

# BRANDT CROSSING OFFICE PARK

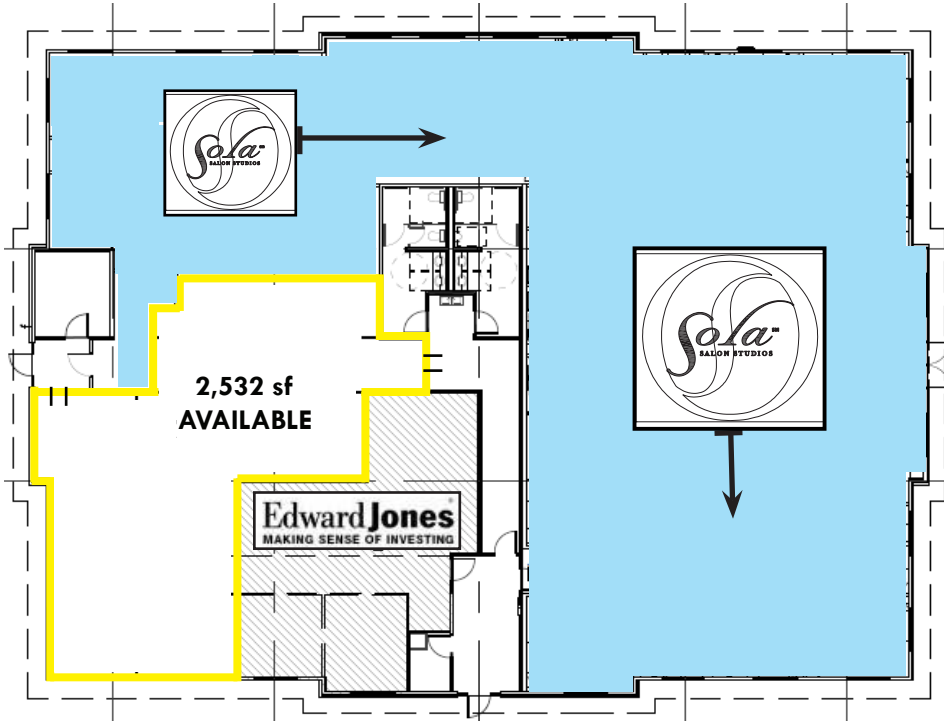
## OFFICE SPACE FOR LEASE • BUILDING 5

3475 45th Street South • Fargo, North Dakota



PROPERTY RESOURCES GROUP

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



- AVAILABLE SPACE:** 2,532 sf
- LEASE RATE:** \$13.50 per sf NNN
- ADDITIONAL CAM EST:** \$4.50 per sf
- BUILD-OUT ALLOWANCE:** \$25.00 per sf
- BUILDING FEATURES:**
  - Private Parking Lot
  - High Visibility Signage
  - Located along 45th Street South



Property Resources Group • 4265 45th Street South, Suite 200 • Fargo, North Dakota 58104 • 701.356.8888 • [www.propertyresourcesgroup.com](http://www.propertyresourcesgroup.com)

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.

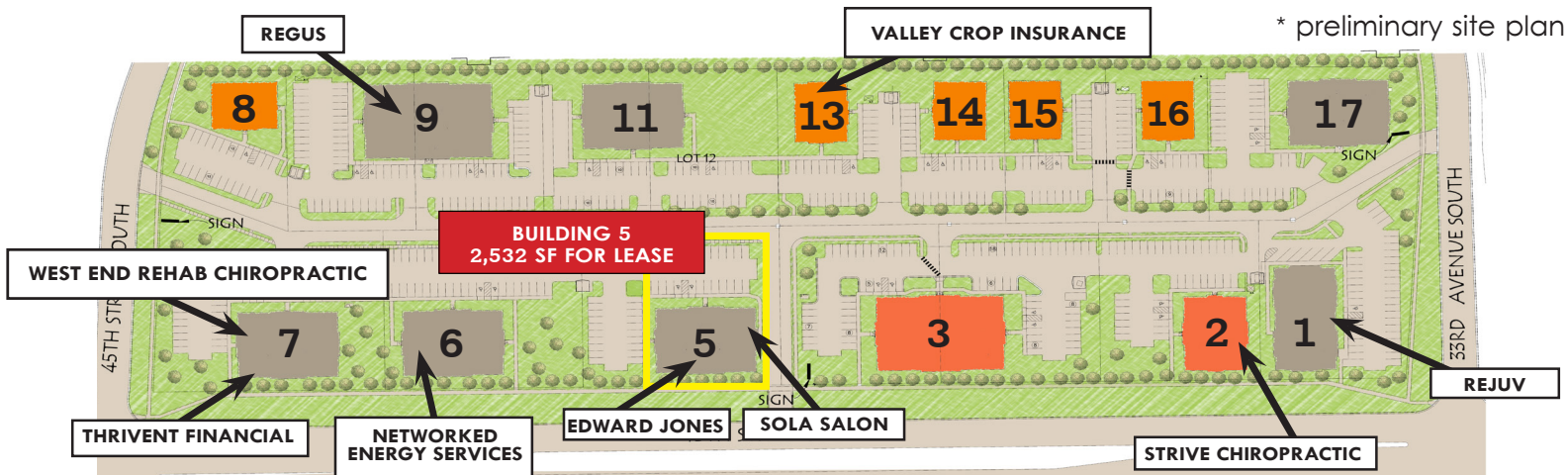
# BRANDT CROSSING OFFICE PARK

## OFFICE SPACE FOR LEASE • BUILDING 5

3475 45th Street South • Fargo, North Dakota



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



**Jenny Gilbertson**  
701.499.3907  
[jenny@prgcommercial.com](mailto:jenny@prgcommercial.com)



**Tyler Brandt**  
701.499.3905  
[tyler@prgcommercial.com](mailto:tyler@prgcommercial.com)

