

SPACE FOR LEASE

4,000 SF | \$16/SQ FT
NNN ESTIMATED \$4.75/SF FOR 2026



*Lines are approximate



DUANE WAGES, III.
Dakota Commercial

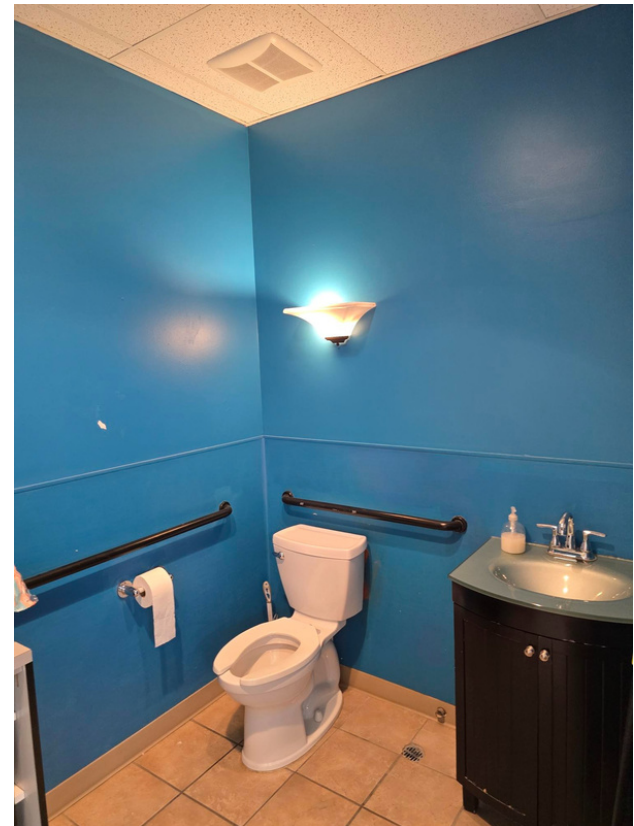
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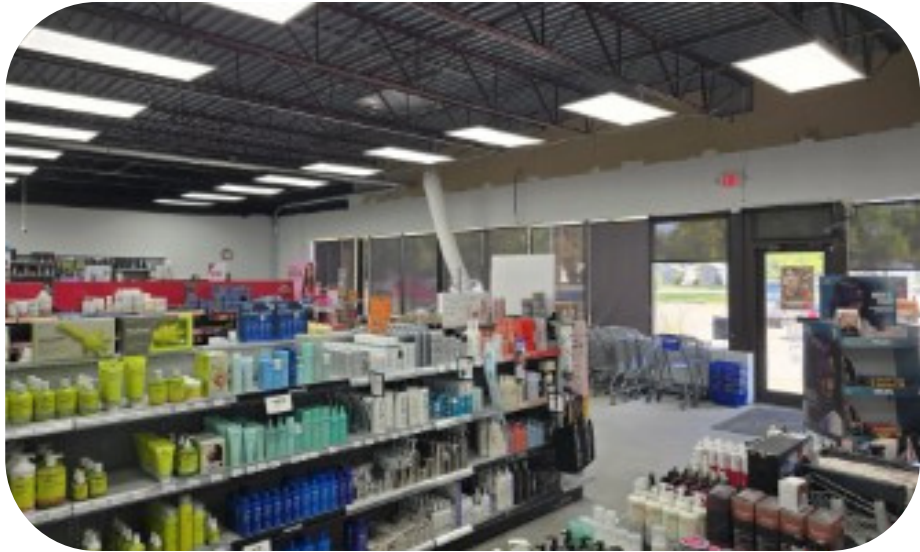
PROPERTY OVERVIEW

ADDRESS	2100 S COLUMBIA RD, GRAND FORKS, ND 58201
LEASE PRICE	\$16/SQ FT
NNN	\$4.75/SF ESTIMATE

Currently configured for retail use, this space offers a spacious, open floor plan with minimal structural posts—ideal for a variety of layouts. Space can be demised into two spaces equal to 2,000 SF each. Features include excellent parking and strong visibility in a busy location. Available now. After-hour showings require agent accompaniment.







AERIAL PROPERTY OUTLINE

