

WOODHAVEN PLAZA

4040 42ND ST. S, FARGO, ND 58104


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

FOR LEASE



CLASS A OFFICE WITH A GREAT SOUTH FARGO LOCATION!

Space Available: 2,385 - 12,741 SF

Lease Rate: \$15.00 - \$24.00 PSF

CAM: \$5.75 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SPACE AVAILABLE

Suite A: 2,387 SF (coffee shop)
Suite B/C/D: 3,520 SF (north facing)
Suite E/F/G: 3,638 SF (north facing)
Suite H: 5,583 SF (1st floor corner)
Suite O: 2,385 SF (bank space)
Suite P: 8,420 SF (2ND floor corner)

LEASE RATE

Suite A: \$17.00 PSF
1st/2nd Floor Office Suites: \$15.00 PSF
Suite O: \$24.00 PSF

CAM

\$5.75 PSF

TENANT EXPENSES

Phone/Internet
Electric
Janitorial

CAM EXPENSES

Heat
Taxes/Specials/Insurance
Snow/Lawn
Water/Sewer/Garbage
Building Maintenance

PROPERTY DESCRIPTION:

Now leasing excellent space in a great location on 42nd St S at Woodhaven Plaza near the Microsoft and Aldevron campuses. This beautiful building can offer something for any size business, with large open spaces on the north facing side, a large corner suite on 1st or 2nd floor with 5,583 - 8,420 SF, a former bank space end-cap with drive-thru and a former coffee space end-cap with drive thru.

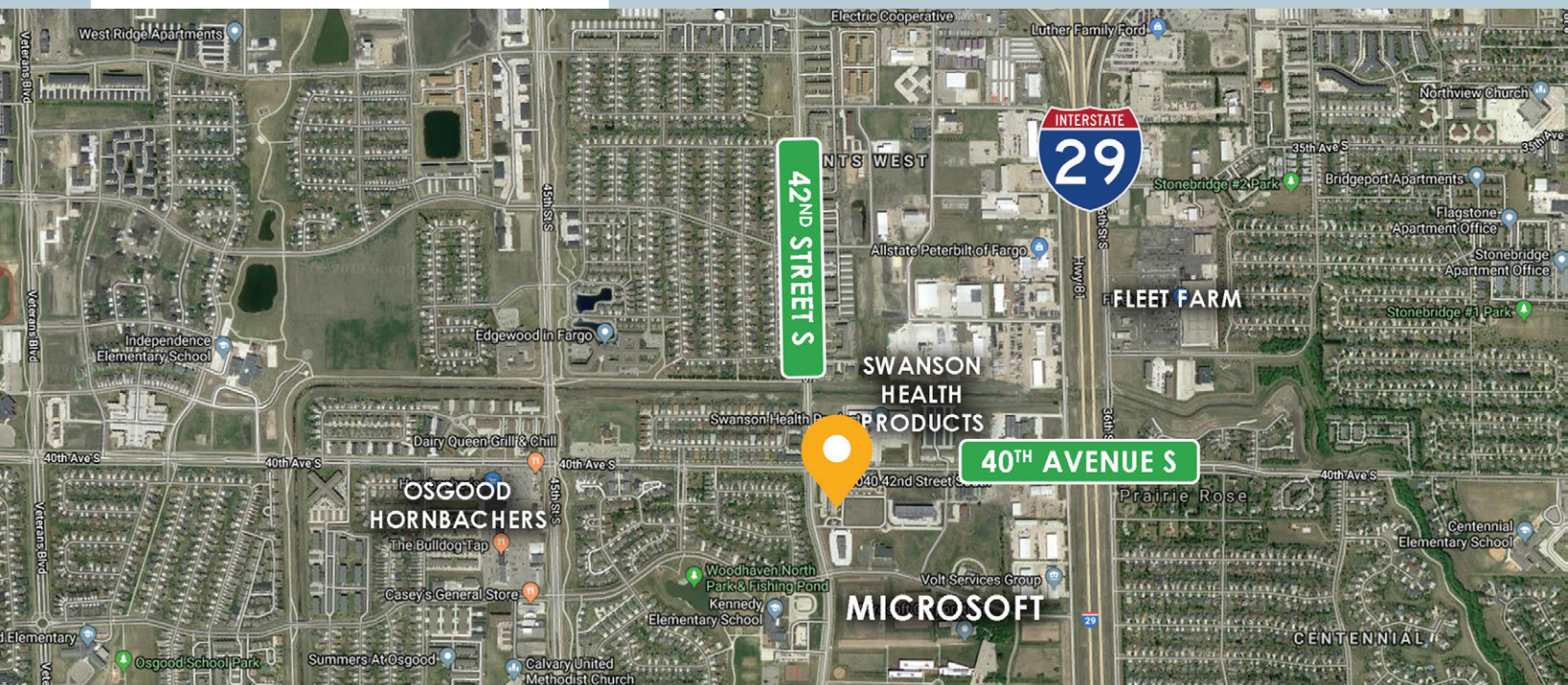
Perfect for professional office use or service-based businesses with ample surface parking and optional underground heated parking. Heat is also included in CAM!

