

WOODHAVEN PLAZA

4040 42ND STREET SOUTH, FARGO, ND 58104

GREAT SOUTH FARGO LOCATION

FOR LEASE




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PROPERTY OVERVIEW:

Now leasing this excellent office/retail space in a great location on 42nd St S in Woodhaven Plaza near the Microsoft campus. Perfect for professional office use or service-based businesses with ample parking. Suite J has reception area, large, open workroom and storage room. Suite M is a large open work room. Great signage options with strong visibility to 42nd St S and pylon access at the intersection of 42nd St and 40th Ave S.! Heat is included in the CAM expense.

Space Available:

Suite J - 742 SF

Suite M - 581 SF

Lease Rate: \$17.00 PSF

CAM: \$5.45 PSF

Monthly Rent:

Suite J - \$1,388.16

Suite M - \$1,086.95

Tenant Expenses:

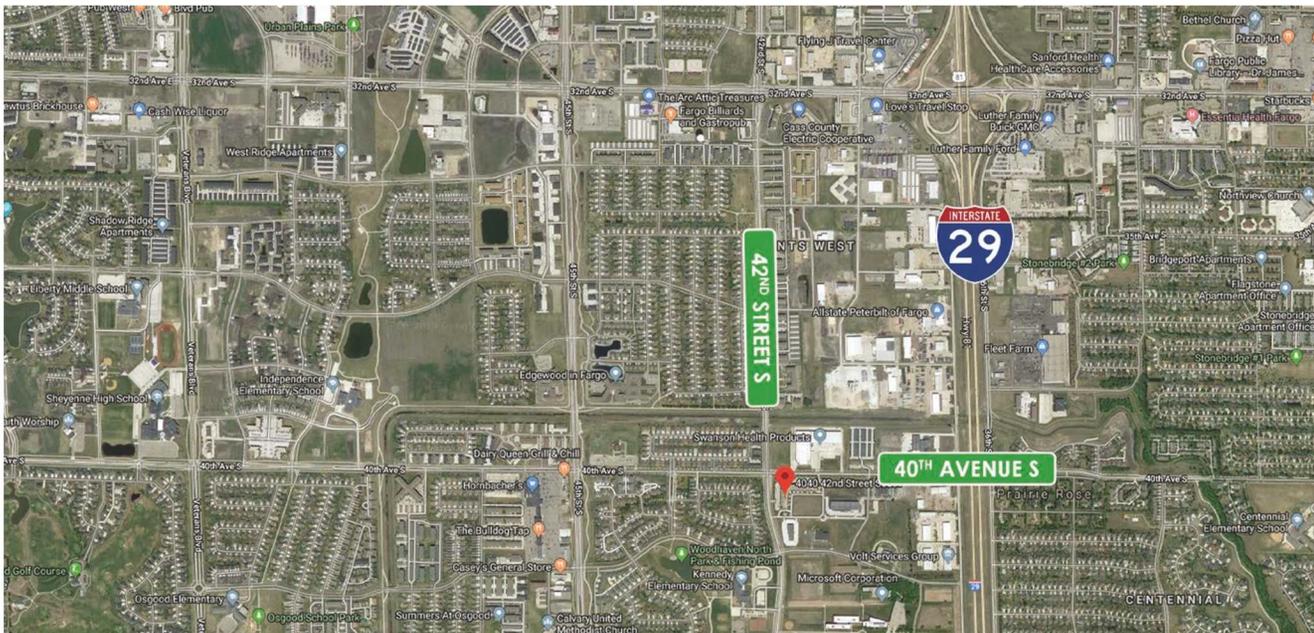
Electric, Cable,
Phone, Janitorial

CAM Expenses:

Heat, Taxes, Specials, Insurance,
Snow, Lawn, Sewer, Water,
Garbage, Building Maintenance

Features:

