

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 - 7,646 SF

BASE RENT: \$13.00 - \$26.00 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 - Pending
Suite 103 - Pending
Suite 105 - 1,709 SF
Suite 107/108 - 1,534 SF

(2553) Suite 201 - 2,610 SF
Suite 202 - 1,435 SF
Suite 203 - 1,271 SF
Suite 204 - 2,330 SF
Suite 206 - 2,199 SF

(2603) Suite 104 - 2,426 SF

BASE RENT

(2511) Suite 107/108 - \$13.00 PSF
(2553) Suite 201/206 - \$26.00 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. Suites can be combined to suit a larger tenant.

Turn-key end-cap restaurant space now available with hood system and drive-thru! Call today to move in to your new retail space!

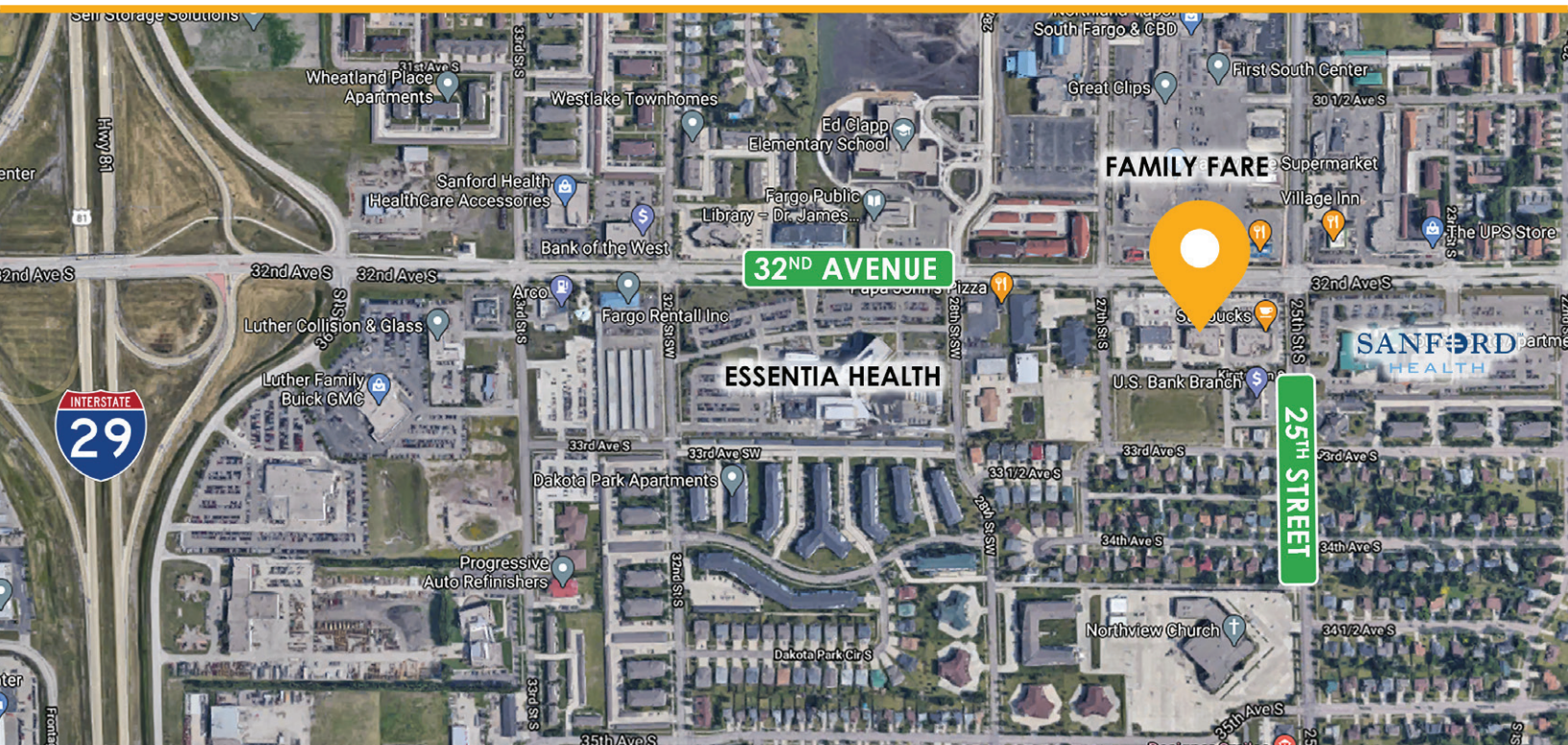
South Creek Businesses:

