

SOUTH CREEK CENTER

2511/2553/2603 KIRSTEN LANE S, FARGO, ND 58104

GOLDMARK™
COMMERCIAL REAL ESTATE INC



EXCELLENT RETAIL SPACES ON CORNER OF 32ND AVE & 25TH ST

SPACE AVAILABLE: 1,271 - 4,045 SF

BASE RENT: \$18.00 - \$24.00 PSF

CAM: \$6.50 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SPACE AVAILABLE

(2511) Suite 102 - 1,288 SF
Suite 103 - 1,271 SF

(2553) Suite 201 - 2,610 SF
Suite 202 - 1,435 SF

(2603) Suite 103 - 1,335 SF

BASE RENT

(2553) Suite 201 - \$24.00 PSF
All other suites - \$18.00 PSF

CAM

\$6.50 PSF

TENANT EXPENSES

Utilities

TRAFFIC COUNTS

20,125 cars per day

PROPERTY DESCRIPTION:

This prime, ready to lease retail space is conveniently located in the established and high visibility South Creek Center at the corner of 32nd Ave S and 25th St. This area has high traffic counts (20,125 cars per day) and is easily accessible from both the east and west entry points. Call today to move in to your new retail space!

South Creek Businesses:

- Starbucks
- Casa Mexico
- Verizon
- Elite 12 Fitness
- GP's Greek Kitchen
- Noodle's & Co.
- Power Plate Meals
- The Uniform Unit

Area Businesses:

- Chipotle
- Family Fare
- Subway
- Culvers
- Essentia Health
- Sanford Health
- Chase Bank
- U.S. Bank

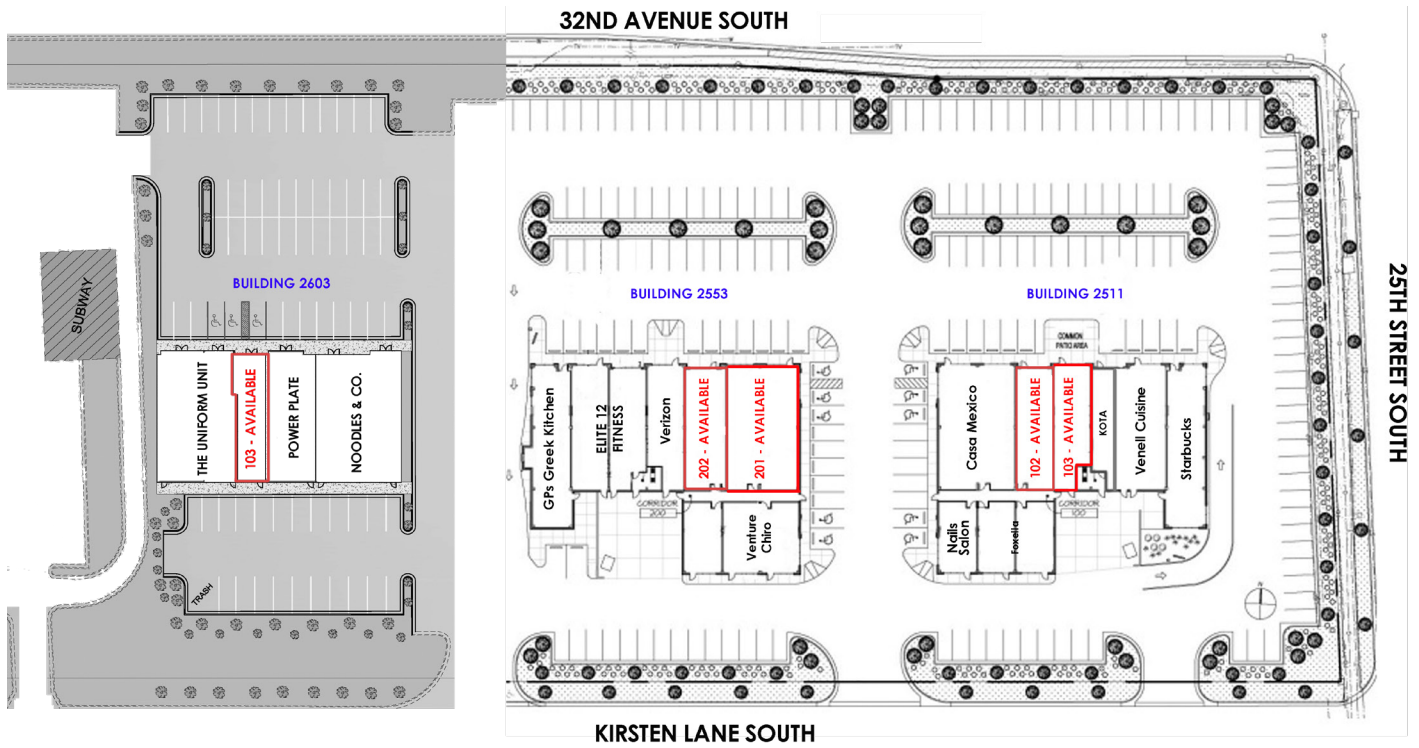
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SITE PLAN