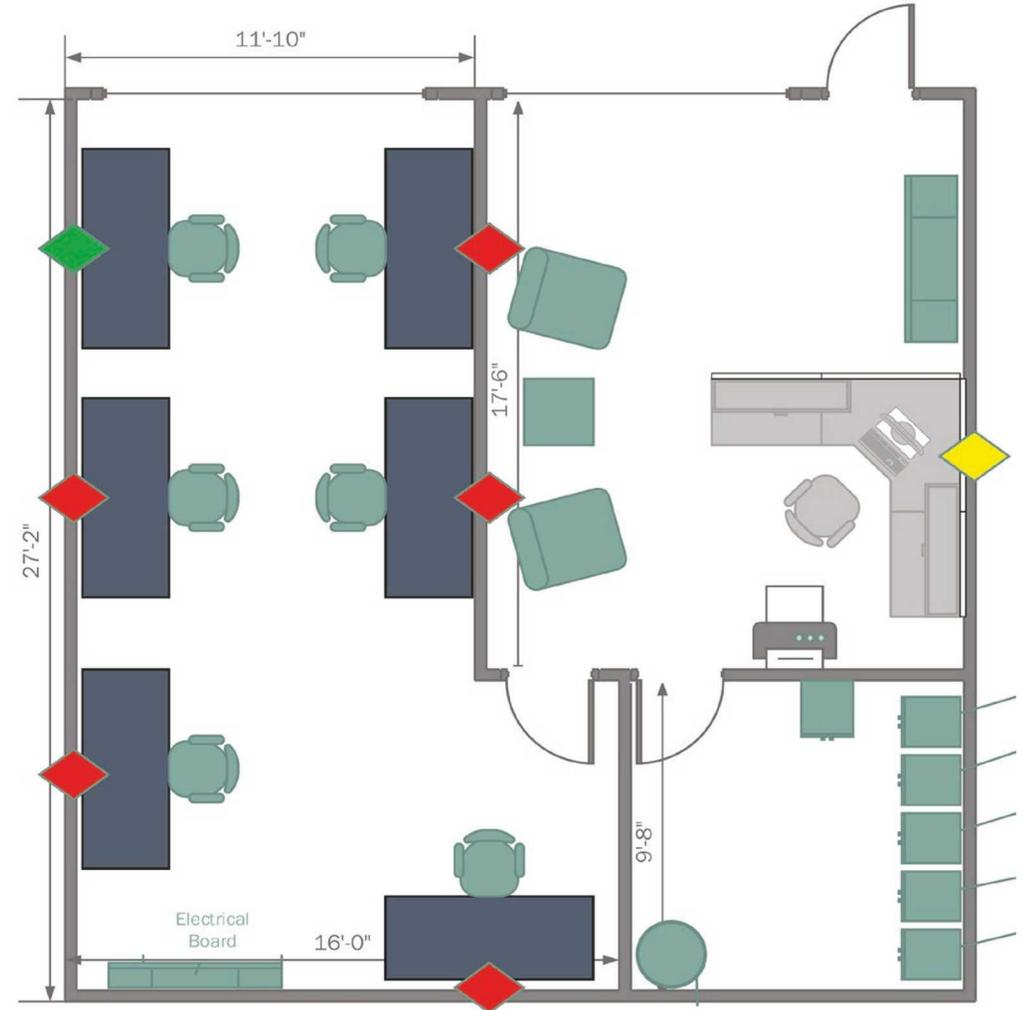
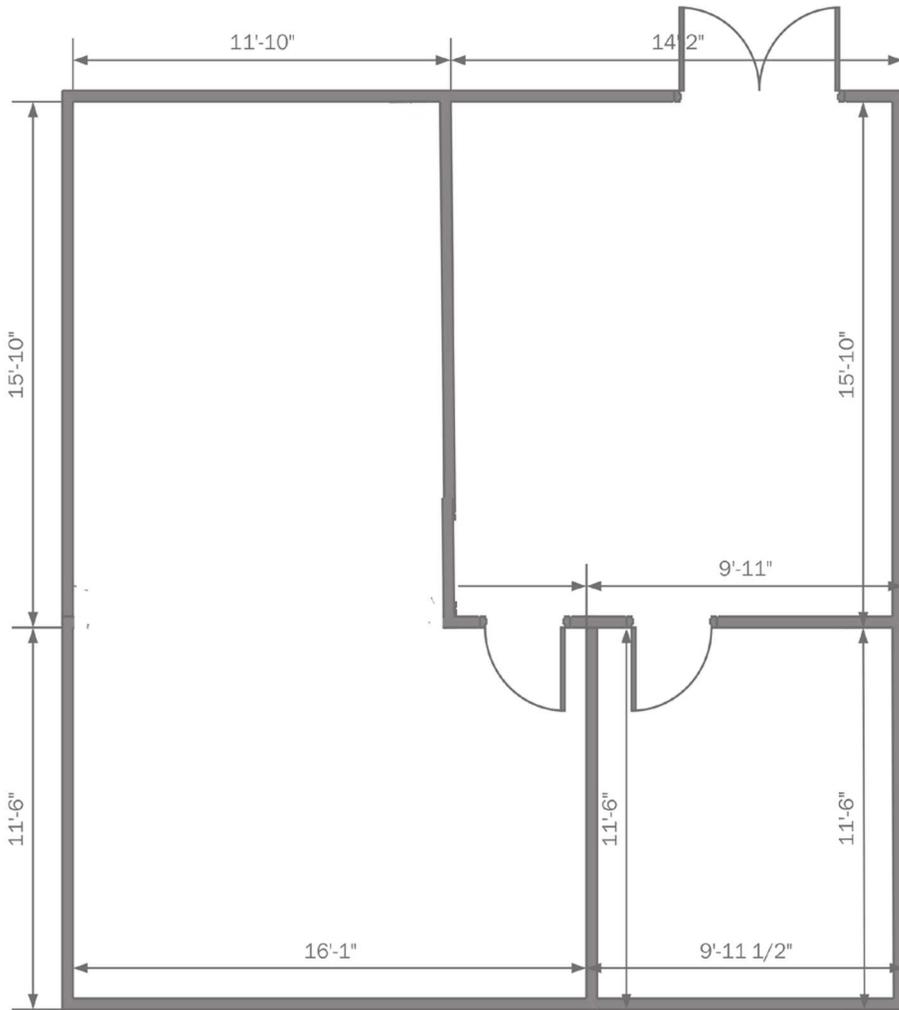
- Pylon signage at 42nd St & 40th Ave S. intersection
 - Front Door Parking
 - Reception area
- Large open working room
 - Key FOB secured access
- Building signage on 42nd St.



