

# MOORHEAD VISION PROPERTY

855 37TH AVE S, MOORHEAD MN 56560

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

**FOR LEASE**



**BRAND NEW OFFICE/RETAIL SPACE AVAILABLE**

Base Rent: \$19.50 PSF | Estimated CAM: \$2.50 PSF

Tenant Improvement Allowance: \$35.00 PSF

Space Available: 3,100 - 4,500 SF

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[brett@goldmarkcommercial.com](mailto:brett@goldmarkcommercial.com)

**Goldmark Commercial Real Estate**

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

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## SPACE AVAILABLE

3,100 - 4,500 SF

## BASE RENT

\$19.50 PSF

## ESTIMATED CAM

\$2.50 PSF

## TIA

\$35.00 PSF

## TENANT EXPENSES

Heat/AC/Electric  
Phone/Internet  
Janitorial

## CAM INCLUDES

Taxes/Insurance  
Water/Sewer/Garbage  
Snow Removal/Lawn Care

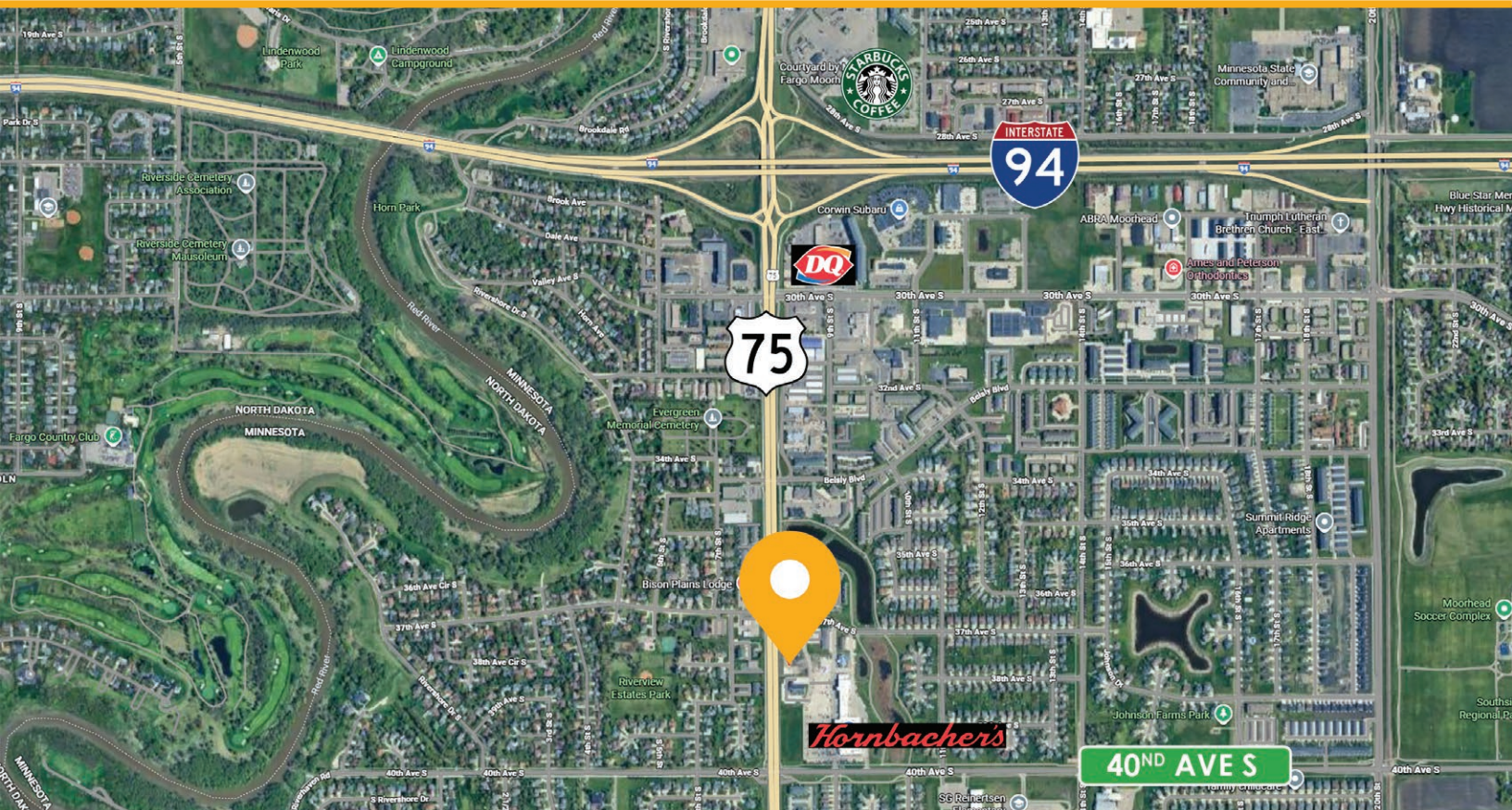
## PROPERTY DESCRIPTION:

Position your business for success with this new and versatile retail/office space for lease, conveniently located just off Highway 75 in Moorhead, MN. Offering excellent visibility, easy access, and strong traffic counts, this modern space is ideal for retailers, professional services, medical users, and growing businesses seeking a high-exposure address. Large windows, flexible floor plans, and ample parking create a welcoming environment for customers and employees alike. Don't miss this opportunity to secure a standout location in one of Moorhead's most attractive commercial corridors—perfect for your next move or expansion.

