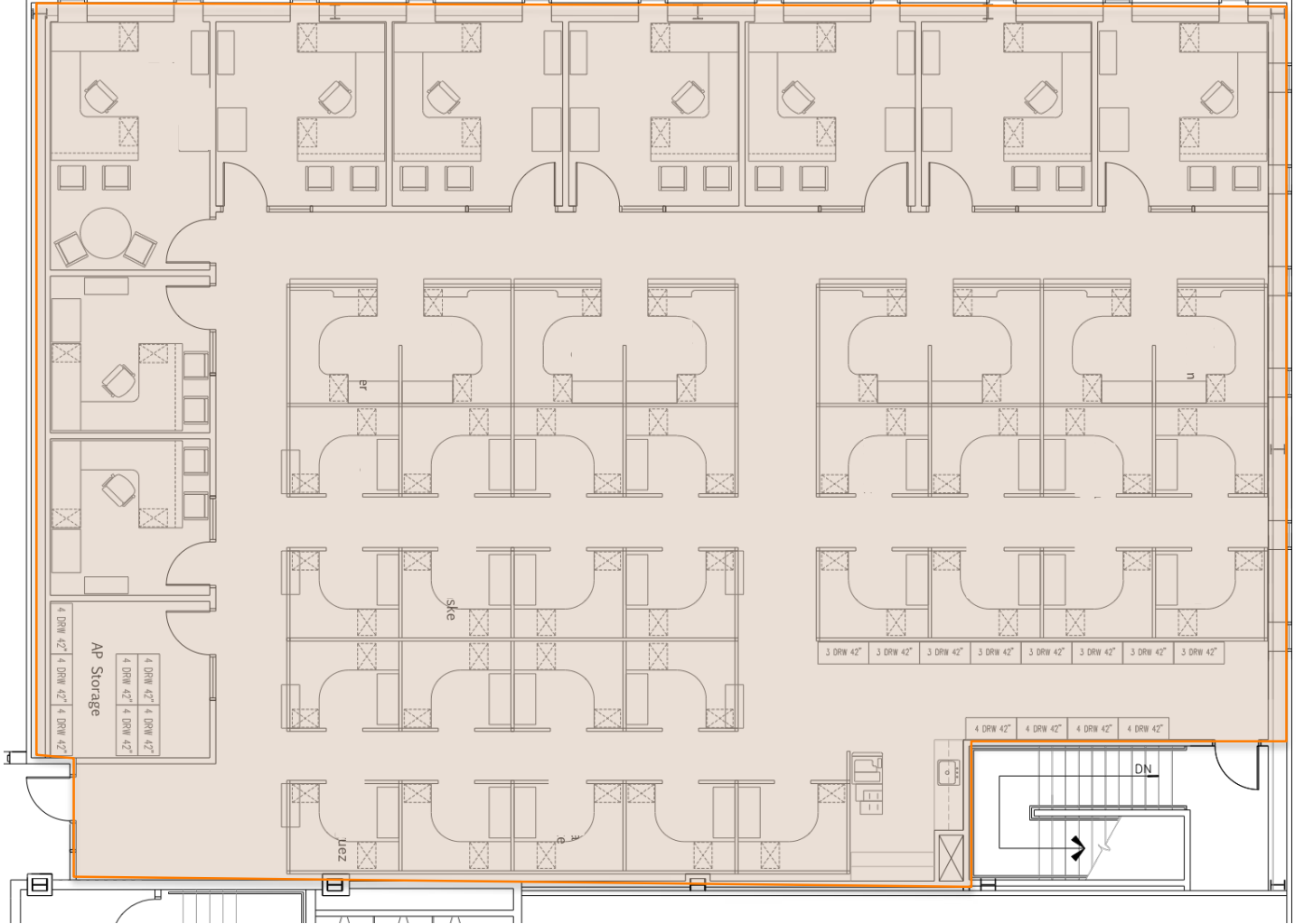
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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

FLOOR PLAN SUITE D:15 DESKS AND A CONFERENCE ROOM3,167 SF



FLOOR PLAN SUITE E:9 OFFICES, 33 CUBICLES5,106 SF



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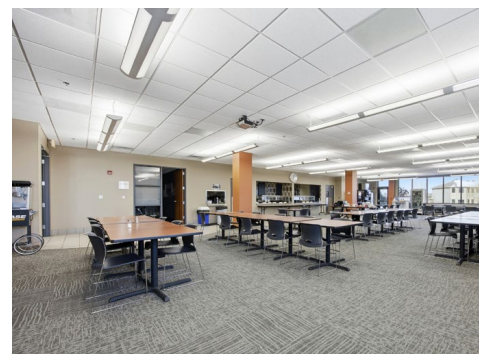
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Common areas including use of several conference rooms, the cafeteria and lobby.



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