

# MOORHEAD CLASS A OFFICE SPACE

2602 34<sup>TH</sup> ST S, MOORHEAD, MN 56560



## FOR LEASE



## INCREDIBLE CLASS A OFFICE SPACE

Space Available: 1,916 - 1,985 SF

Base Rent: \$20.00 PSF

CAM: \$6.00 PSF

Tenant Expenses: Janitorial, Phone/Internet

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**Goldmark Commercial Real Estate**

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

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## SPACE AVAILABLE

Option A: 1,985 SF  
Option B: 1,916 SF  
(See page 4 for option details)

## BASE RENT

\$20.00 PSF

## CAM

\$6.00 PSF

## TIA

Negotiable

## TENANT EXPENSES

Phone/Internet  
Janitorial/Interior Glass

## CAM EXPENSES

Electricity  
Heat/Air/Gas  
Taxes/Specials  
Insurance  
Snow/Lawn  
Sewer/Water/Garbage

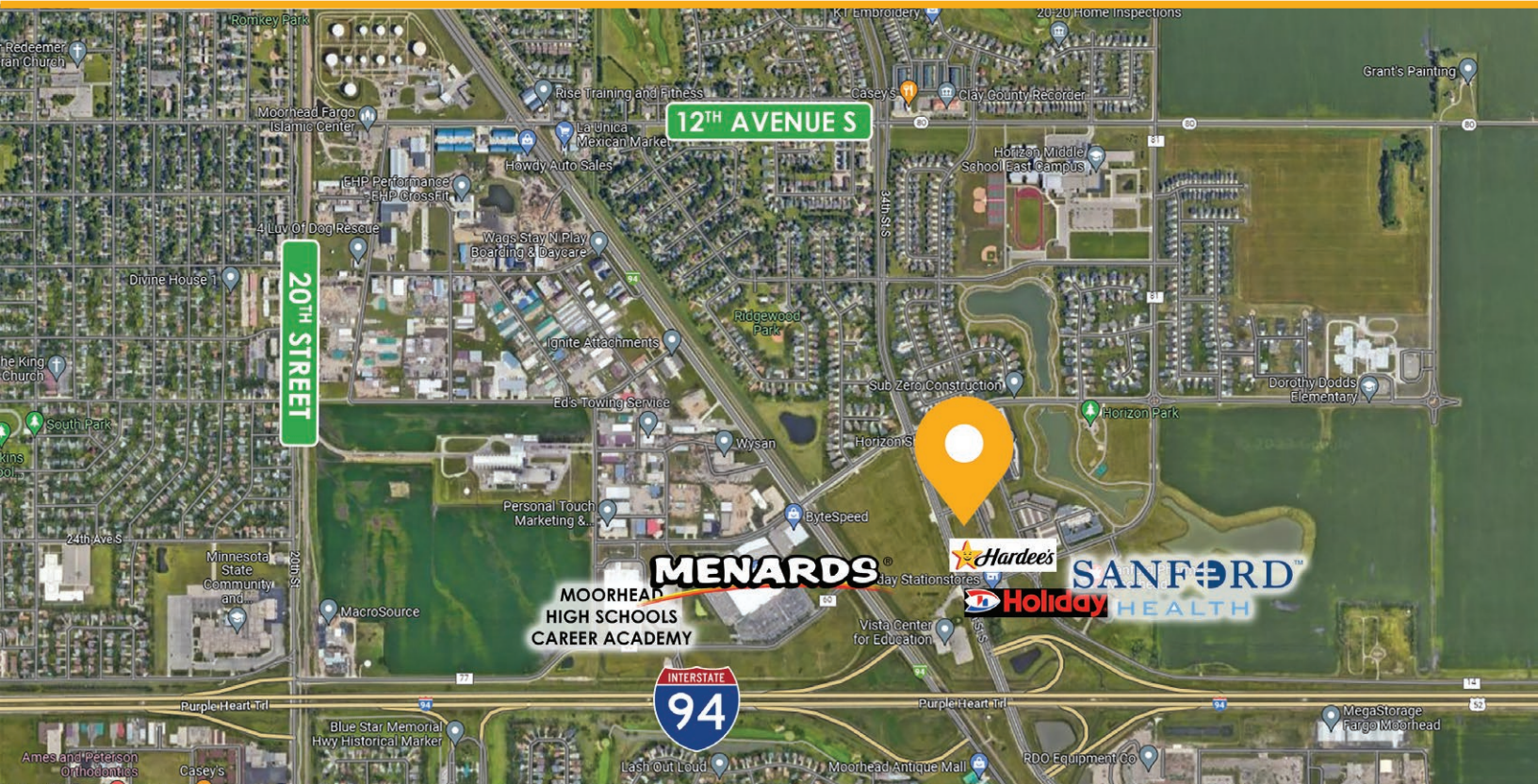
## PROPERTY DESCRIPTION:

Now leasing this new construction, Class A office space in the beautiful new FCCU building on the high traffic area of 34th St S in Moorhead! Less than ½ mile off I-94, this 1,773 SF office space provides direct 1st floor access, with construction completion targeted in mid-2024. The rent includes all utilities, and the space features multiple offices, a conference room, reception area, and the potential for a private or shared break room. The property also features great signage options on the large boulevard pylon sign, with ample parking around building. This fantastic property is meant for businesses looking for a professional image in a Class A building.