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

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742 SF - SUITE J



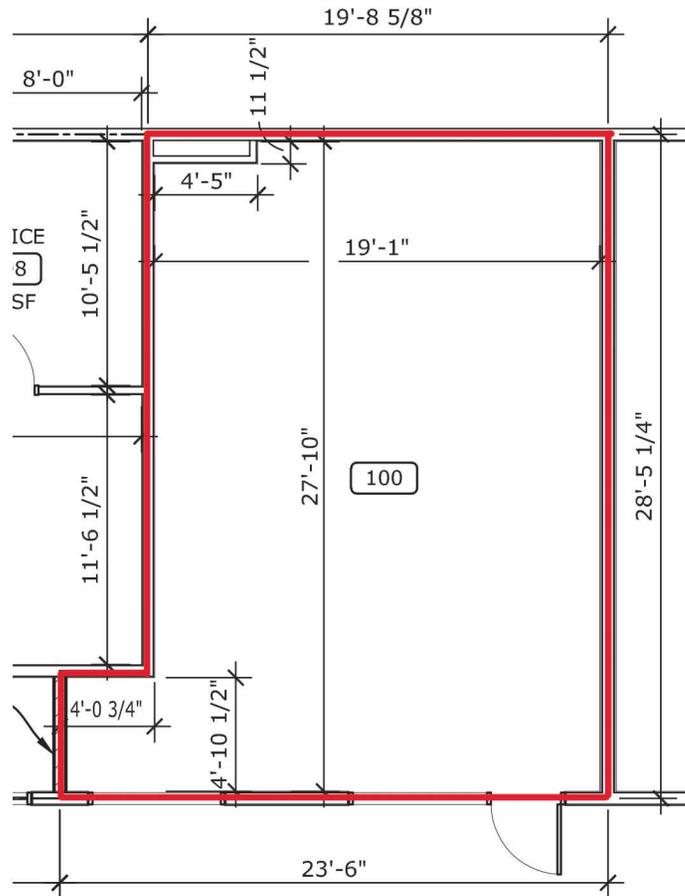
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742 SF - SUITE J



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581 SF - SUITE M



581 SF

