

# 4776 OFFICE BUILDING

4776 28<sup>TH</sup> AVE S, FARGO, ND 58104



**FOR LEASE**



**OFFICE SPACE IN A GREAT LOCATION**

Space Available: 3,430 - 14,950 SF

Base Rent: \$13.00 PSF

CAM: \$6.75 PSF

Tenant Expenses: Electricity, Phone/Internet, Janitorial

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**Goldmark Commercial Real Estate**

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

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## SPACE AVAILABLE

Suite 202 - 11,520 SF  
Suite 203 - 3,430 SF

## BASE RENT

\$13.00 PSF

## ESTIMATED CAM

\$6.75 PSF

## INCLUDED IN CAM

Heat  
Taxes/Specials  
Insurance  
Water/Sewer/Garbage

## TENANT EXPENSES

Electricity  
Phone/Internet  
Janitorial

## NEIGHBORING BUSINESSES

Scheels Arena  
MedPark Medical Center

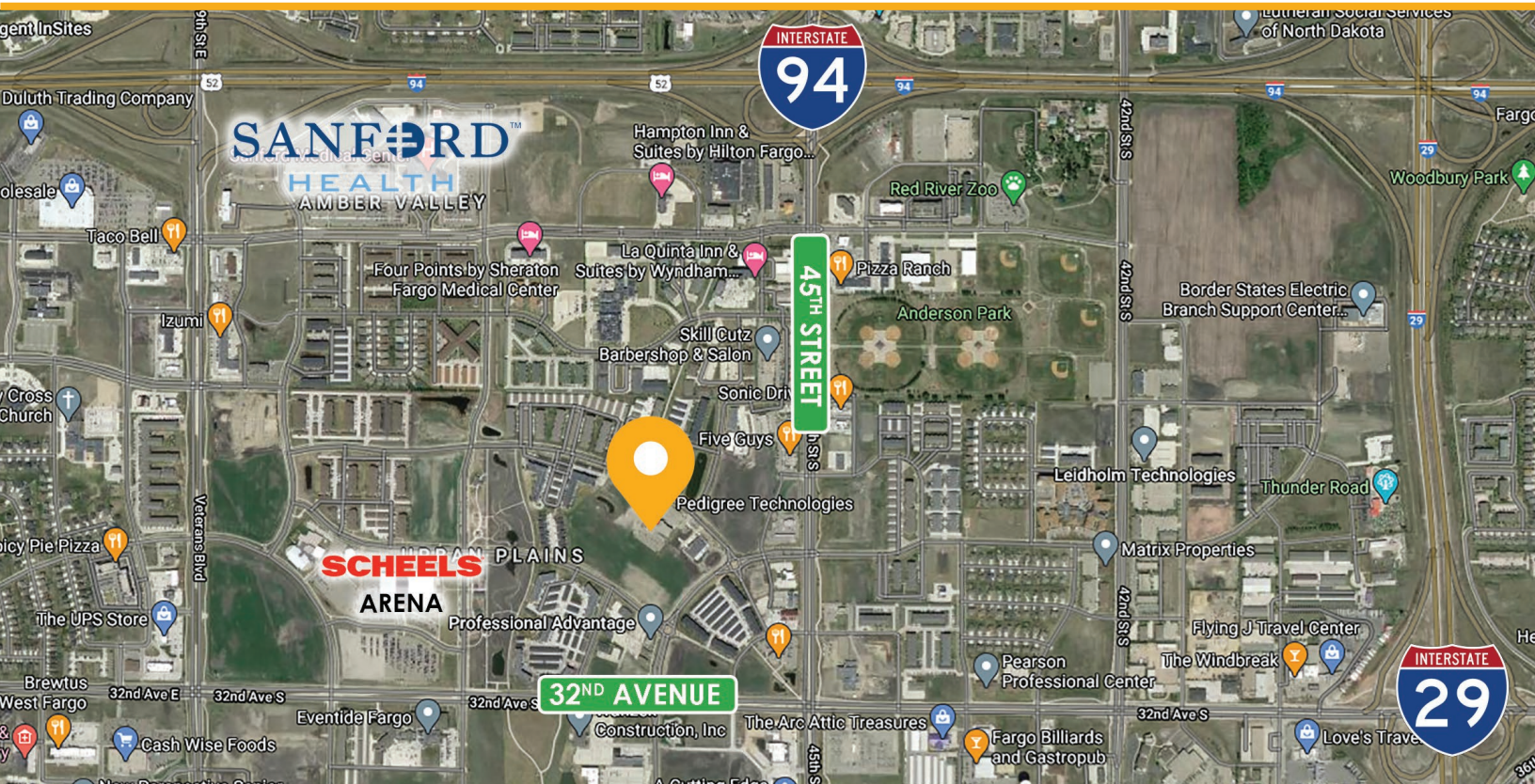
## PROPERTY DESCRIPTION:

Second floor office space in the Pedigree Technologies Building at Urban Plains in South Fargo is now available for lease!

Great accessibility off 32nd Ave and 45th St. Large open lobby, elevator, ample parking in a great location and heat is included!



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FLOORPLAN

