

# GREAT AMERICAN OFFICE

1402 43RD ST S, FARGO, ND 58103

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

**FOR LEASE**



**OFFICE SPACE NEXT TO TARGET & WEST ACRES MALL**

Space Available: 3,874 SF

Base Rent: \$12.00 PSF

CAM: \$7.00 PSF

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**Goldmark Commercial Real Estate**

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

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## SPACE AVAILABLE

3,874 SF

## BASE RENT

\$12.00 PSF

## CAM

\$7.00 PSF (includes utilities)

## MONTHLY RENT w/CAM

\$6,133.83

## TENANT EXPENSES

Phone/Internet  
Janitorial

## NEIGHBORS

West Acres Mall  
Target  
Von Maur  
Buffalo Wild Wings  
Chick-Fil-A

## PROPERTY DESCRIPTION:

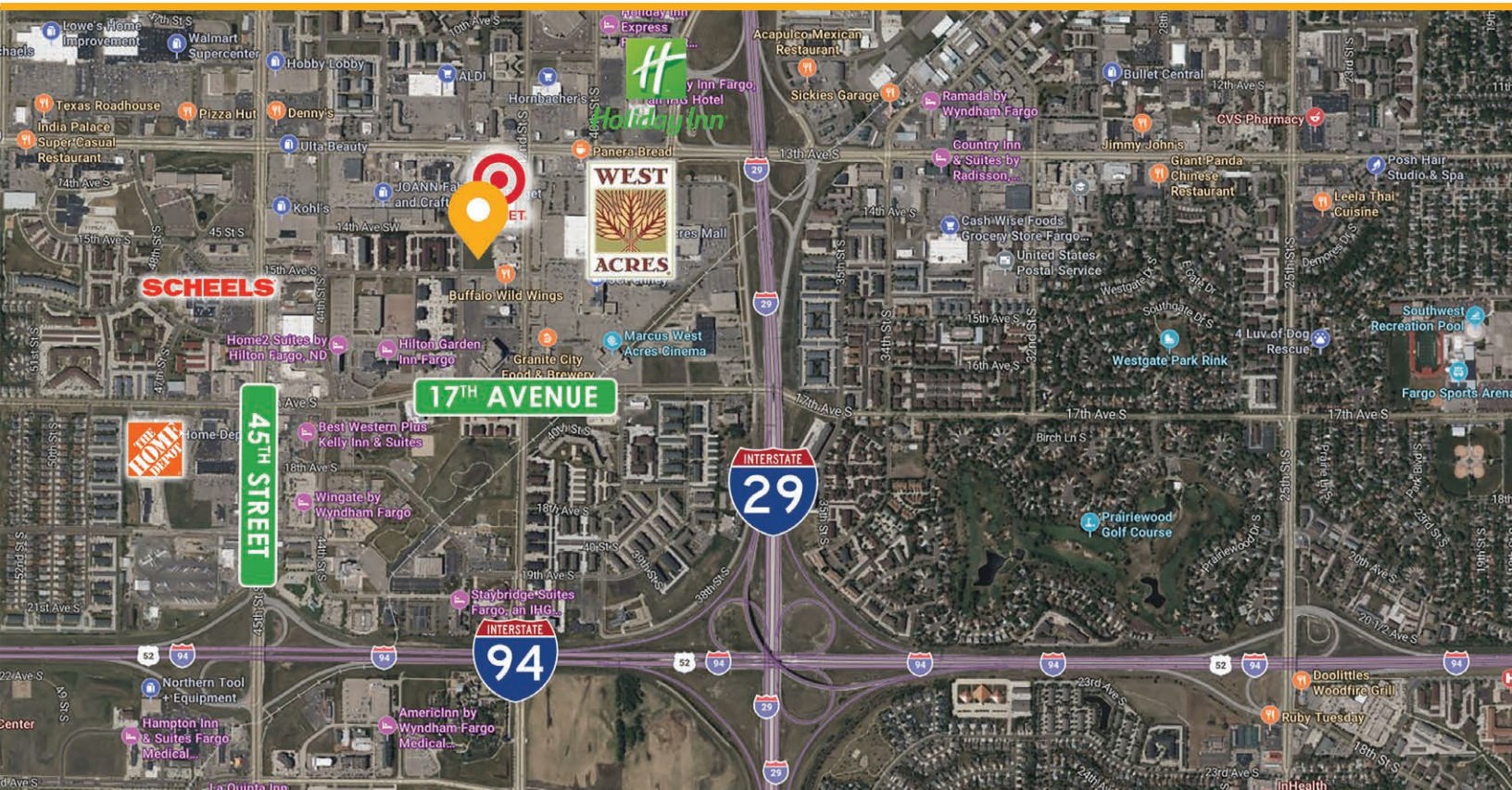
Beautiful office space for lease in a convenient location just off 13th Ave S next to Target. Currently a chiropractor office, this space has front door parking, direct entrance, reception area, conference room, open work space, multiple offices, and lounge area.

