

# KASSENBOURG BLOCK

115/127 4<sup>TH</sup> ST S & 315 MAIN AVE, MOORHEAD, MN 56560

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC



**FOR LEASE**

**BEAUTIFUL DOWNTOWN MOORHEAD OFFICE SPACE**

SPACE AVAILABLE: 1,809 - 2,069 SF

GROSS RENT: \$17.00 - \$23.00 PSF

TENANT EXPENSES: Heat, Electricity, Phone/Internet

**Aaron Hill | Paul Campbell**

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[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

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## SPACE AVAILABLE

Suite 115: 1,809 SF (\$23.00 PSF)  
Suite 127: 2,069 SF (\$17.00 PSF)  
Suite 315: 1,938 SF (\$23.00 PSF)

## TENANT EXPENSES

Heat/Electricity  
Phone/Internet  
Janitorial

## NEIGHBORS

Rustica  
Edward Jones  
Fit Republic

## PROPERTY DESCRIPTION:

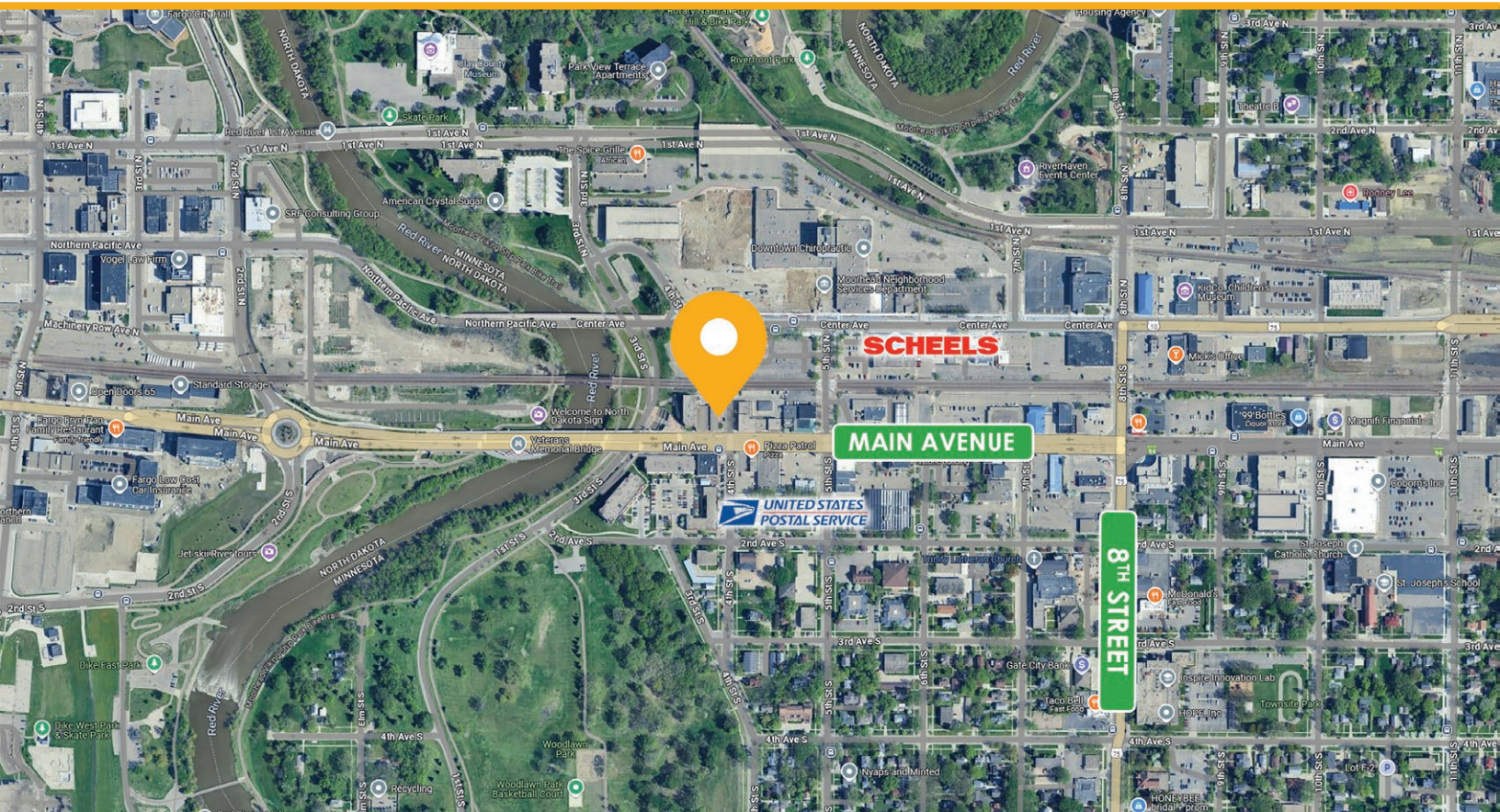
Beautiful and unique office and retail spaces are now available for lease in the Kassenborg Block in Downtown Moorhead! Located just off the Red River and Woodlawn Park on busy Main Avenue, this location is prime for Moorhead and boasts some of the nicest commercial spaces in the city.

