

RETAIL SPACE FOR LEASE

45TH STREET COLONNADE

4501 15TH AVENUE S., Fargo, ND 58103



Prime 45th Street signage and visibility at this well-known retail center located on busy corridor of 45th Street South between Scheel's and BCBS. Neighboring tenants include Swanson Health Products, Noodles & Co., Papa Murphy's, Orange Theory Fitness, Cold Stone Creamery, and the Shirt Shop.



LEASING INFORMATION

SPACE AVAILABLE: UNIT 115	820 SF
BASE RENT:	\$25.00 PSF
ESTIMATED CAM:	\$6.25 PSF



MARC C. JOHNSON
COMMERCIAL REAL ESTATE

1620 32ND AVENUE SOUTH, SUITE 200, FARGO, ND 58103 701.281.5200 Office 701.281.0777 Fax

For more information please contact:

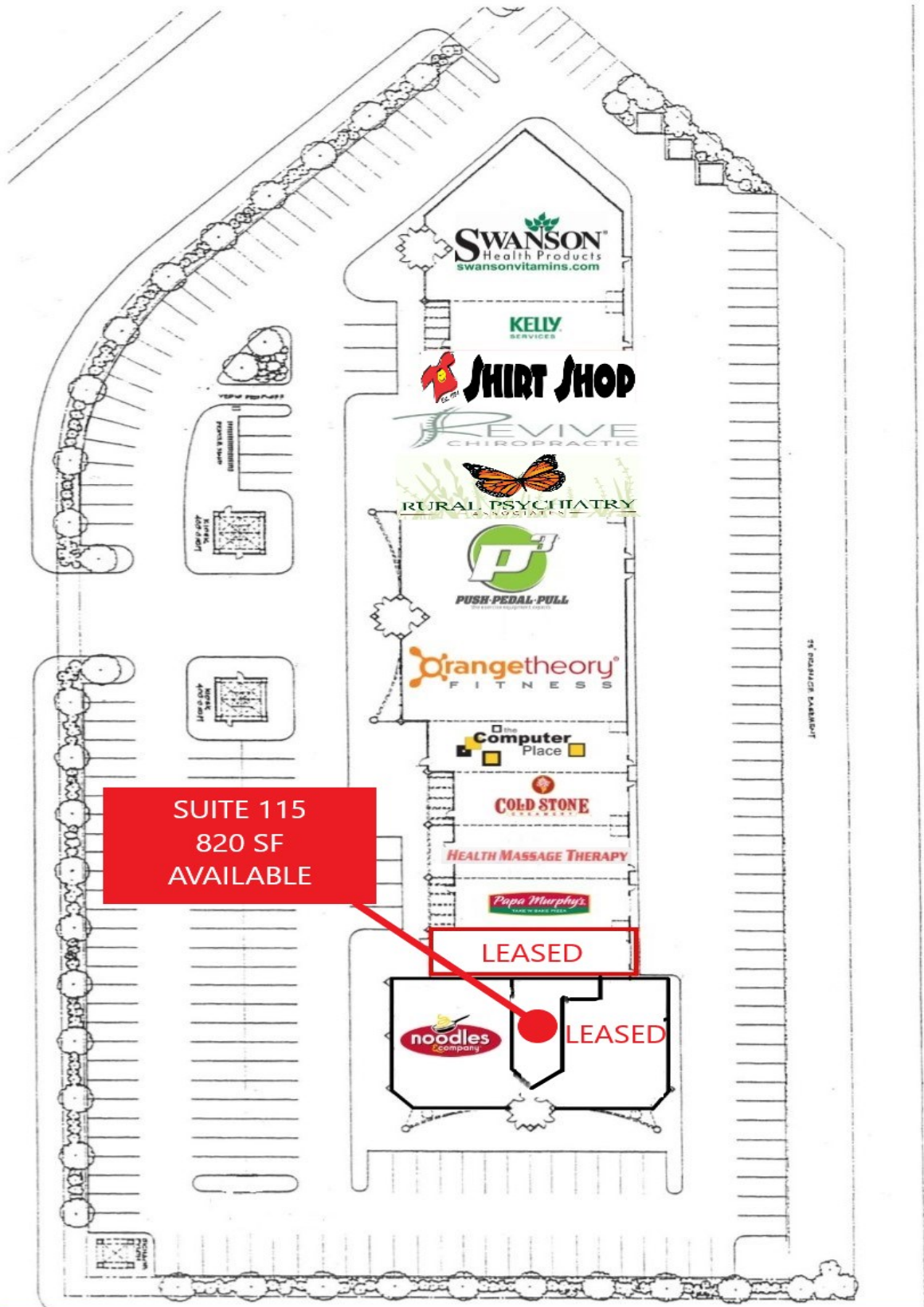
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President/Broker
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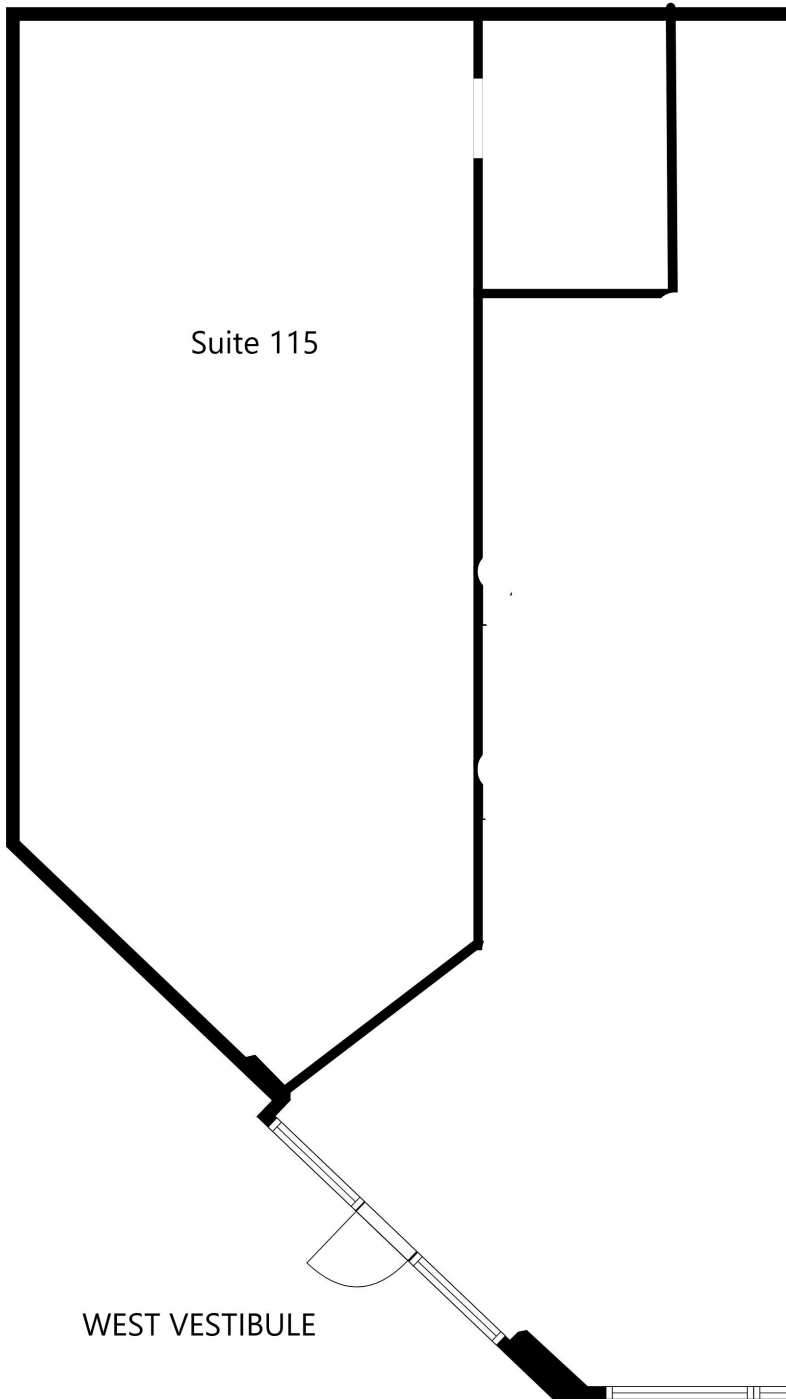


45th Street South

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The 45th Street Colonnade is located along one of the busiest traffic corridors in Fargo-Moorhead with counts reaching over 30,000 VPD.

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