- Starbucks
- El Patron
- Noodle's & Co.
- Power Plate Meals
- Prairie Fiber Arts Center

Area Businesses:

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

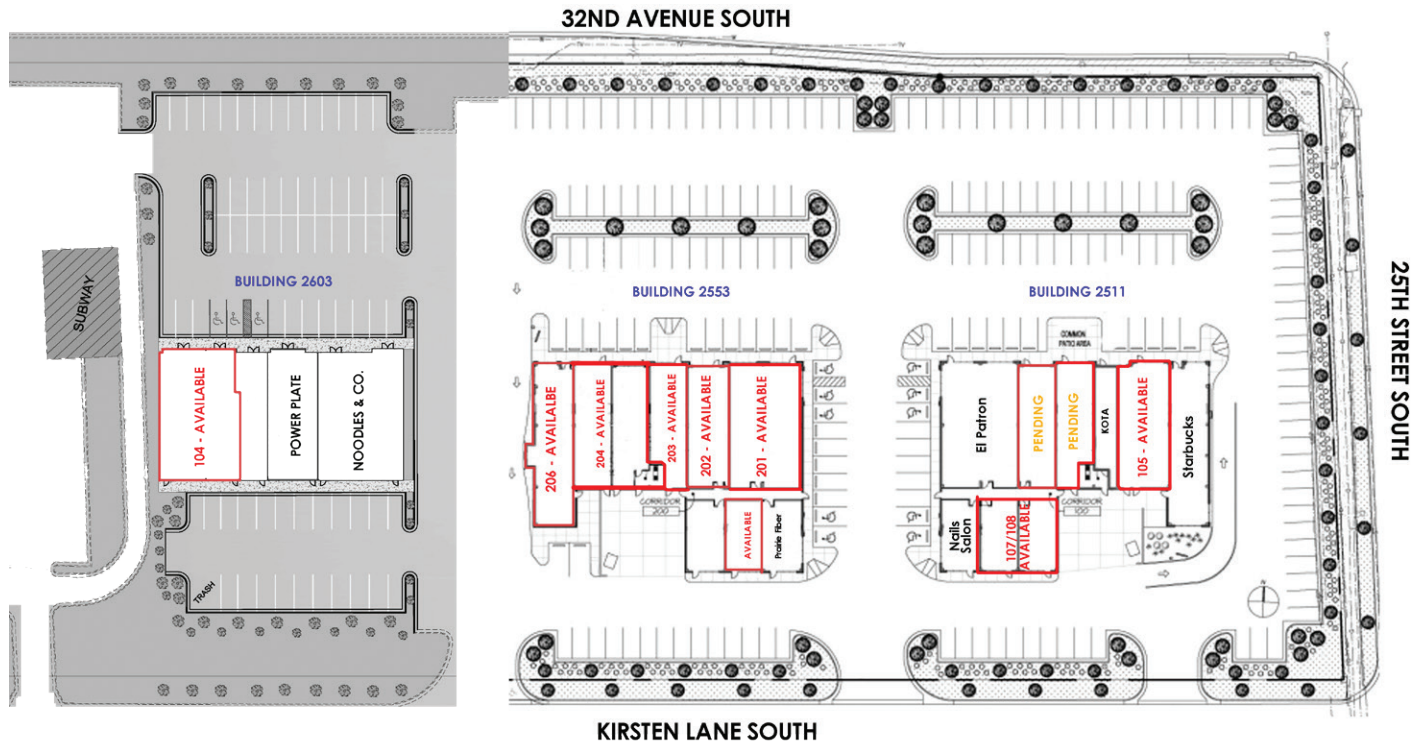
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SITE PLAN

