

DEMERS AVE OFFICE PARK

607/621-625 DEMERS AVE, EAST GRAND FORKS, MN, 56721

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE



OFFICE SPACE FOR LEASE IN MEDICAL OFFICE PARK

Space Available: 719 - 6,509 SF
Rate: \$15.50 PSF

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www.goldmarkcommercial.com

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SPACE AVAILABLE

1st Floor: 719 SF
1st Floor: 3,940 SF
1st Floor: 6,509 SF
2nd Floor: 3,670 SF
(Spaces Can Be Combined)

BASE RENT

\$15.50 PSF

ESTIMATED CAM

\$6.00 PSF

TENANT EXPENSES

Taxes/Specials
Insurance
Utilities
Janitorial
Maintenance

NEIGHBORS

Altru
Sanford
East Grand Forks City Hall
DeMers Dental

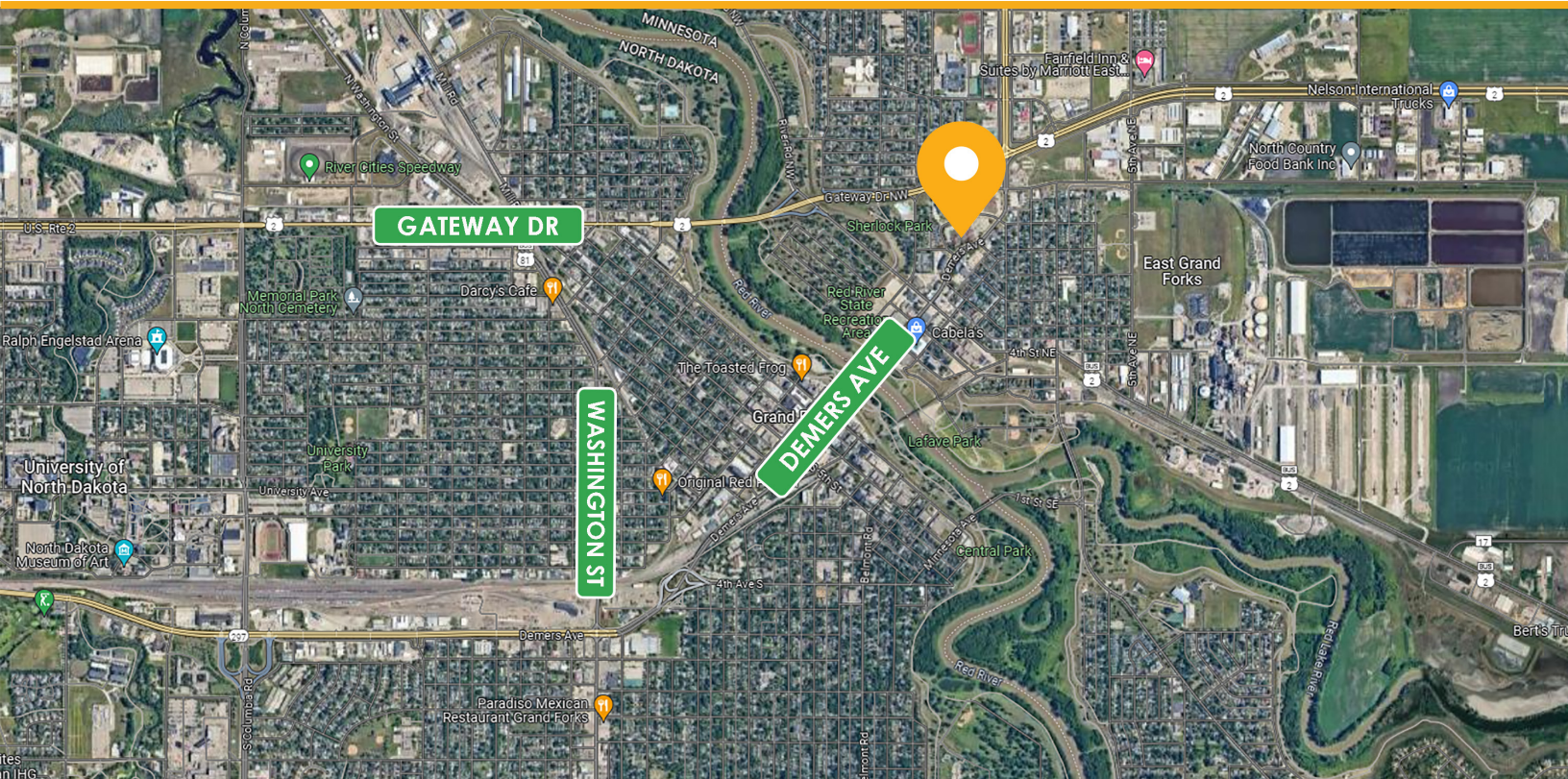
PROPERTY DESCRIPTION:

Great professional office and medical/flex spaces are available on Demers Avenue in East Grand Forks!

Located across the street from City Hall, this building boasts some of the highest traffic counts in the city and adequate parking. Spaces include first and second floor options, open areas, offices, private restrooms, and a lounge/kitchenette area.

Spaces can be combined for flexibility and tenant improvement allowances are negotiable. Join Sanford Health and Altru Health for the perfect new home for your business!