This location offers great pylon signage at the intersection of 42nd St and 40th Ave S. The property is close to many amenities just north and south along the 42nd St corridor. Over 17,000 vehicles pass by on these arterial streets every day, and thousands of residential homes are in the immediate area, making this a convenient location to work and live for employees.

FEATURES:

- Excellent South Fargo Location
- Great visibility and signage along 42nd St & 40th Ave S
- Front door & underground parking available
- Geothermal heating and cooling included in CAM
- Numerous amenities in close proximity

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.

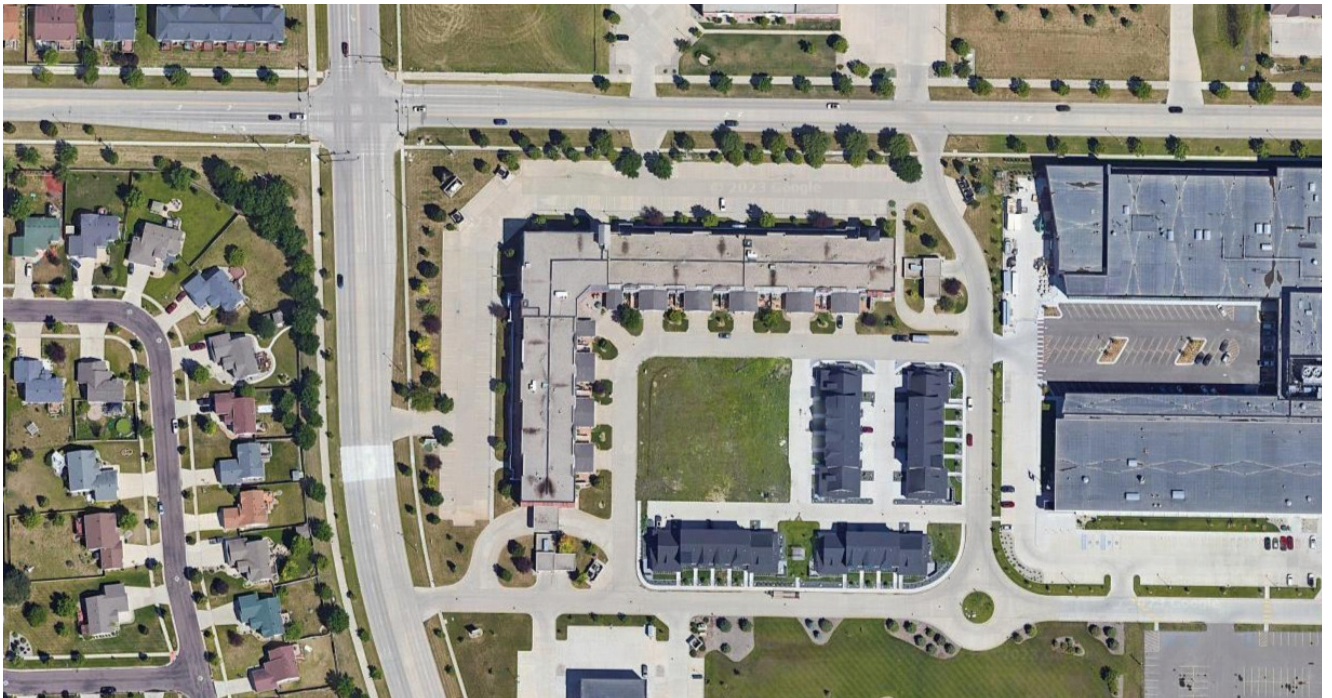
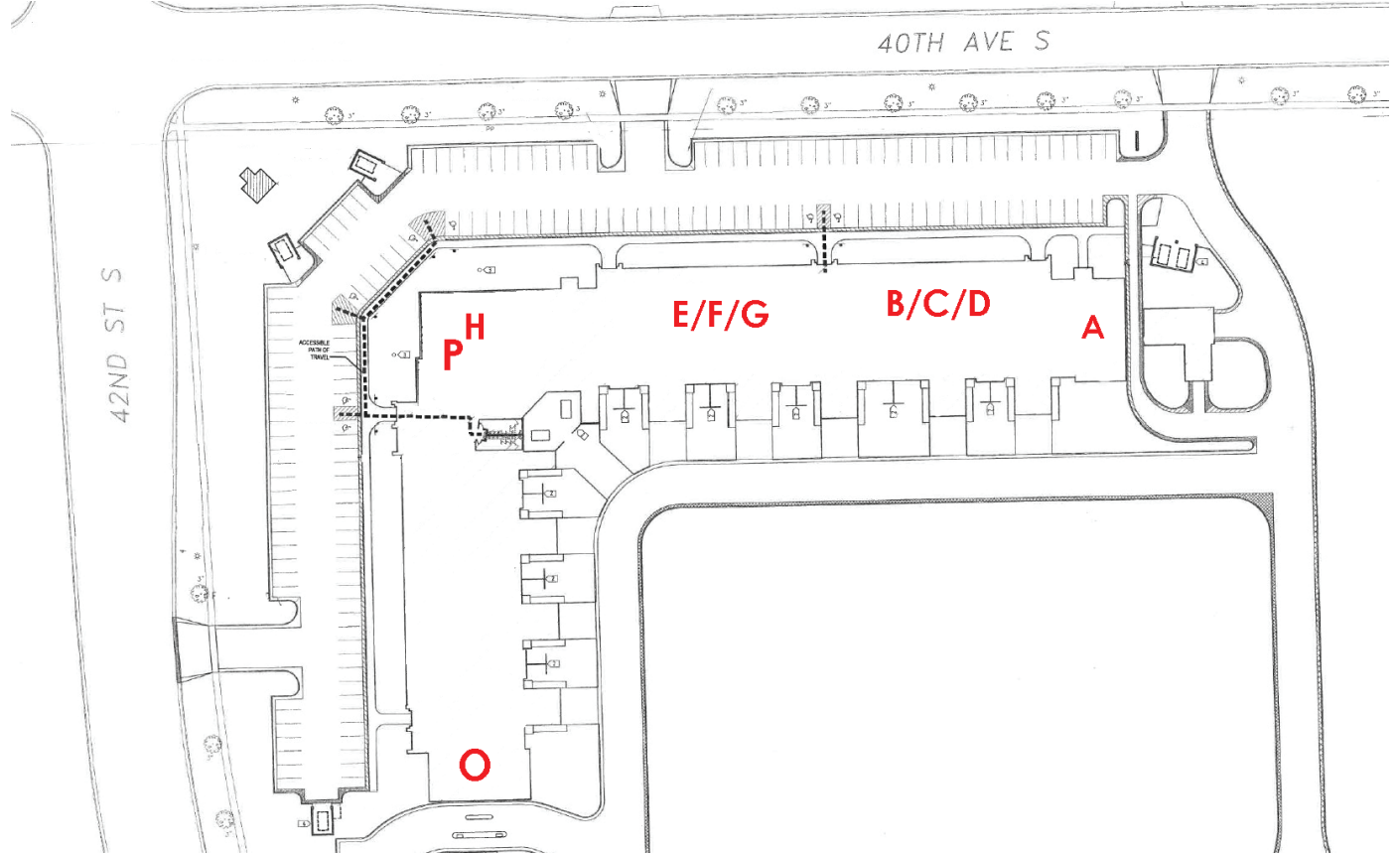