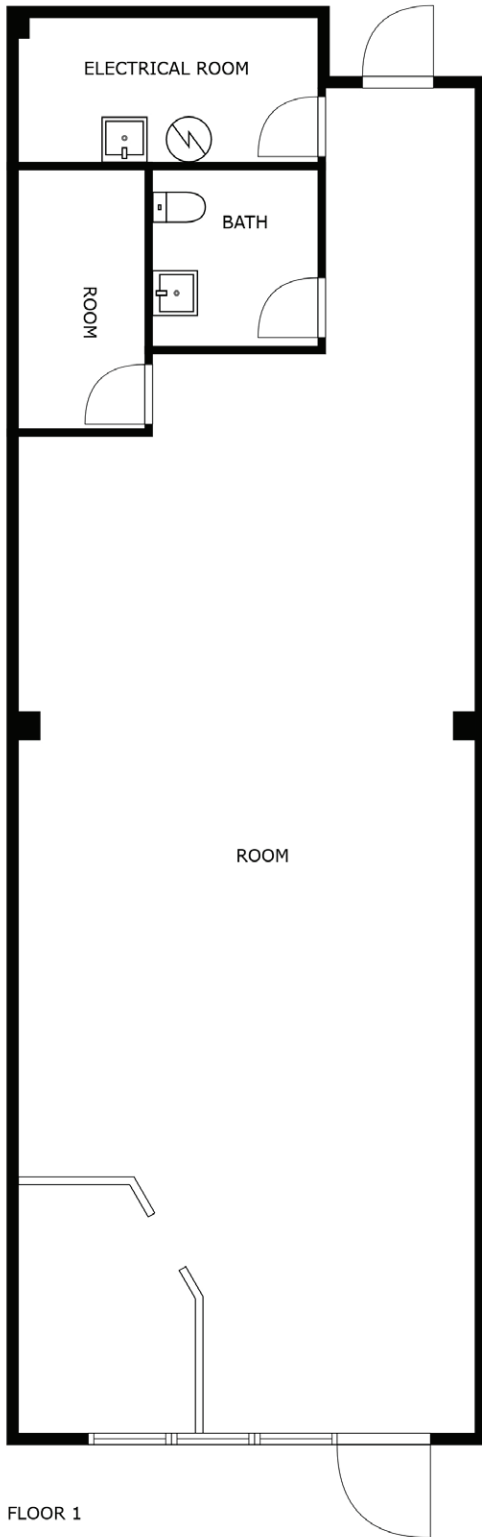


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2511 - SUITE 102



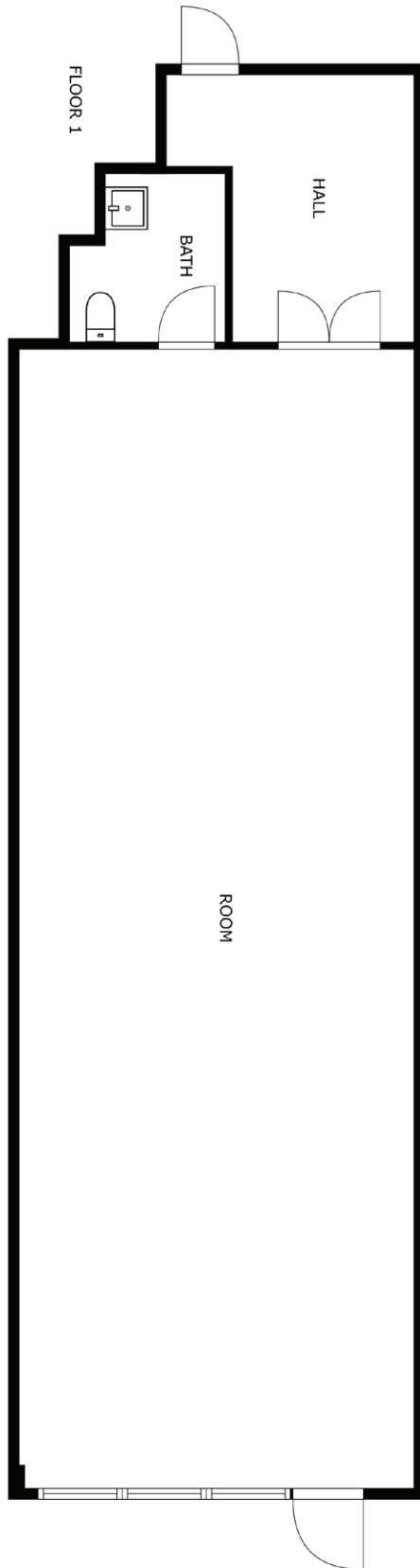
- 1,288 SF
- Former children's salon space