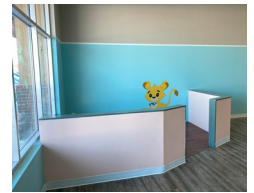
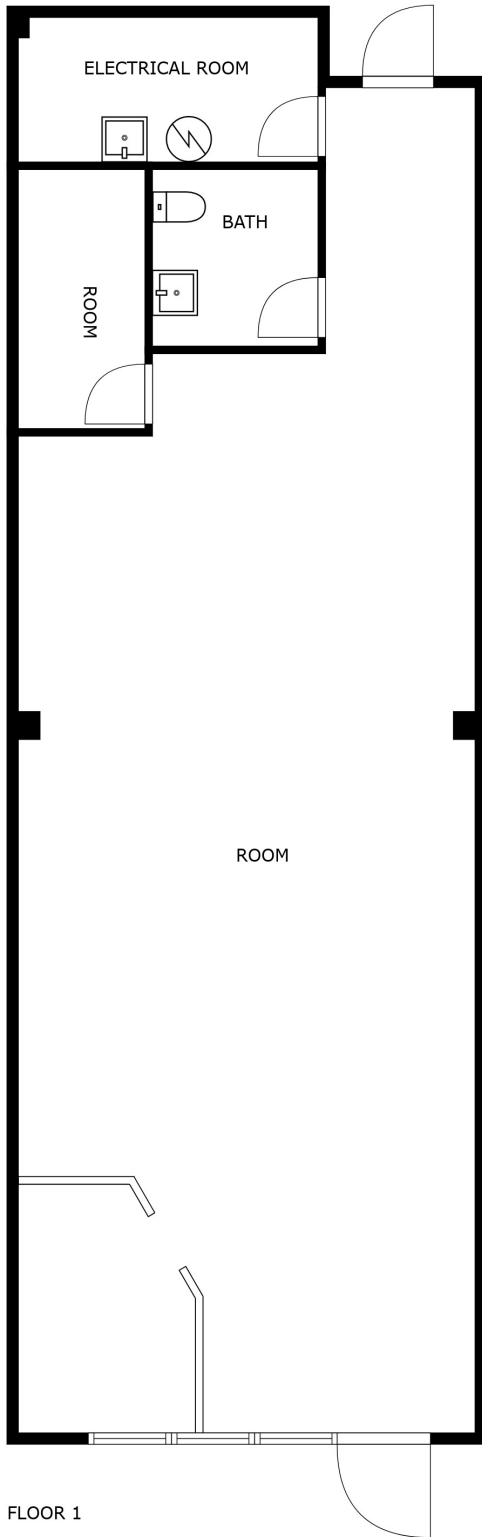


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2511 - SUITE 102



- 1,288 SF
- Former children's salon space
- Sink/plumbing in space
- Private restrooms