Monument sign located on 43rd St.

This space is perfect for professional office or medical users.



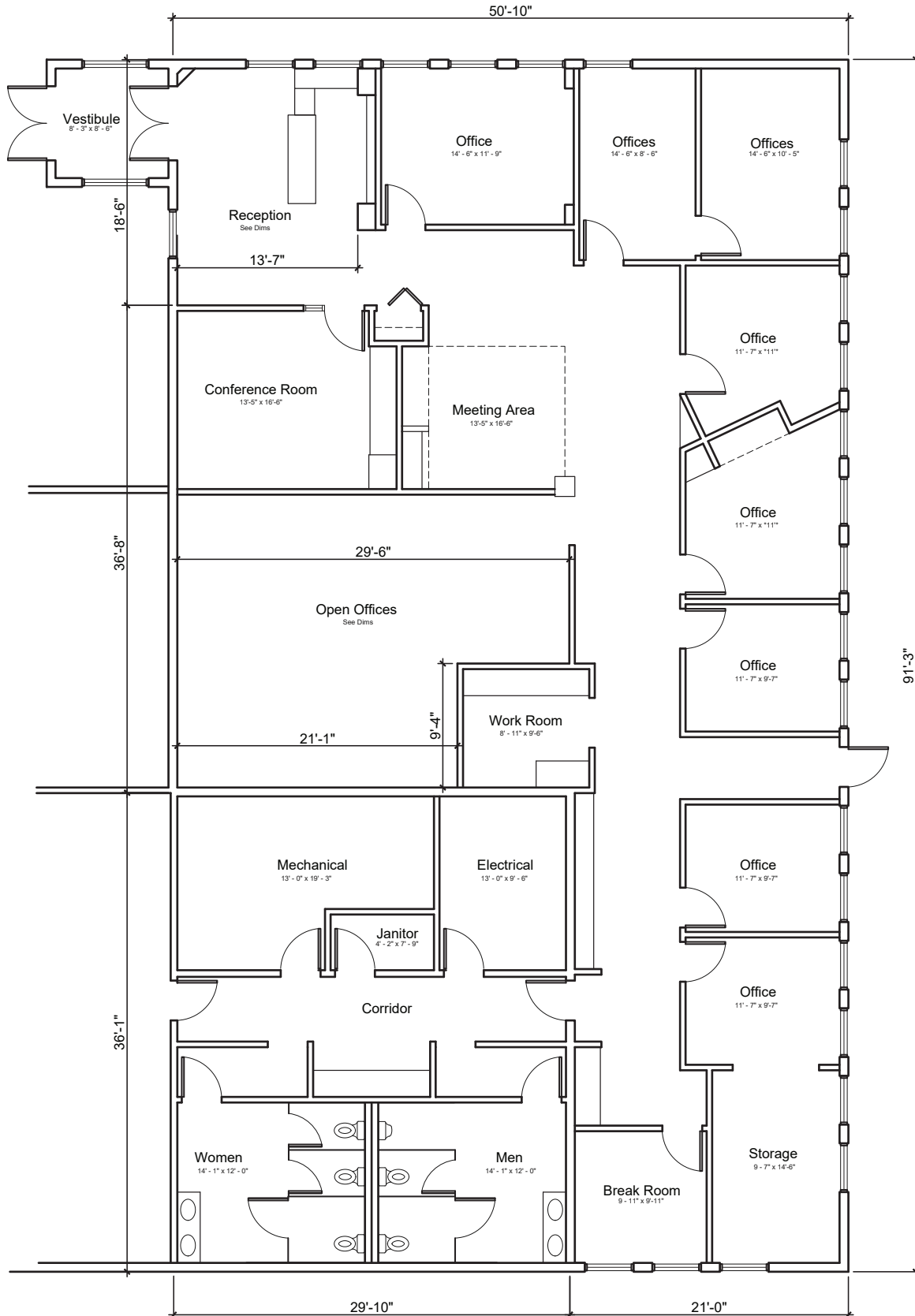
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FLOORPLAN



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INTERIOR PHOTOS