- Sink/plumbing in space
- Private restrooms



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2511 - SUITE 103



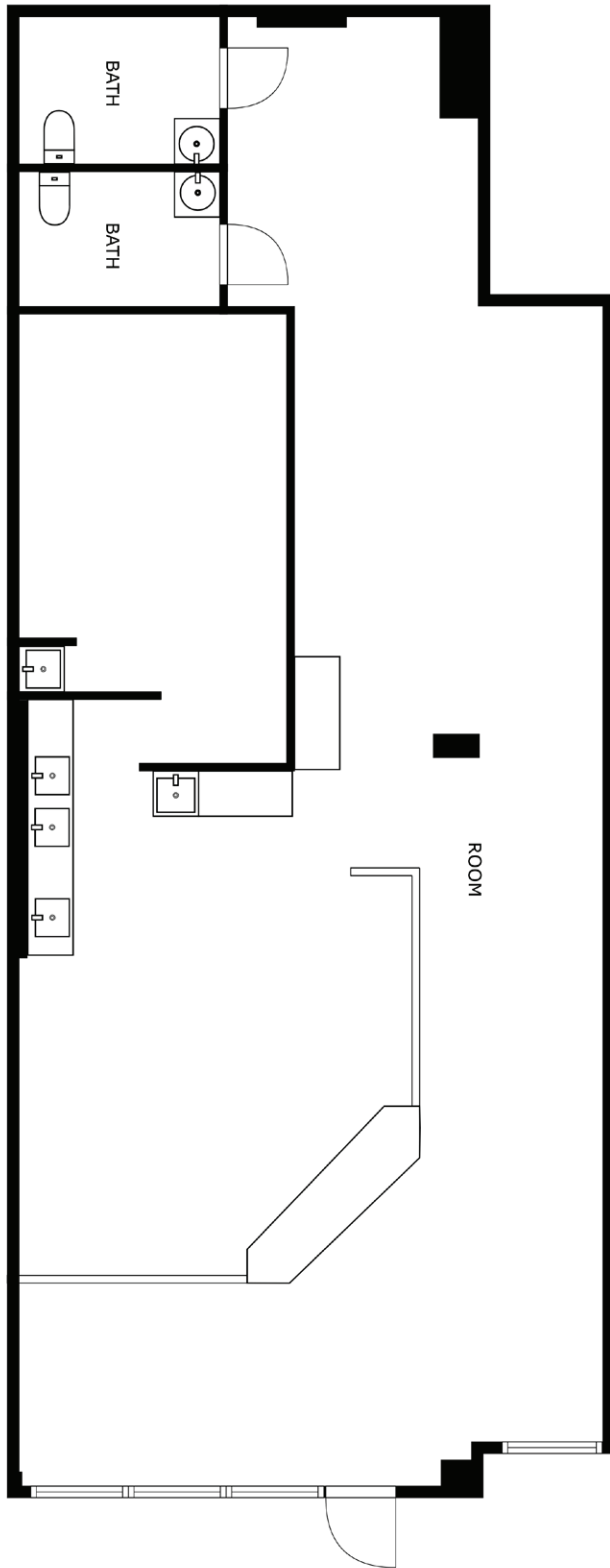
- 1,271 SF
- Open retail space
- Private restroom