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SITE PLAN

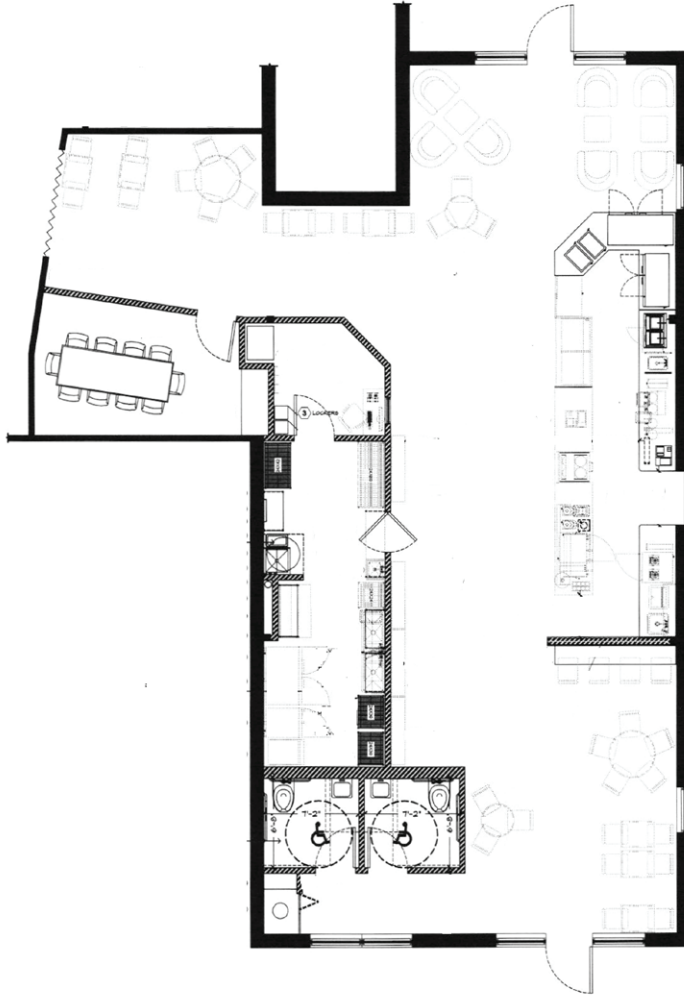


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SUITE A