## NEIGHBORING BUSINESSES:

- *First Community Credit Union*
- *Sanford Health Clinic*
- *Moorhead Public Schools/Vista Center for Education*
- *Holiday Gas Station*
- *Hardees*
- *Menards*

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.

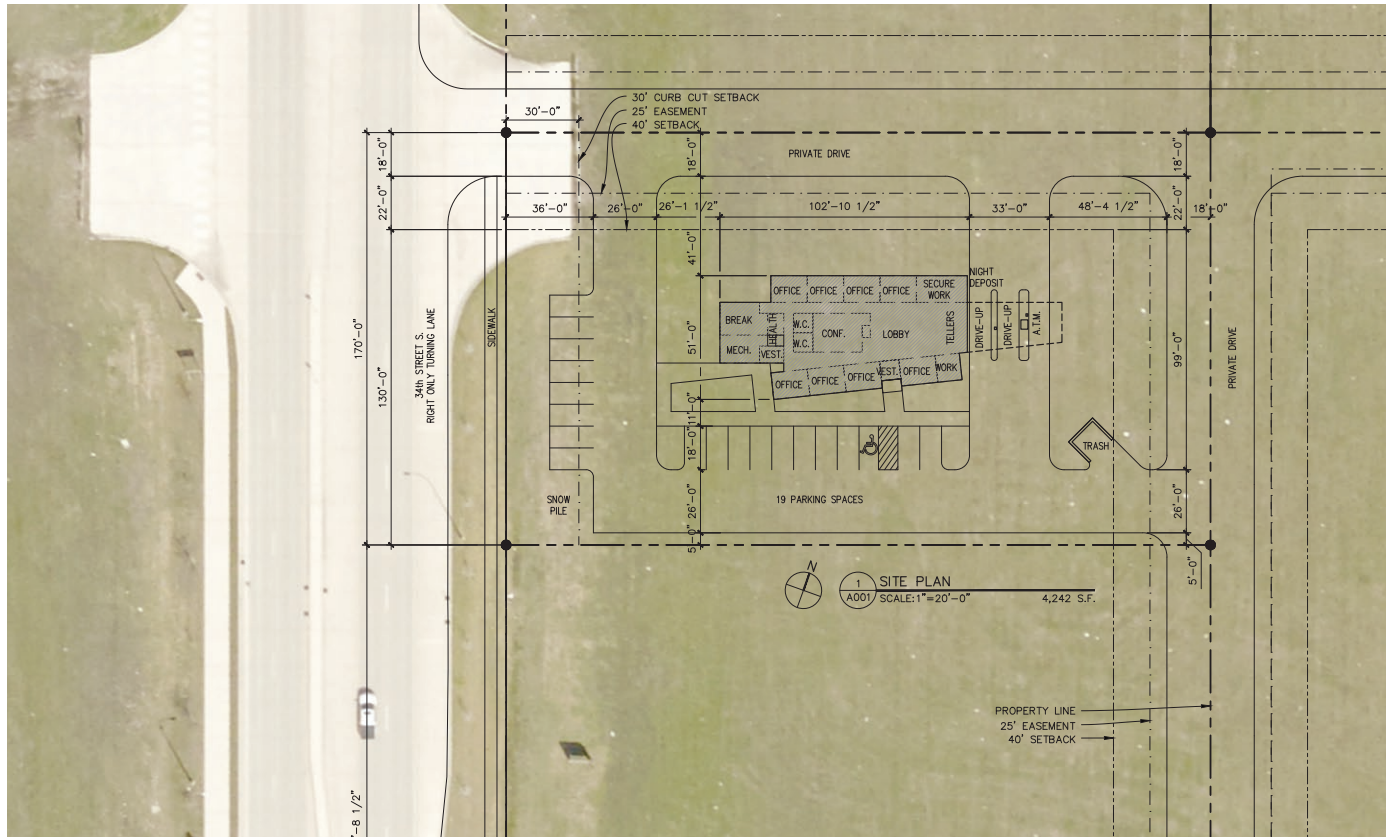


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SITE PLAN



## PROPERTY FEATURES:

- Excellent South Moorhead location directly off 34th St S near I-94
- Architecturally designed building
- Large signage options on 34th St pylon
- Ample parking
- Direct, 24x7 secured access to 1st floor space

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## FCCU MOORHEAD FUTURE TENANT SPACE