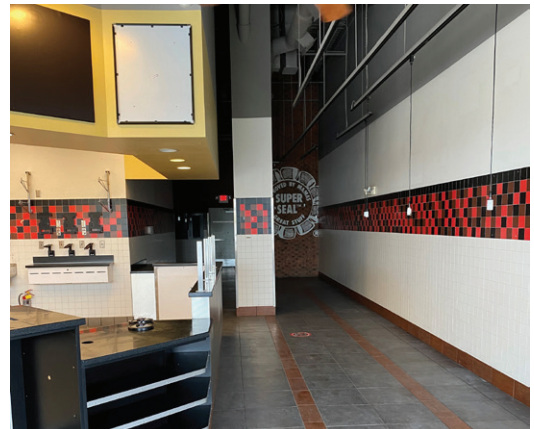
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2511 - SUITE 105



- 1,709 SF
- Former restaurant space
- Sink/plumbing in space
- Private restrooms

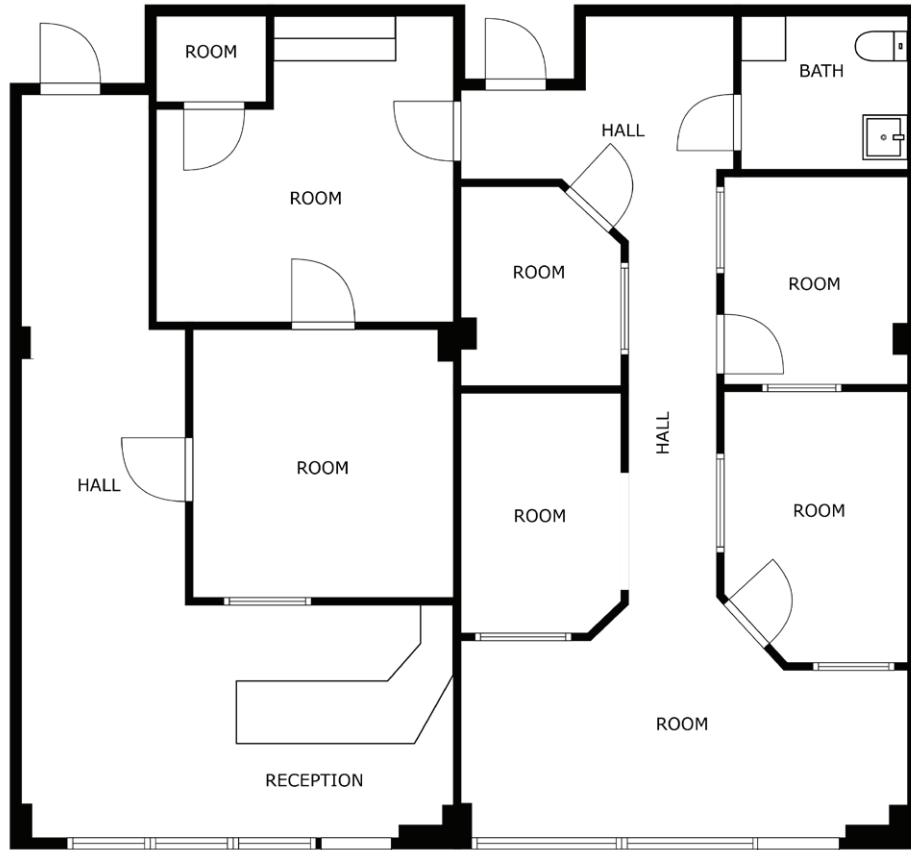


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2511 - SUITE 107/108



- 1,534 SF