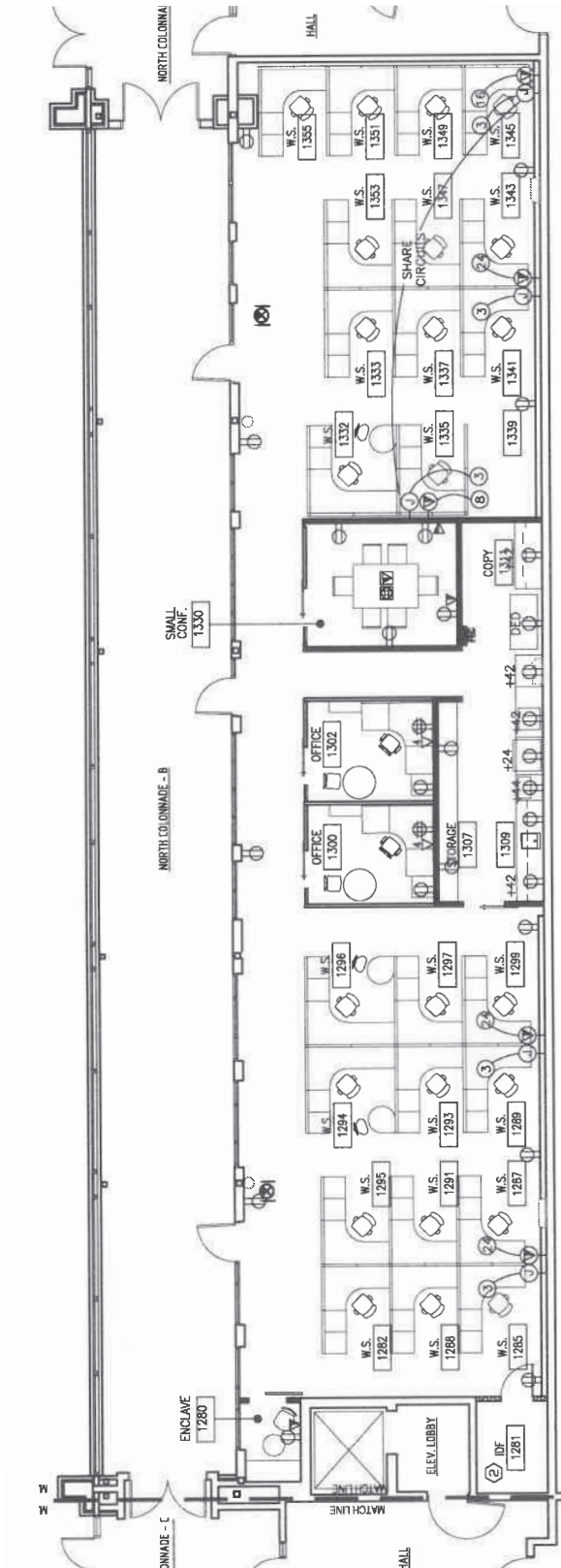


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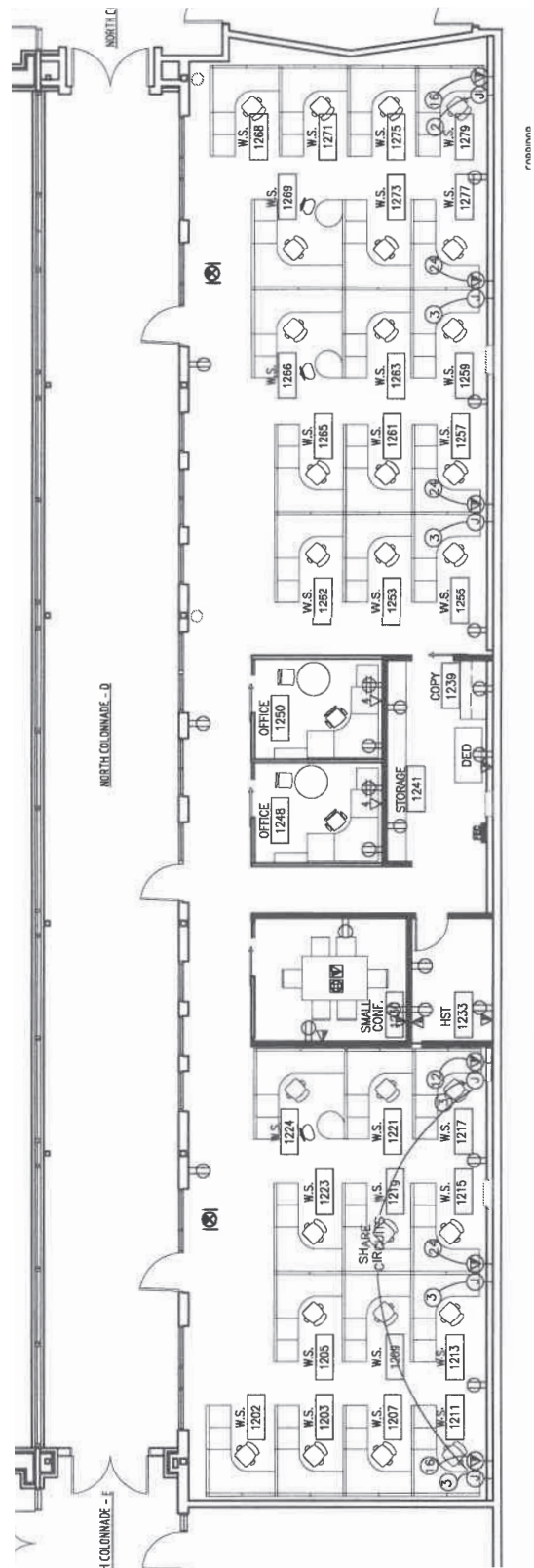
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SUITE B/C/D & E/F/G

