

FORMER MEDICAL SPACE FOR LEASE

505 32nd Ave E, Suite D, West Fargo, ND 58078

MLS #23-308



Property Description: This spacious corner suite in West Fargo, located just off 32nd Avenue, features seven pass-through offices, a kitchenette, private bathrooms, and an open work area perfect for cubicles. With abundant natural light streaming through large windows, the suite offers a bright and productive work environment. Previously used as an eye clinic, this property is well-suited for various professional or medical uses. Excellent signage opportunities are available to enhance visibility in this prime location.

Suite D: 3,937 SF

Lease Rate: \$20.00 PSF

Estimated CAM: \$8.33 PSF

Fit-up Allowance: Negotiable

Features:

- Patio
- Private Entrance
- Barn Doors
- Built-ins
- Large Kitchenette



PROPERTY RESOURCES GROUP

JUSTIN GUSTOFSON, CCIM, REALTOR®

701-499-3875

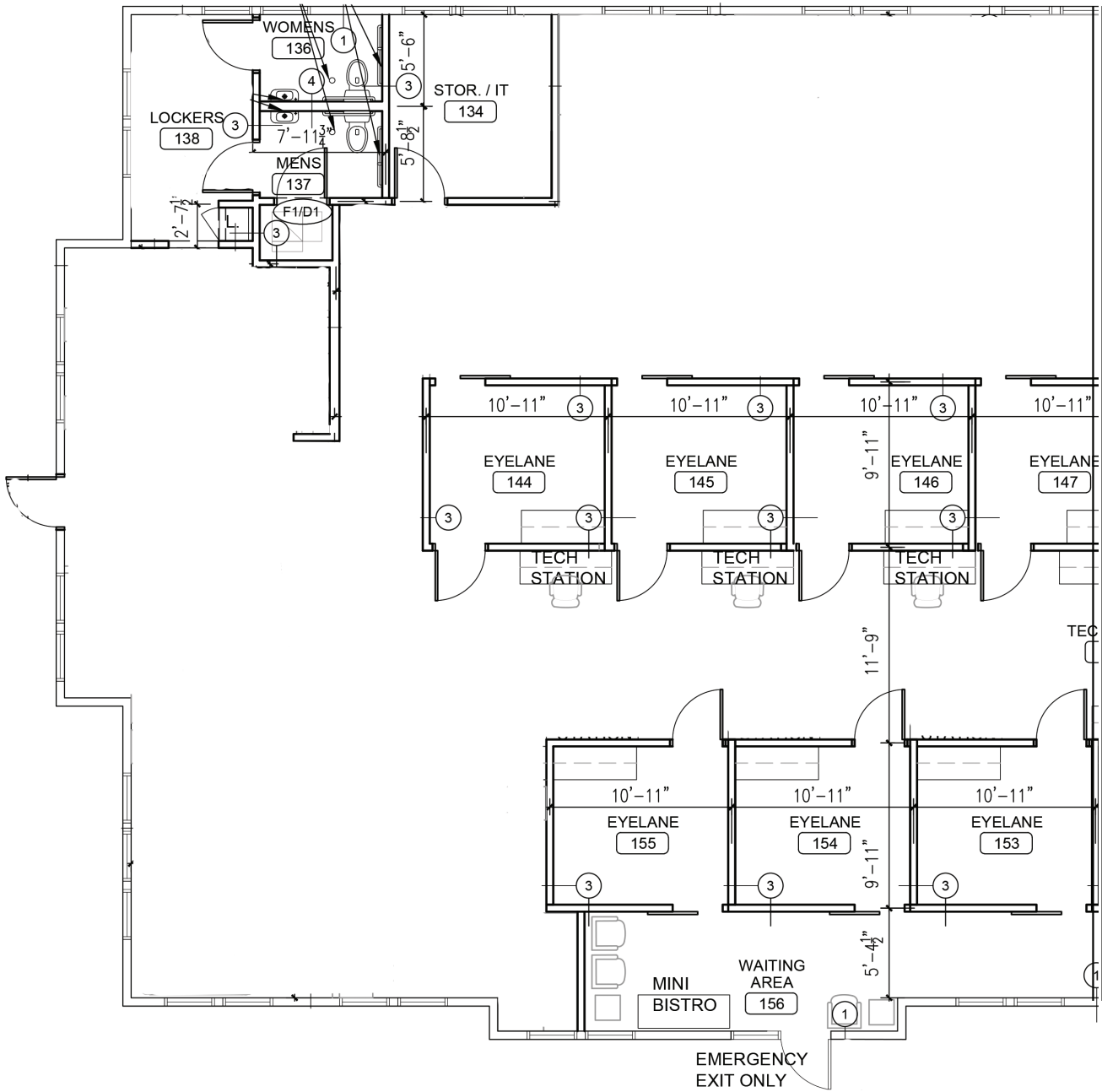
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4609 33rd Ave S. Suite 400, Fargo, ND 58104

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

FORMER MEDICAL OFFICE SPACE FLOOR PLAN (SUITE D)



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