



# For Lease

## Office Space

### Multiband Tower



#### Property Description:

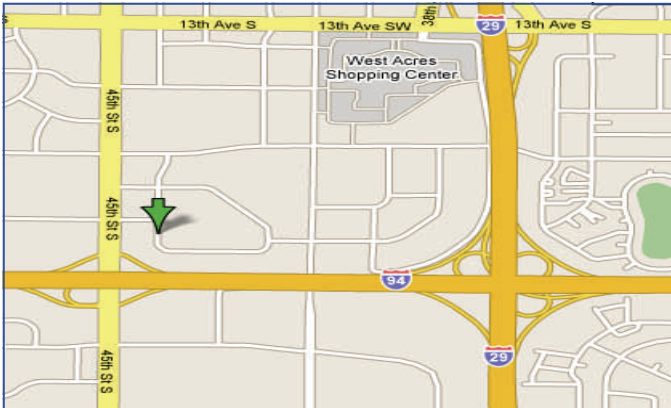
5,037 NLA (4,482 NUA) Professional office space, newer high quality fit-up (former bank), four underground parking spaces as well as large canopy covered parking area adjacent to space.

#### Location Description:

Located near I-94 and 45th Street South, easy access to all parts of town, near many restaurants, motels and regional shopping center.

#### Location:

2000 S. 44th St.  
Fargo, ND 58103



#### Space Available:

5,037 Square Feet (NLA), located on main floor

#### Monthly Lease Rate:

Base:	\$6,296.25
CAM:	\$3,173.31
Indoor Parking:	\$220.00
Canopy Parking:	<u>\$125.00</u>
Total	\$9,814.56

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**First Realty-Encore**

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**Features:** Full service lease, indoor parking (4 spaces), covered exterior parking, on site restaurant.

#### Neighboring Businesses:

Multiband, GL Ness Agency, Grazies Italian Restaurant, Travel-Travel and Midland Insurance



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