B/C/D - East Suites



E/F/G - West Suites



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SUITE B/C/D & E/F/G

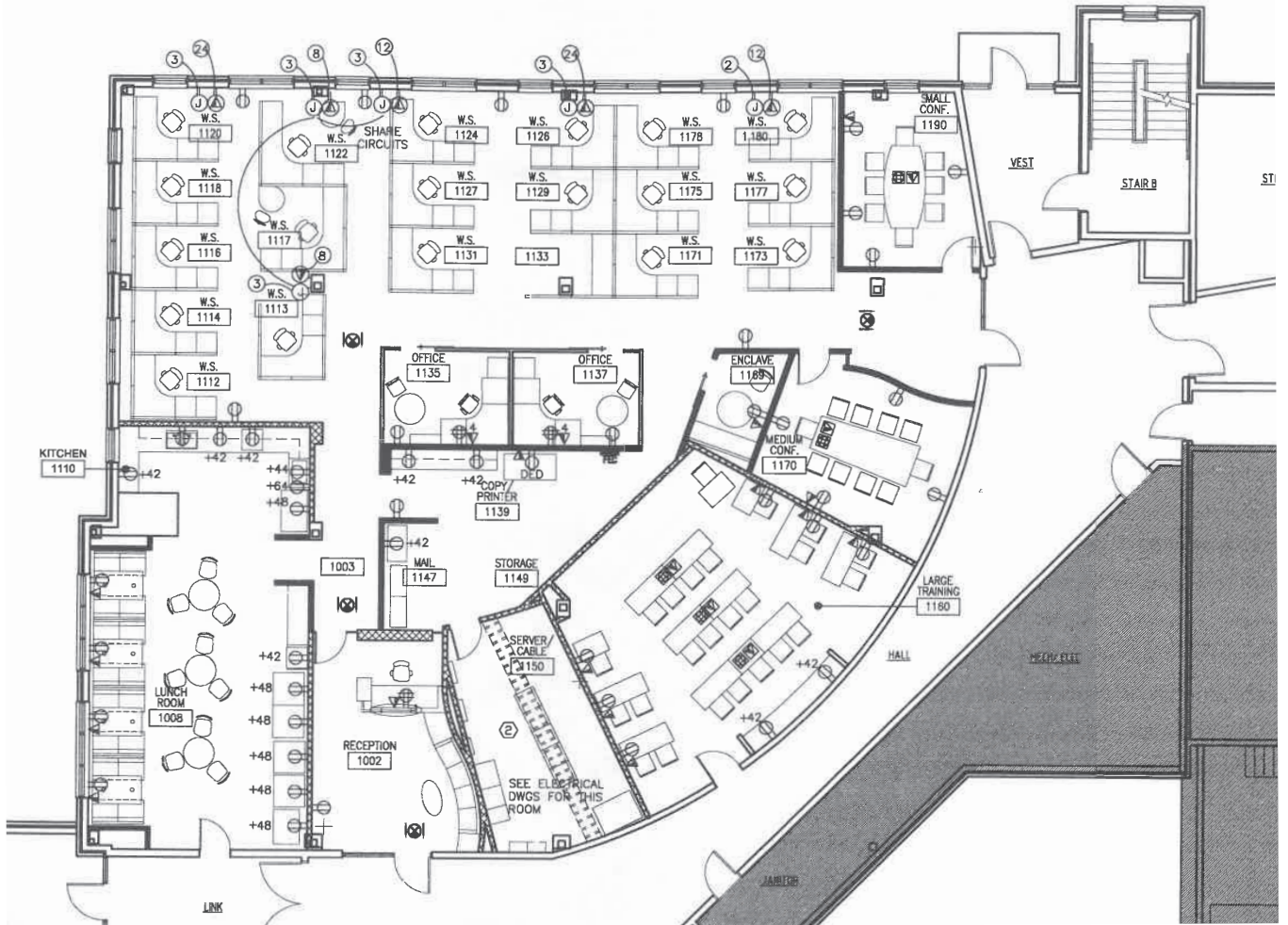


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SUITE H

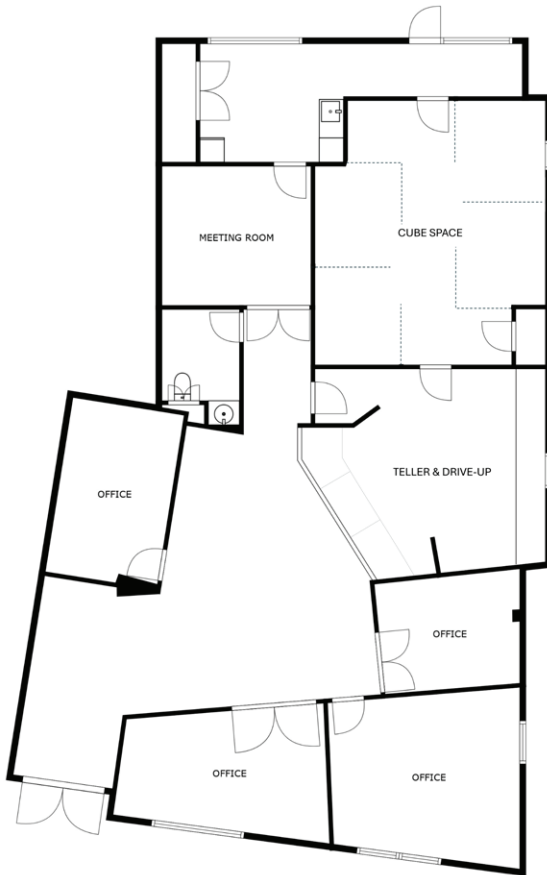


