

VETERANS BLVD CLASS A OFFICE

5651 38TH AVE S, FARGO, ND 58104



FOR LEASE



AMAZING CLASS A OFFICE SPACE ON VETERANS BLVD

Space Available: 6,504-13,941 SF

Base Rent: \$24.00 PSF

CAM: \$7.00 PSF

Tenant Expenses: Janitorial, Phone/Internet

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SPACE AVAILABLE

North Side: 6,504 SF
South Side: 7,437 SF
Total: 13,941 SF

BASE RENT

\$24.00 PSF

CAM ESTIMATE

\$7.00 PSF

TIA

Negotiable

TENANT EXPENSES

Phone/Internet
Janitorial

CAM EXPENSES

Electricity
Heat/Air/Gas
Taxes/Specials
Insurance
Snow/Lawn
Sewer/Water/Garbage

PROPERTY DESCRIPTION:

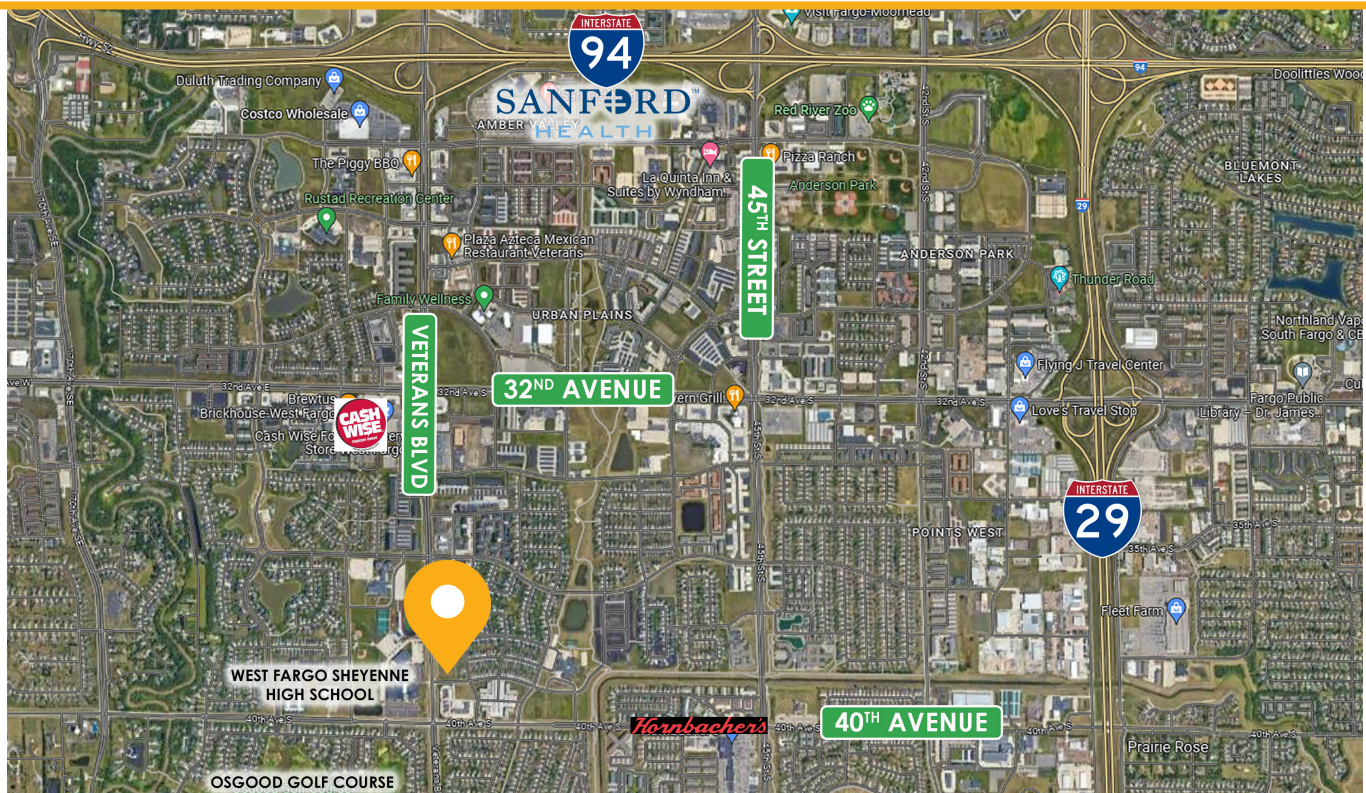
Now leasing this new construction, Class A office space in the beautiful new Bank Forward Corporate/Administrative Office building on Veterans Boulevard in South Fargo!

Ideally located just north of 40th Ave S, this nearly 14,000 SF office space provides direct 1st floor access and can be demised for 1-2 tenants. With soaring floor-to-ceiling windows and spacious 14' open ceilings, the space can accommodate a flexible office plan including multiple offices, conference rooms and open spaces. The property also features great signage options on the large boulevard pylon sign, with ample parking around the building. Perfect for businesses looking for a professional image in a Class A building.

