

RETAIL AND OFFICE SPACE FOR LEASE
1005 MAIN ST. S, WATFORD, ND 58854



WATFORD CENTER COMMERCIAL OFFICE & RETAIL SPACE



EXECUTIVE SUMMARY

Retail And Office Space For Lease

Watford Center | 1005 MAIN ST. S, WATFORD, ND 58854



OFFERING SUMMARY

Building Size:	34,000 SF
Lease Price:	18.00 SF + NNN
Available SF:	906 - 2,895 SF
Year Built:	2014

PROPERTY OVERVIEW

Watford Center is a commercial building designed to meet the need for high quality, high visibility retail and office space in Watford City, ND. It has been built as a Class A, two-story building. This property combines high visibility and convenient location which makes it a great place to do business.

PROPERTY HIGHLIGHTS

- Elevator in building
- Fully ADA accessible
- Individual access to each business and access to common areas
- Public bathrooms available for tenants and customers of tenants, no need to put in your build out
- Available square footage may be broken down into sections fitting the tenant's needs while available
- Amidst established communities with exceptional schools, healthcare, shopping, dining, and recreation

Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

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LEASE SPACES

Retail Property For Lease

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	906 - 2,895 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2nd Floor	Available	2,895 SF	Gross	Negotiable
first floor	Available	906 SF	Gross	Negotiable
first floor	Available	1,222 SF	Gross	Negotiable

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ADDITIONAL
PHOTOS



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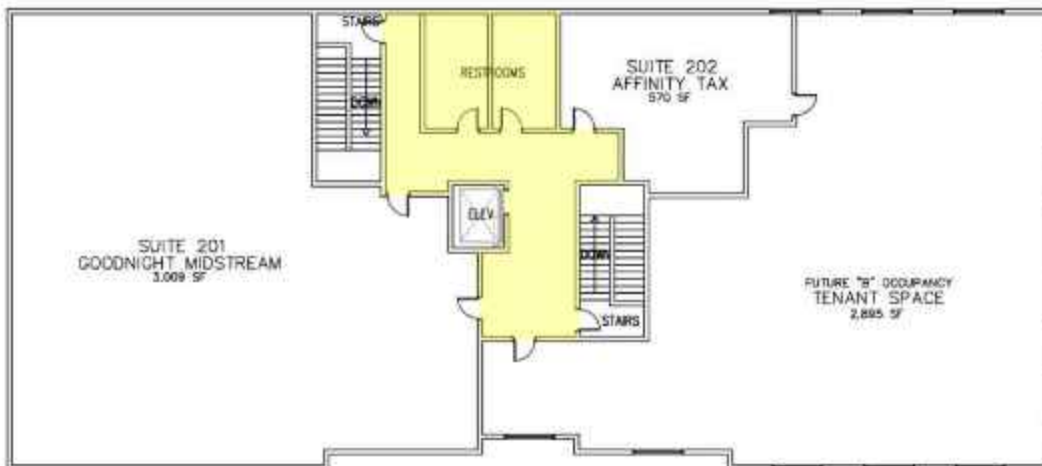
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ADDITIONAL PHOTOS



FIRST FLOOR PLAN
1/8" = 1'-0"



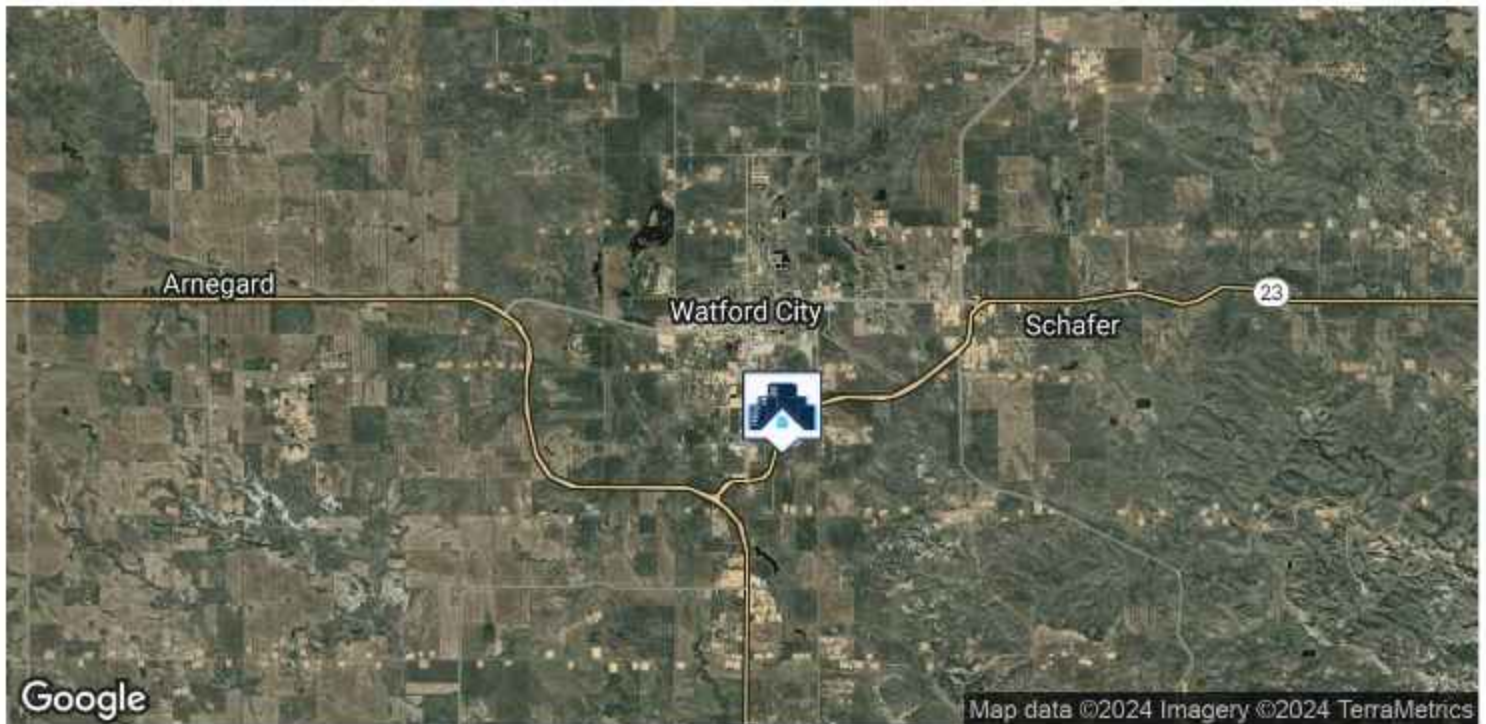
SECOND FLOOR PLAN
1/8" = 1'-0"

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LOCATION MAP



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AERIAL MAP

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RETAILER MAP



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AGENT BIO

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ERIK PETERSON

Owner/Broker

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PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

EDUCATION

North Dakota Real Estate Broker Class-License #9328

Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900

BA Business Administration (Magna Cum Laude)- Eastern Oregon University-3.89 GPA

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

Proven Realty brokered by eXp Realty

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