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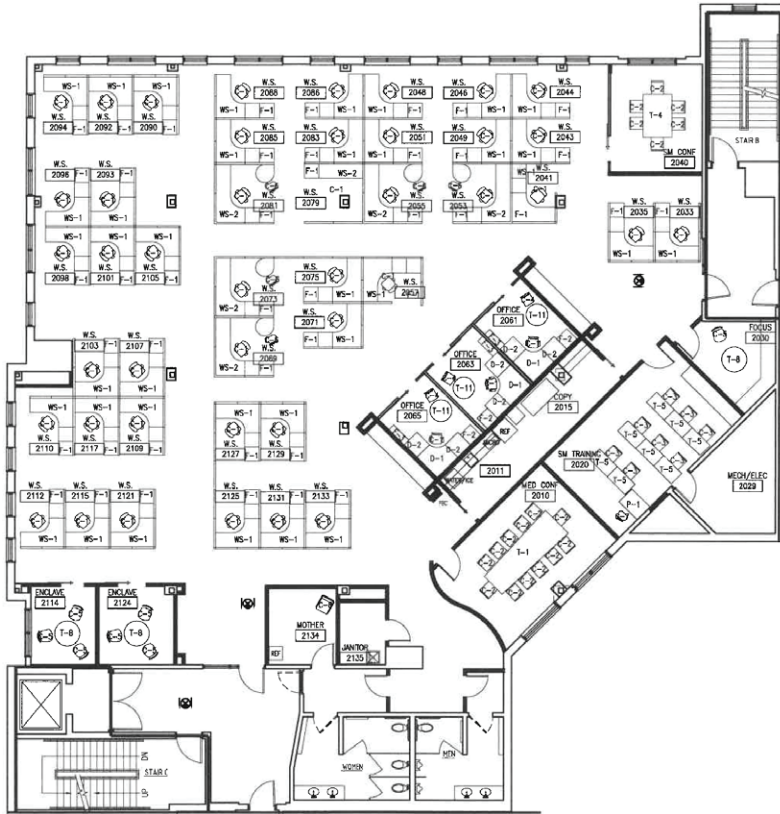
SUITE O



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SUITE P - 2ND FLOOR



PHOTOS ARE FROM THE 3RD FLOOR SUITE. 2ND FLOOR HAS THE SAME LAYOUT AND DESIGN.