## HIGHLIGHTS:

- 2 spaces available: Approx. 4,500 SF and Approx. 3,100 SF (each may be demised)
- Multiple entryways and exits for flexibility of tenant needs
- Highly visible location on Hwy 75 in Moorhead
- Located directly in front of Azool Hornbacher's
- Traffic counts over 19,000 vehicles per day on Hwy 75

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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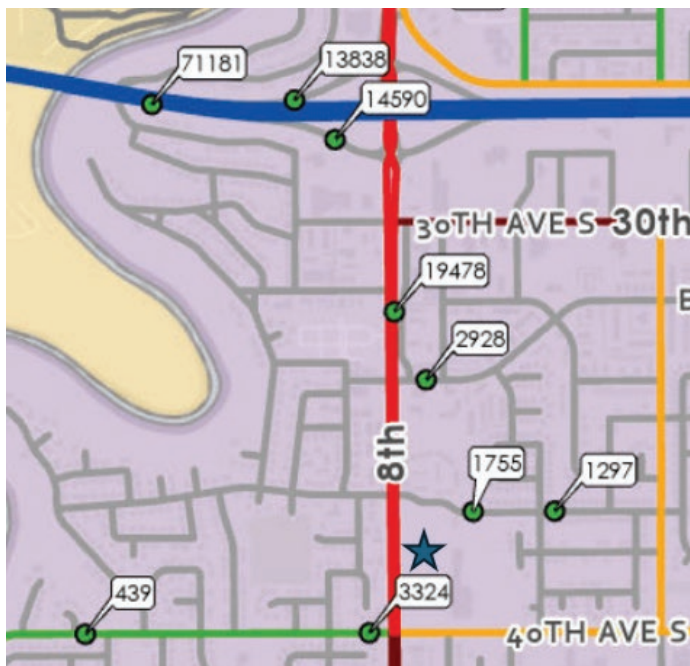
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PARCEL VIEW



TRAFFIC COUNTS

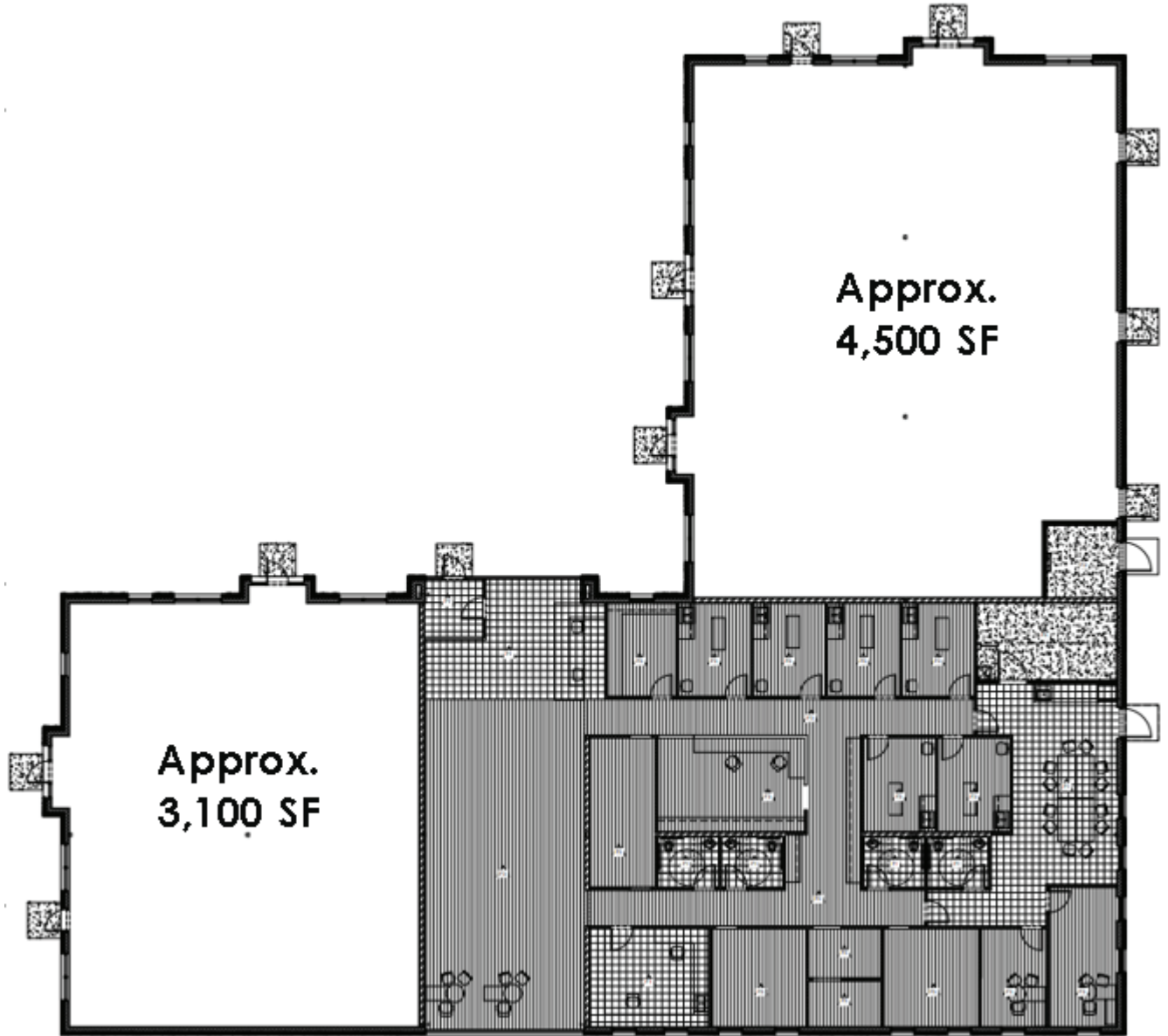


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SITE PLAN



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POTENTIAL FLOORPLAN



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4,500 SF



3,100 SF

