

# VETERANS COMMONS

815/835/875 23RD AVENUE E. WEST FARGO, ND 58078

## LEASE RATE

\$19.00 - \$30.00+ PSF/YR

## CAM

\$7.90

## AVAILABLE SPACE

1,967 - 6,000 SF

## LOCATION

Veterans Commons is a retail center located on one of the fastest growing retail corridors in West Fargo. The property is strategically located at the first signalized intersection off of I-94 on Veterans Boulevard. This Shopping Center is anchored by Costco and Sanford Hospital's new 380-bed one million square foot regional hospital. The property is part of The Preserve development in West Fargo, which includes a mix of retail, housing, and office space including corporate offices for fast-growing companies such as Wex.

FOR LEASE



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## PROPERTY DESCRIPTION

Veterans Commons Shopping Center consists of two existing retail buildings and a pad site available on Veterans Boulevard currently available for ground lease or build to suit.

## PROPERTY HIGHLIGHTS

- Anchored by Costco and other surrounding retail such as Duluth Trading Company
- Close proximity to Wex Headquarters
- Annual traffic counts increasing along with new housing units

## OFFERING SUMMARY

Lease Rate:	\$19.00 - \$30.00+ SF/yr (NNN)
Estimated CAM	\$7.90 psf
Available SF:	1,967 - 6,000+ SF
Lot Size:	3.03 Acres
Parking:	220 stalls (approx. 7.36 / 1,000 SF)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,019	39,653	98,477
Total Population	4,647	87,999	227,946
Average HH Income	\$67,469	\$62,398	\$61,168

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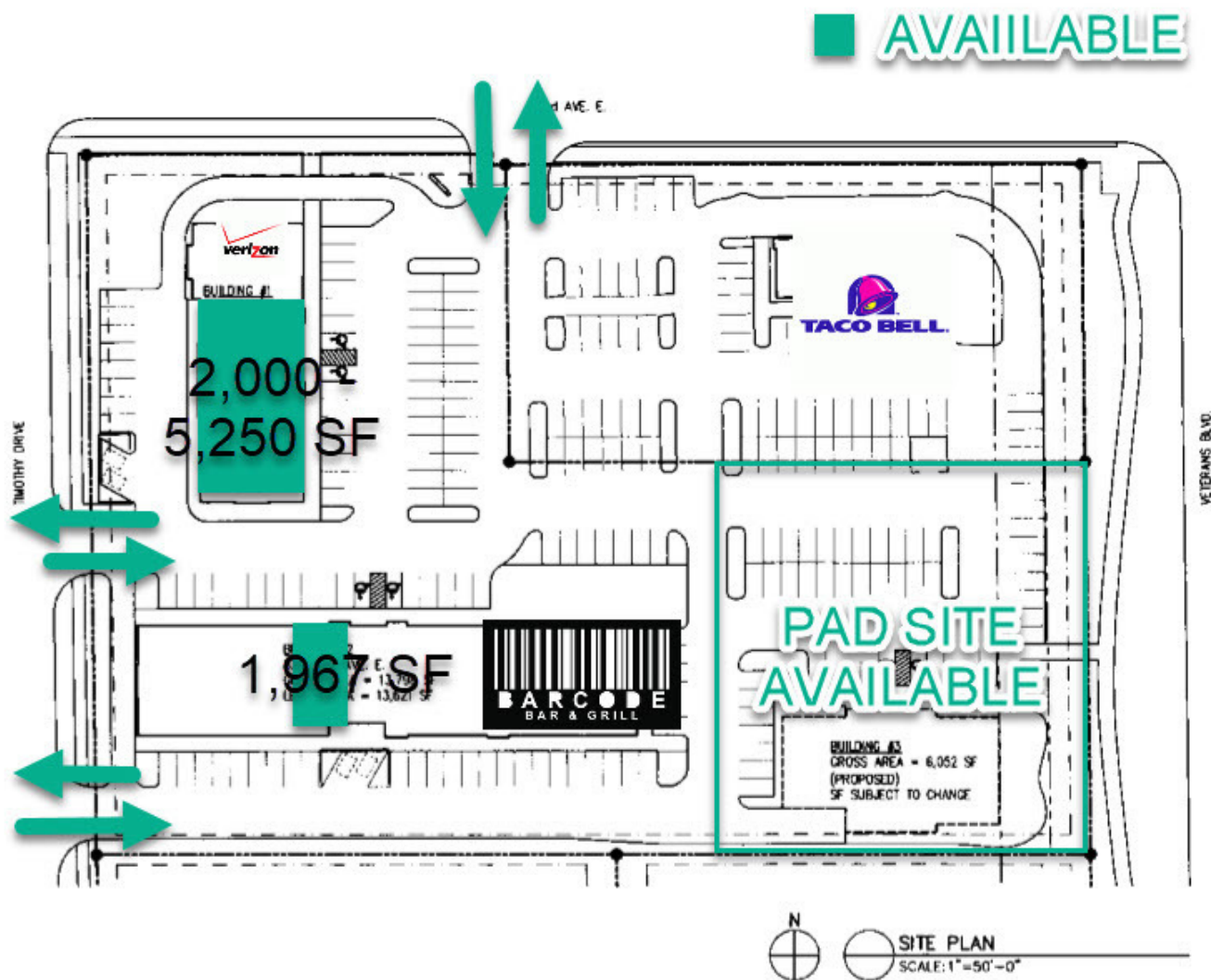


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## LEGEND

Available

Unavailable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	LEASE RATE
203	Available	1,967 SF	NNN	\$19.00 SF/yr
102/103/104	Available	2,000 - 5,250 SF	NNN	\$24.00 SF/yr
PAD SITE AT VETERANS COMMONS	Available	2,000 - 6,000 SF	Ground Lease	Ground rent: \$75,000.00 / Year Ground Lease. Build to Suit rate: Negotiable

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**COSTCO**  
WHOLESALE

verizon



2,000 - 5,250 Square Feet Available (Currently finished as office space)



1,967 Square Feet Available

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## BUILDING EXTERIOR DESCRIPTION

- Clear anodized aluminum store front with 3'x7' wide stile doors with panic bars at each lease space.
- Painted hollow metal rear service doors with panic bar hardware.
- Exterior finish of Arriscraft tile & Arriscraft block stone, architectural metal panel and EIFS.
- Powder coat steel awnings on front and sides of building.
- Sidewalks along the front, side and rear of buildings.
- Landscaping as generally depicted in the drawings.
- Concrete parking lot including parking in rear of buildings for employees.

## INTERIOR DESCRIPTION

- 4" interior slab on compacted granular fill.
- Water and sewer stubbed into space.
- Exterior walls insulated with vapor barrier.
- General fire suppression system. Alterations needed for fit-up of lease space is by tenant.

## ELECTRICAL DESCRIPTION

- Landlord to provide tenant with a 200 amp single phase panel in each lease space. Exit signs and general exterior building lighting. All additional electrical work and distribution by tenant.
- Landlord to provide 1-5 ton RTU with supply and returned stubbed into lease space with thermostat. Distribution by tenant.

\*Landlord and Tenant agree to coordinate the timing and location of Tenant's installation of plumbing improvements which, other than water and sewer stub-ins to the Premises, will be installed at Tenant's sole cost and expense at the time Landlord's contractor pours the concrete floor in the Leased Premises. Tenant shall be responsible for the cost of any delays experienced by reason of this installation.

\*All other work not described above is tenant responsibility.

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