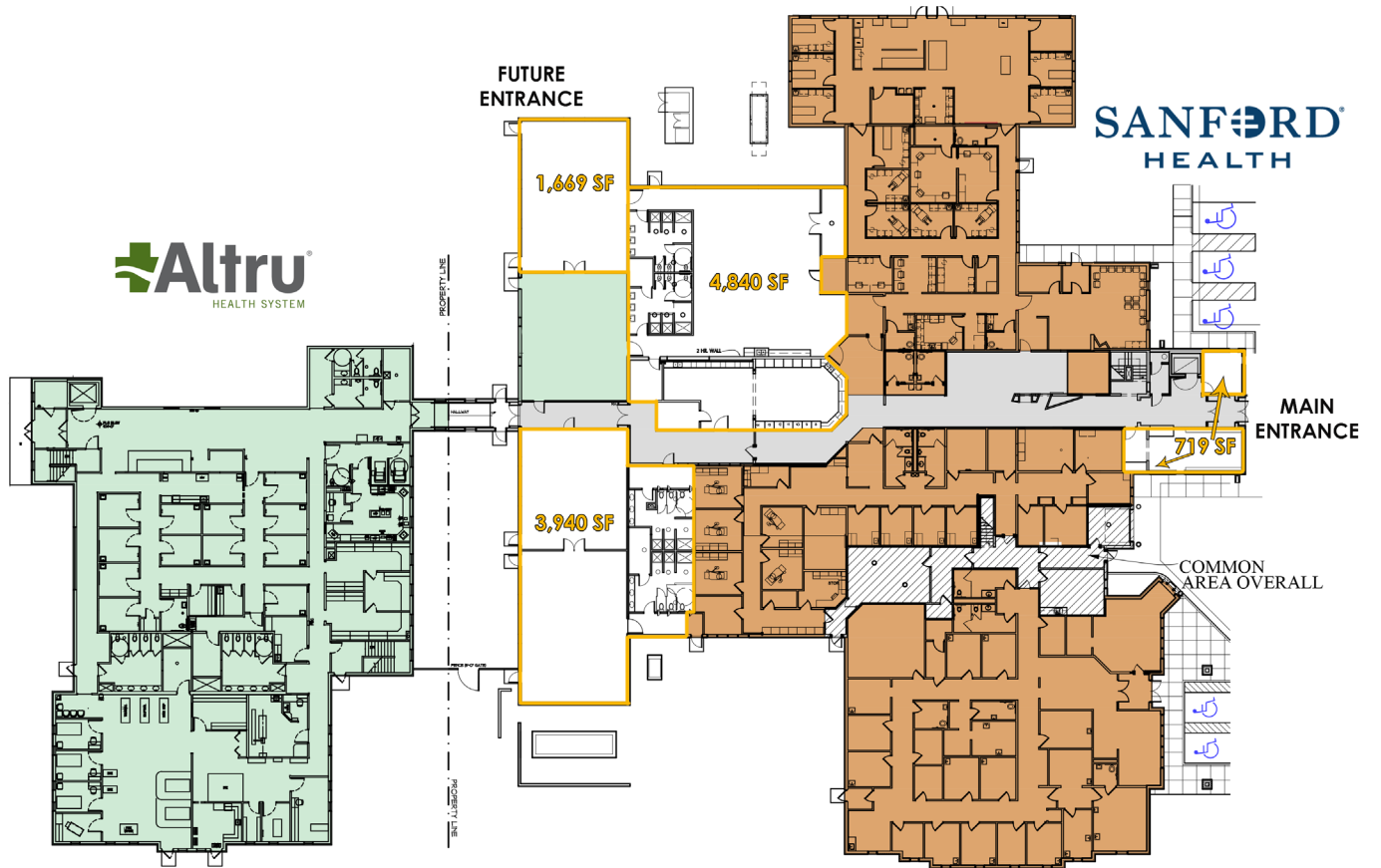
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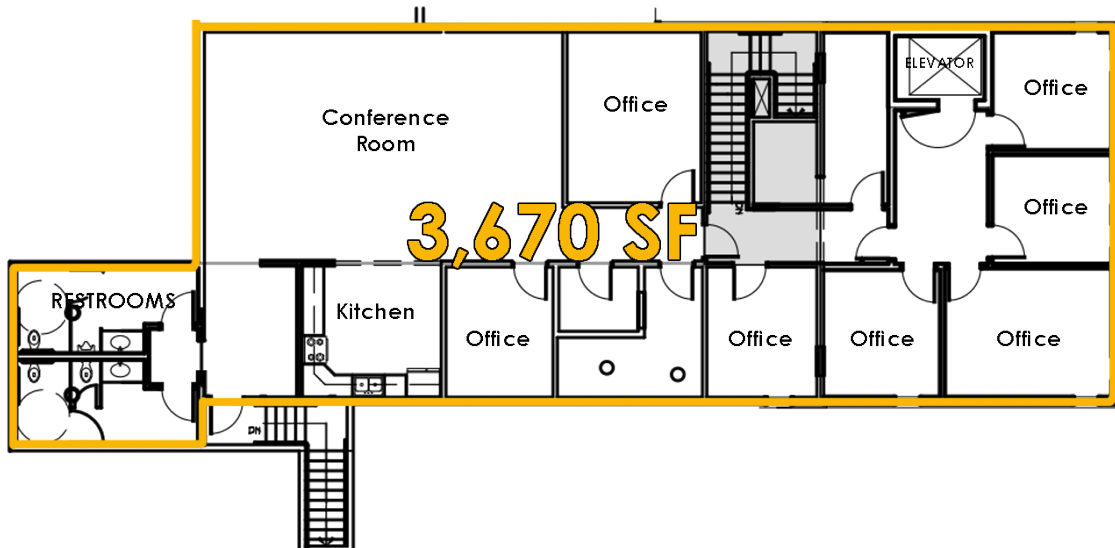
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FIRST FLOOR



*Spaces available for lease are outlined in yellow.

SECOND FLOOR



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FIRST FLOOR - INTERIOR PHOTOS



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SECOND FLOOR - INTERIOR PHOTOS