NEIGHBORING BUSINESSES:

- Bank Forward
- West Fargo Sheyenne High School
- Sanford Health clinic
- Scooter's Coffee
- Holiday Convenience Center
- Osgood Golf Course

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.

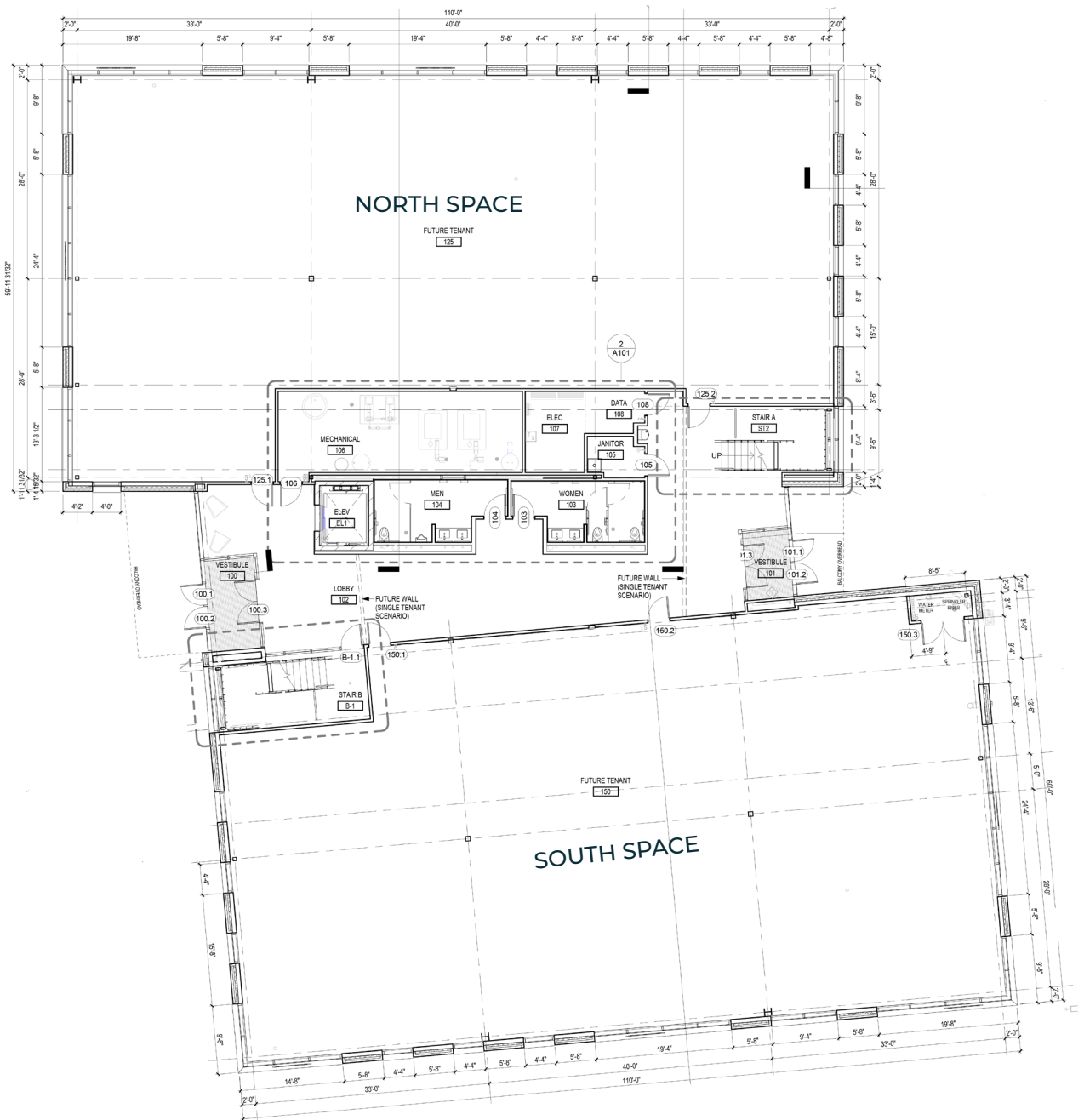


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5651 38TH AVE S, FARGO, ND 58104

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FLOORPLAN



PROPERTY FEATURES:

- Excellent South Fargo location on Veterans Boulevard near 40th Ave S
- Beautiful, architecturally designed building
- 1st floor space with floor-to-ceiling windows and 14' ceilings
- Ample parking
- Signage options

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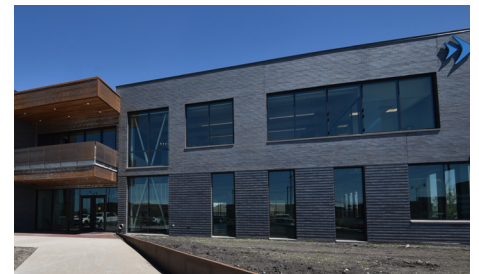
GOLDMARKTM
COMMERCIAL REAL ESTATE INC