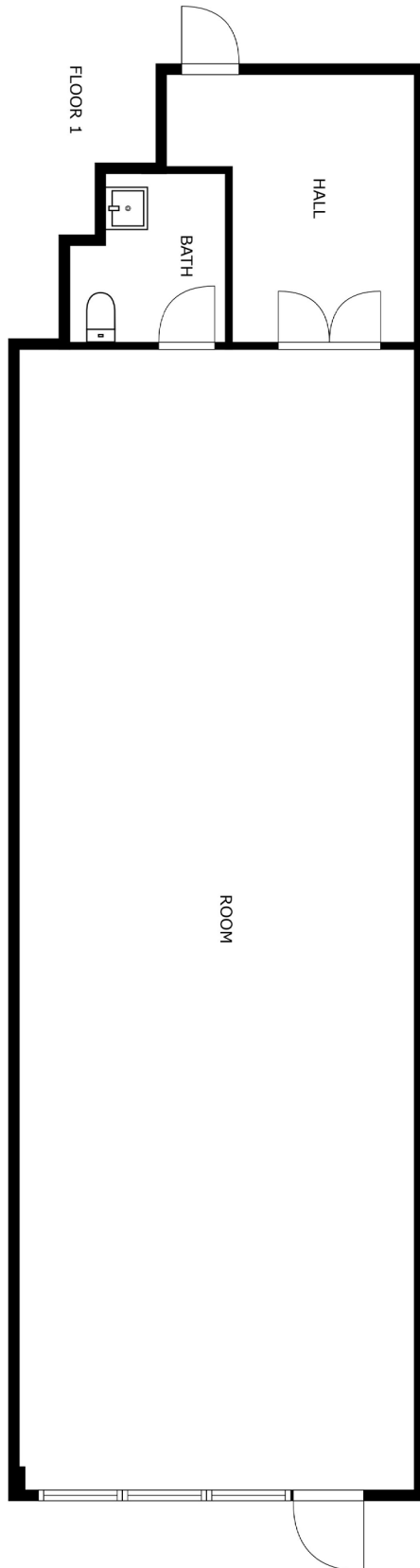


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2511 - SUITE 103



- 1,271 SF
- Open retail space
- Private restroom

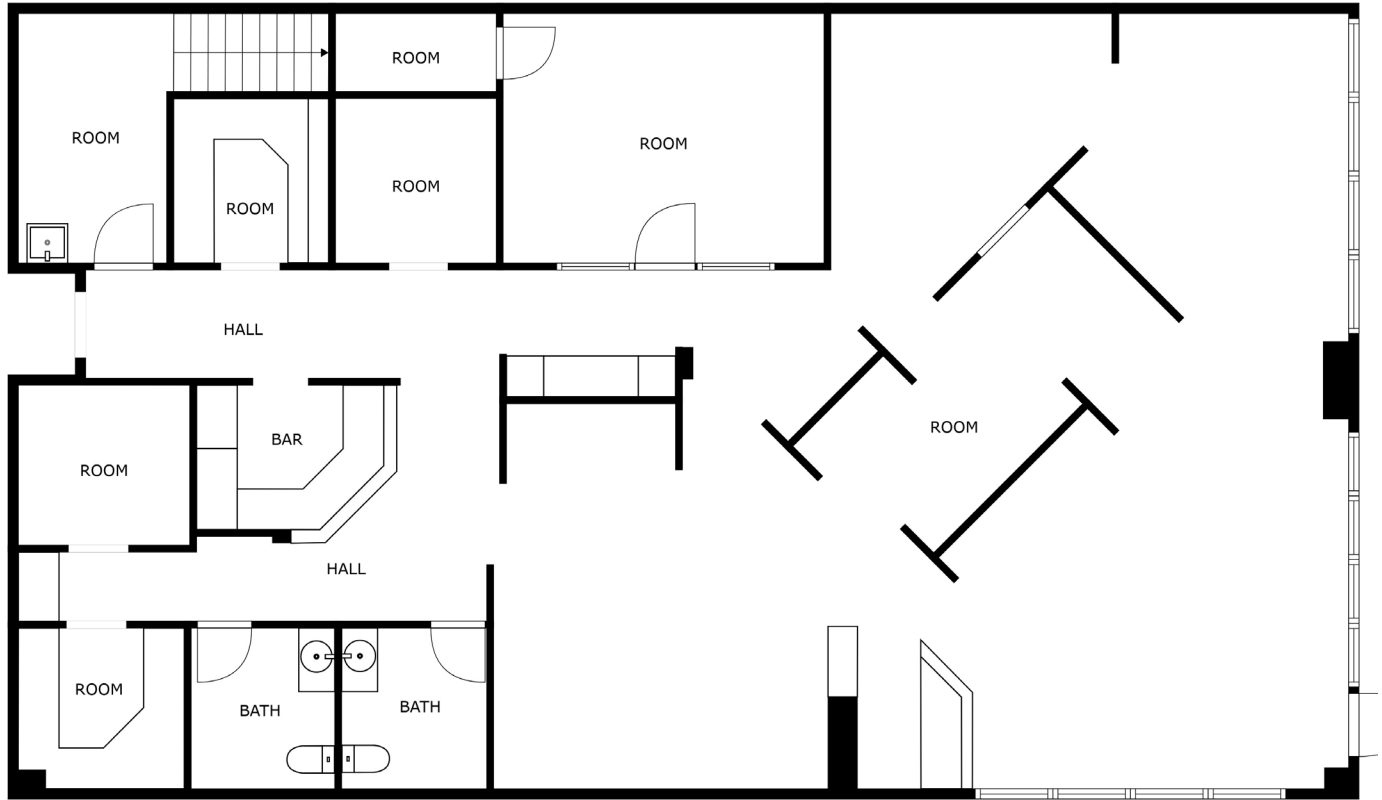


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2553 - SUITE 201



- 2,610 SF
- Former Showplace Kitchen space
- End cap space
- Showroom area
- Kitchenette
- Private restrooms
- Loft area for storage



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2553 - SUITE 202



- 1,435 SF
- Former optical store and clinic
- Showroom area
- Reception desk
- Multiple sinks
- Private restroom



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2603 - SUITE 103



- 1,335 SF
- Current retail store