### OPTION A

1,985 SF



## FCCU MOORHEAD FUTURE TENANT SPACE

### OPTION B

1,916 SF



# MOORHEAD CLASS A OFFICE SPACE

2602 34<sup>TH</sup> ST S, MOORHEAD, MN 56560

**GOLDMARK**<sup>™</sup>  
COMMERCIAL REAL ESTATE INC

RENDERINGS



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**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

PHOTOS

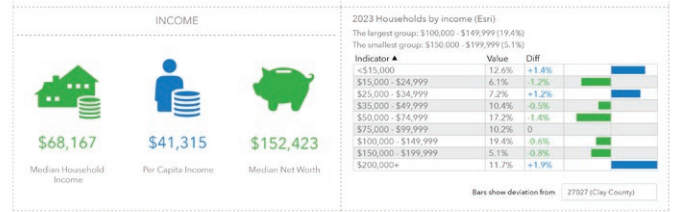
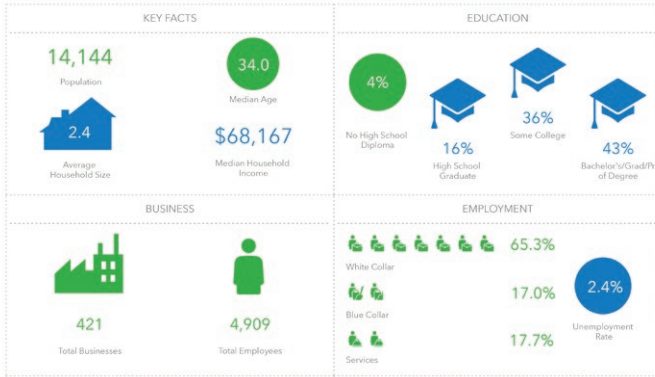


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## Key Facts

2602 34th St S, Moorhead, Minnesota, 56560  
Drive time of 5 minutes



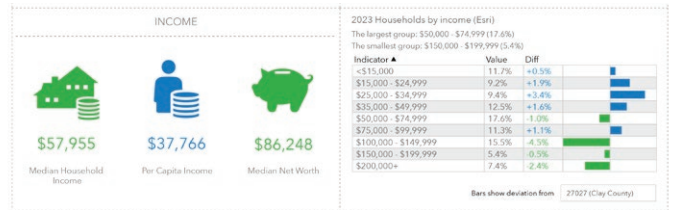
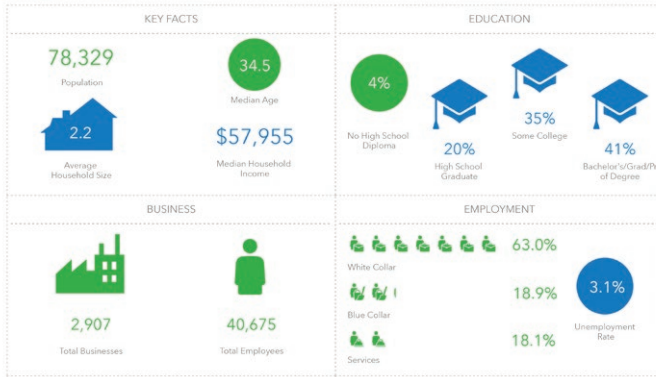
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## 5-MINUTE DRIVE TIME

## Key Facts

2602 34th St S, Moorhead, Minnesota, 56560  
Drive time of 10 minutes



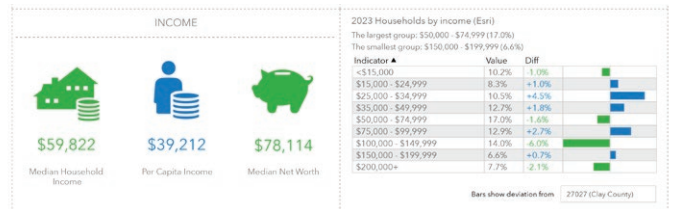
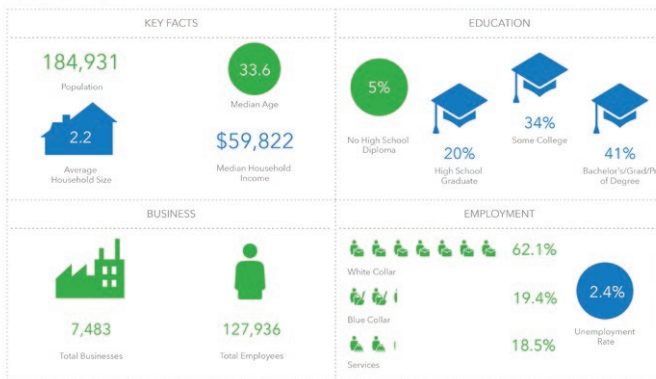
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## 10-MINUTE DRIVE TIME

## Key Facts

2602 34th St S, Moorhead, Minnesota, 56560  
Drive time of 15 minutes



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## 15-MINUTE DRIVE TIME