NORTH SPACE



SOUTH SPACE



NORTH SIDE

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GOLDMARK™
COMMERCIAL REAL ESTATE INC



*Interior renderings of 2nd floor finishes, for reference only

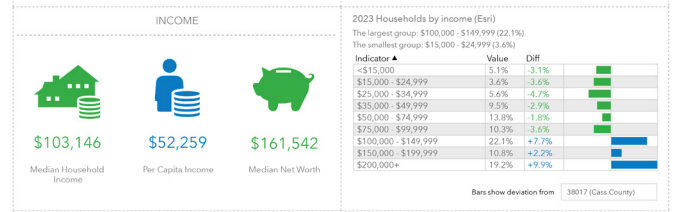
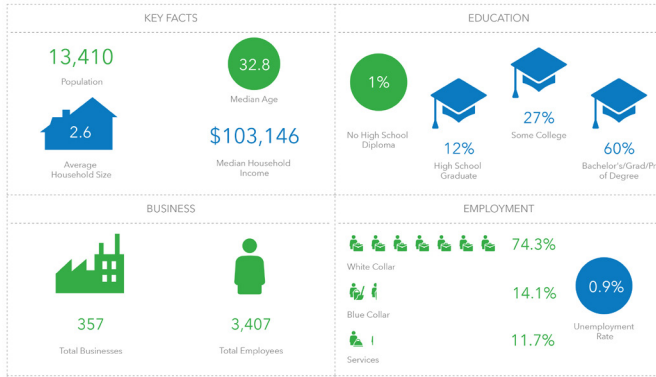


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5651 38TH AVE S, FARGO, ND 58104

Key Facts

5651 38th Ave S, Fargo, North Dakota, 58104
Ring of 1 mile



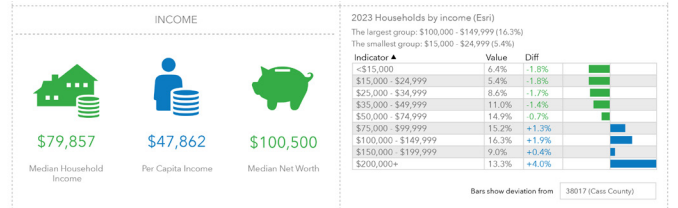
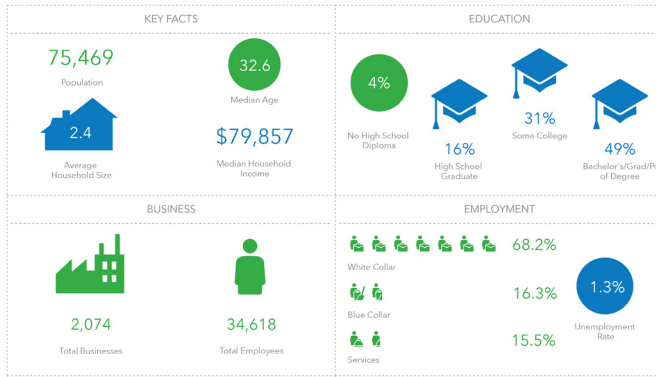
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1-MILE

Key Facts

5651 38th Ave S, Fargo, North Dakota, 58104
Ring of 3 miles



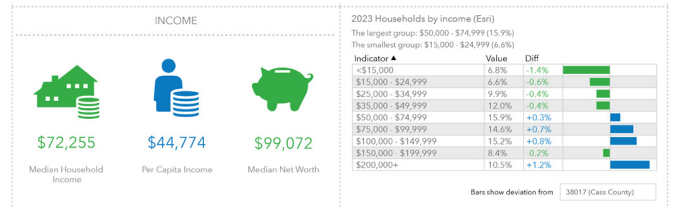
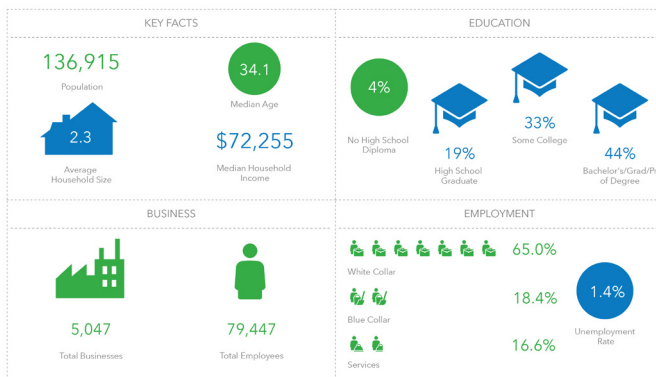
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3-MILE

Key Facts

5651 38th Ave S, Fargo, North Dakota, 58104
Ring of 5 miles



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5-MILES