Suite 115: A coffee lover's dream! This former coffee shop is perfect for a new barista or restaurant. Built-ins already in place, natural light on two sides, and a patio for outdoor seating.

Suite 127: Front door, direct entry. Open space and 3 rooms for offices or a conference room. Windows on two sides for plenty of natural light.

Suite 315 Main: Perfect for a tavern or bar! Fixtures and floor plan already in place for a new bar or limited restaurant in place. Gorgeous space right by the river with signage on busy Main Avenue.

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.

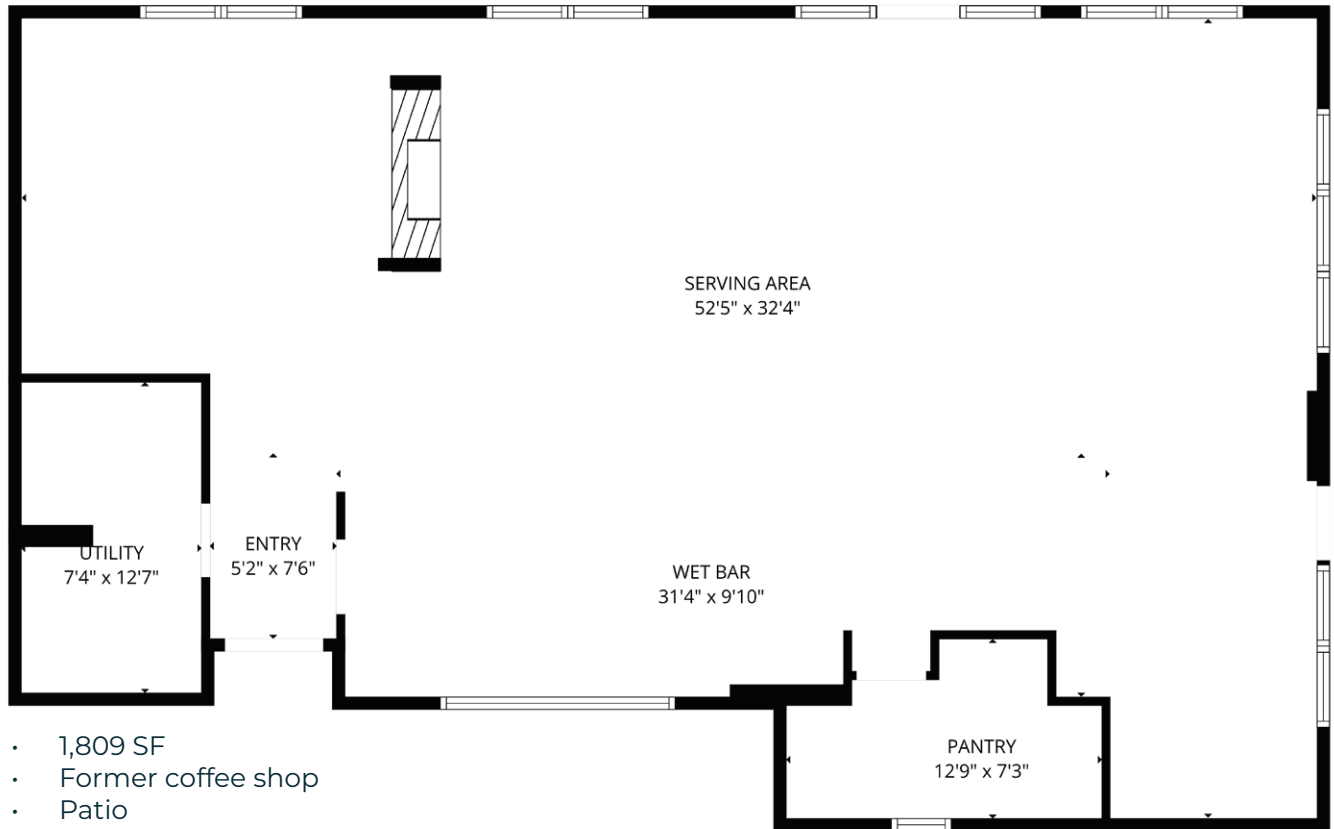


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SUITE 115



- 1,809 SF
- Former coffee shop
- Patio



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SUITE 127



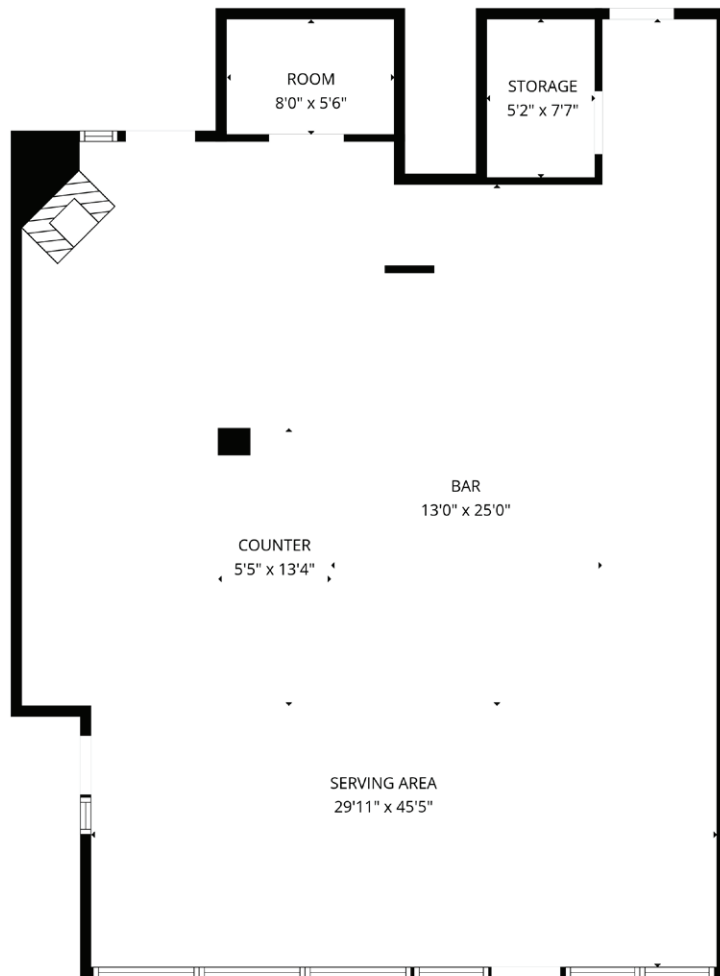
- 2,069 SF
- \$17 PSF
- Front door, direct entry
- Open retail space, 3 rooms for offices and conference rooms

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SUITE 315



- 1,938 SF
- \$23 PSF
- Perfect for tavern or bar