- Offices/breakroom
- Private restroom

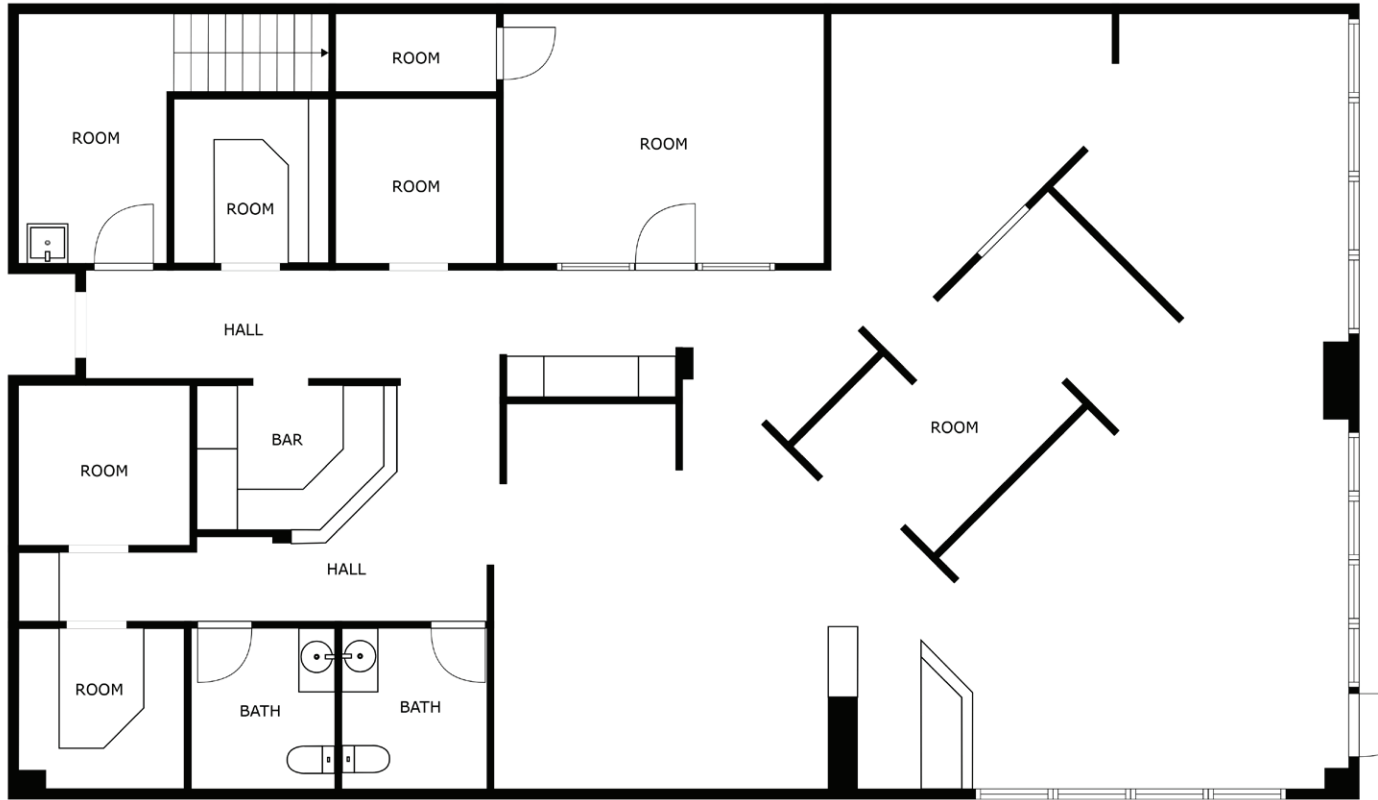


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2553 - SUITE 201



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

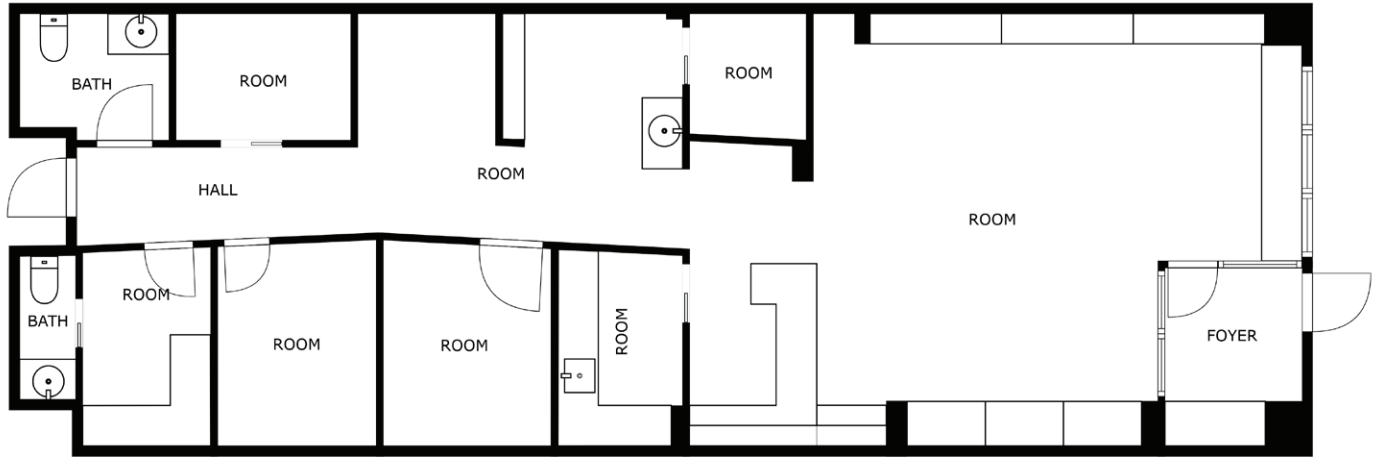


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2553 - SUITE 202



