

SOCO Professional Park

4399 South Columbia Road, Grand Forks, ND

New Modern Office Building

FOR SALE



PROPERTY FOR SALE

SUMMARY

SOCO Professional Park is a uniquely designed two building office park situated along Columbia Road in south Grand Forks. Each building features a modern architectural design and high quality construction throughout. Within each building, you'll find stunning common corridors, tiled bathrooms, and interior designed tenant spaces. There's a shared digital monument sign to feature each tenant in the park. The property provides ease of access at a signalized corner along Columbia & 43rd Ave. S. Flexible tenant spaces remaining. Here's your opportunity to be an owner of your own building in this growing part of town.

| | |
|-------------------|---|
| Price: | \$3,150,000 |
| Year Built: | 2020/2021 |
| Square Footage: | 12,196 SF |
| Parcel No. | 44297500023000 |
| Land Size: | 122,382 SF/2.810 Acres (to be split) |
| Existing Tenants: | Houston Engineering, Roller Neurology, Roller Psychology, and Crossover Health |



1701 38th Street South, Suite 203, Fargo, ND 58103

Jeremy Horst

701-212-4107

jeremy@corepropertygroup.com

SOCO Professional Park

4399 South Columbia Road, Grand Forks, ND

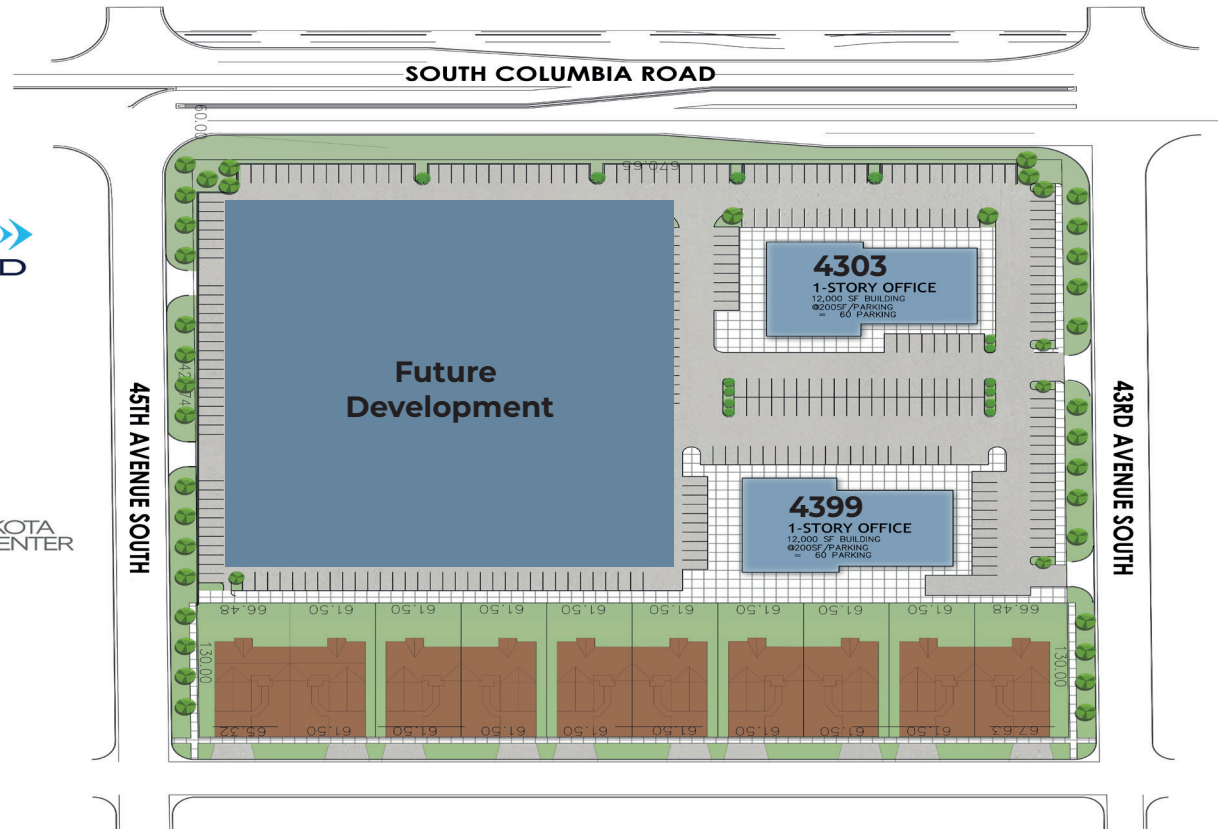
New Modern Office Building

FOR SALE



BANK
FORWARD

NORTH DAKOTA
SURGERY CENTER



PROPERTY DETAILS

Site Layout:

Two modern architecturally designed buildings:

- 4303 Building: 1-story, 12,196 sq feet facing S Columbia Road
- 4399 Building: 1-story, 12,196 sq feet along 43rd Ave. South

Building Amenities:

- Easily Accessible from Columbia Road
- Centrally located with access from multiple directions
- Building and large monument signage for great visibility
- Plenty of customer and employee parking
- Timeless professional modern design
- First class common corridors and bathrooms
- Beautifully landscaped grounds



1701 38th Street South, Suite 203, Fargo, ND 58103

Jeremy Horst

701-212-4107

jeremy@corepropertygroup.com

SOCO Professional Park

4399 South Columbia Road, Grand Forks, ND

New Modern Office Building

FOR SALE



SOCO Professional Park

4399 South Columbia Road, Grand Forks, ND

New Modern Office Building

FOR SALE



1330 Page Drive South, Suite 200, Fargo, ND 58103

Jeremy Horst

701-212-4107

jeremy@corepropertygroup.com

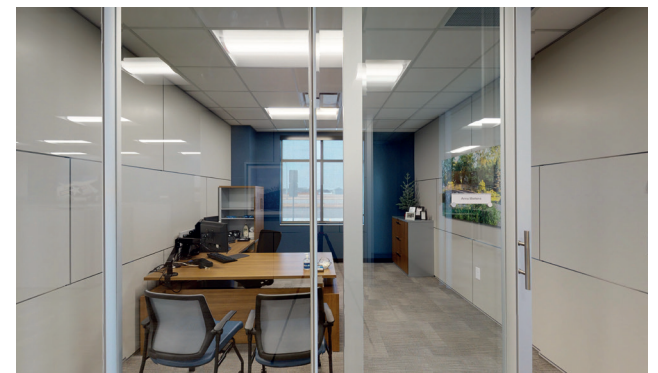
SOCO Professional Park

4399 South Columbia Road, Grand Forks, ND

New Modern Office Building

FOR SALE

PROPERTY PHOTOS



SOCO Professional Park

4399 South Columbia Road, Grand Forks, ND

New Modern Office Park

FOR SALE



Preliminary Plan
SOCO BUILDING B
4303 S. Columbia Road

"Turn-key" Build-to-Suit Options

- Professional suites will range in size from 1,500 - 25,000 sq ft.
- The developer is offering "turn-key" build-to-suit options with customized floor plans to fit your office environment now and into the future.

← COLUMBIA ROAD →