

# Westwood Galleria

3301 13<sup>th</sup> Avenue South, Fargo, ND



**For Lease (3,163 sf Suite 101)**

## Property Details

Central Fargo location with easy access to I-29. Your business can benefit from the high visibility with signage on 13th Avenue and on two sides of the building, and traffic counts exceeding 29,000 per day.

Corner suite with private offices, reception, conference room and open work area. Vacant and ready for immediate occupancy.

- Prime location on 13th Avenue
- Space Available 3,274 sf
- Front Door Parking
- Reception & 7 private offices
- Base Rent \$10.50 psf



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3270 20<sup>th</sup> St. S, Fargo, ND 58104 | [www.archerfargo.com](http://www.archerfargo.com)



## Westwood Galleria

**SPACE AVAILABLE** 3,274 sf

**BASE RENT** \$10.50 PSF

**LEASE TERMS** 3-5 Years

**TENANT CHARGES** Utilities, CAM

**CAM (includes taxes & insurance)** \$4.67 psf

**FURNISHED** All furniture included

**OFFICES** 7 Offices  
2 Common Rest Rooms  
1 Storage Room

**PARKING** 71 Parking Stalls

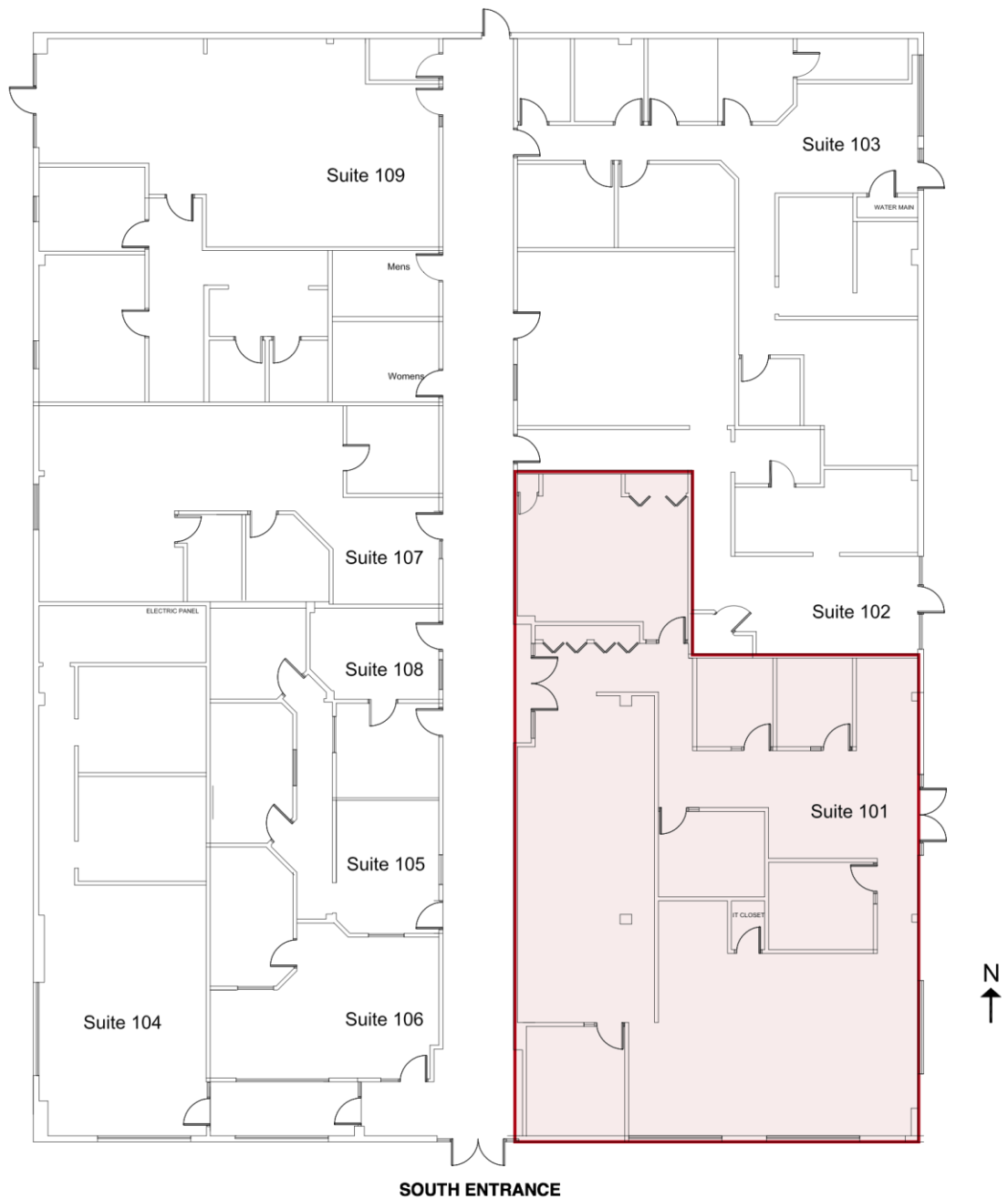
**NEIGHBORHOOD BUSINESSES** Scheels Home and Hardware,  
Green Mill Restaurant  
Baymont Inn  
Perkins Restaurant



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