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

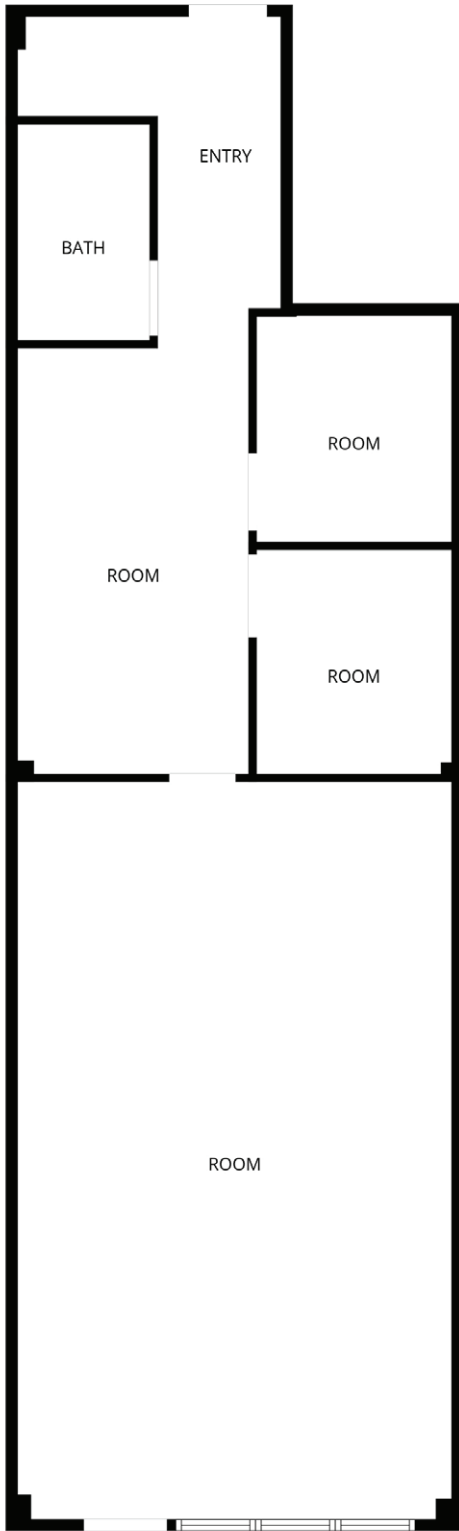


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2553 - SUITE 203



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2553 - SUITE 204



- \$18.00 PSF
- 2,330 SF
- Private restrooms

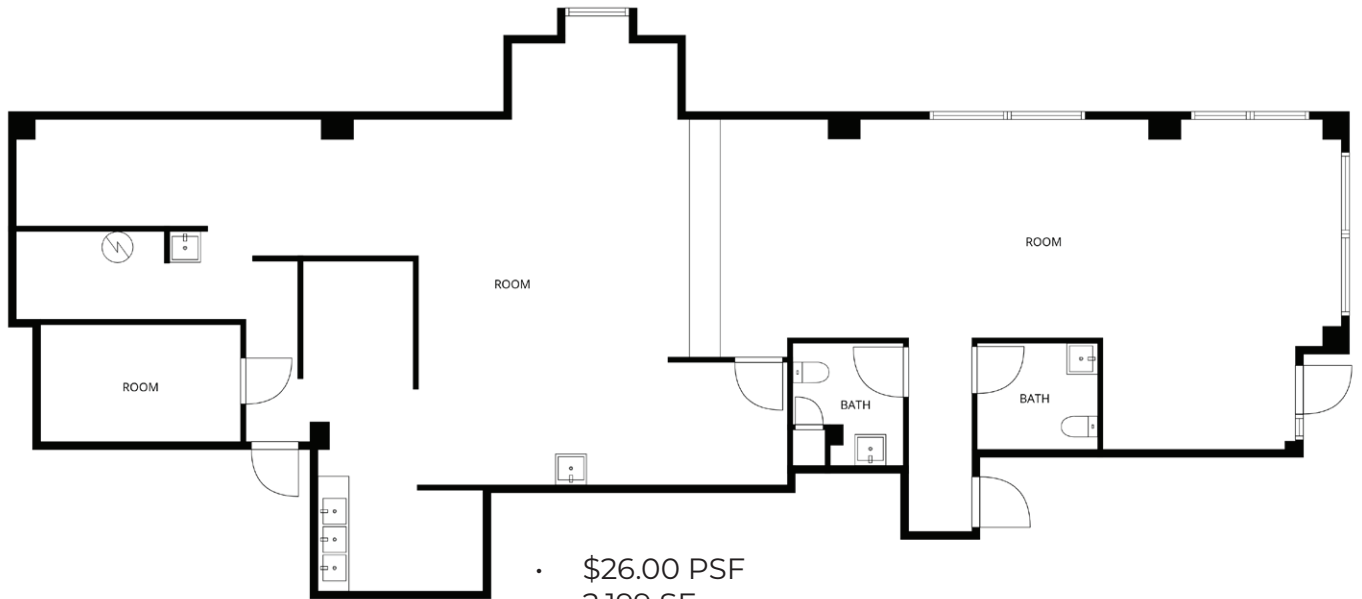


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2553 - SUITE 206



- \$26.00 PSF
- 2,199 SF
- End cap restaurant space
- Hood system included
- Drive-thru window and lane
- Private restrooms
- Walk-in cooler



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2603 - SUITE 104



- 2,426 SF
- End Cap Retail Space
- Dressing Rooms

