

BRANDT CROSSING OFFICE PARK

OFFICE SPACE FOR LEASE • BUILDING 3

3401 45th Street South • Fargo, North Dakota



www.propertyresourcesgroup.com



AVAILABLE SPACE:	2,500 SF - 9,870 SF
LEASE RATE:	\$13.00 per sf NNN
RENT:	6 MNTHS FREE W/5 YR LEASE
ADDITIONAL CAM:	\$4.50 per sf Estimated
BUILD-OUT ALLOWANCE:	\$30.00 per sf
BUILDING FEATURES:	Private Parking Lot High Visibility Signage Shared Driveway Architecturally Controlled Located Along 45th Street South

BUSINESSES IN THE PARK

- 1- Rejuv
- 2- Strive Chiropractic
- 3- Pediatric Therapy Behavioral Health
- 5- Sola Salon Studios/Edward Jones
- 6- Networked Energy Services
- 7- Thrivent Financial/West End Rehab Chiropractic
- 8- Freedom Chiropractic
- 9- Regus
- 13- Valley Crop Insurance
- 16- Keller Williams Brandenburg Crew
- 17- Valley Mortgage



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