



3201 Fiechtner Dr S, Fargo

**Lease Rate:** \$12.75 PSF + CAM \$4 PSF (est.)

### Property Highlights

Total Building SF:	9,600
Minimum divisible SF:	2,400
Lot Size SF:	42,089
Zoning:	Commercial

### Property Information

- Building features: Private offices, break room with kitchen, conference rooms, men's and women's bathrooms, garage area with overhead door
- Office to be updated with new flooring, paint, ceiling tile, lighting, baseboard, casing and doors
- Owner is willing to negotiate additional Tenant Improvement Allowance on qualifying leases
- 49 Parking spaces
- Visible signage available along Fiechtner Drive
- Easy access to 13th Avenue S & I-29
- Neighboring businesses: Overhead Door of Fargo, T&S Construction, Sanford School of Radiography & Sonography, Information Systems Corporation, Jeremiah Program, JAG Clothing & Shoes, Kochmann Brothers Homes and Design Direction

**Randy S. Cramer**

Broker

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3201 Fiechtner Dr S, Fargo

For Lease

# Office Building