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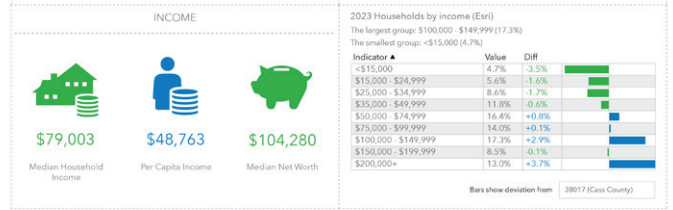
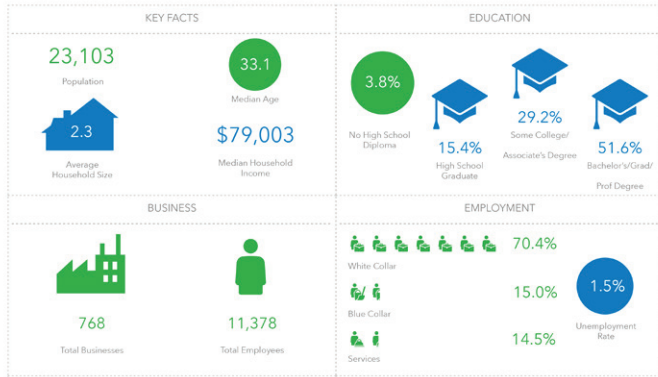
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DEMOGRAPHICS

Key Facts

4040 42nd St S, Fargo, North Dakota, 58104
Drive time of 5 minutes

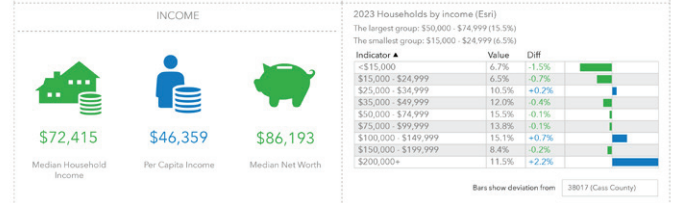
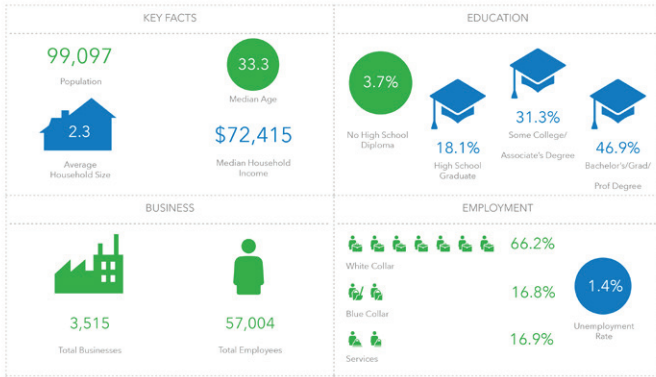


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5-MINUTE RADIUS

Key Facts

4040 42nd St S, Fargo, North Dakota, 58104
Drive time of 10 minutes

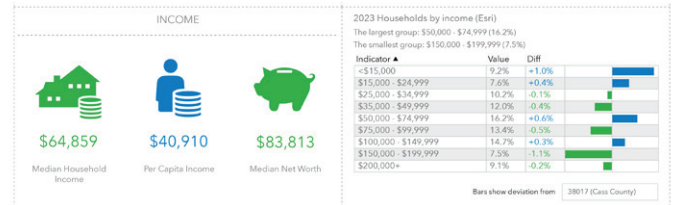
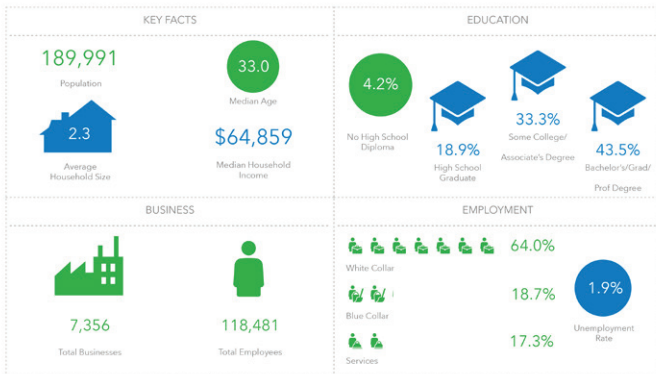


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10-MINUTE RADIUS

Key Facts

4040 42nd St S, Fargo, North Dakota, 58104
Drive time of 15 minutes



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15-MINUTE RADIUS