

COMMERCIAL SPACE FOR LEASE

3251 32nd Ave South | Grand Forks, ND 58201



Duane Wages III

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COMMERCIAL SPACE FOR LEASE
3251 32ND AVE SOUTH
GRAND FORKS, ND 58201

PROPERTY OVERVIEW

On 32nd is prime retail location in Grand Forks - a front row view of 32nd Avenue will guarantee plenty of traffic. The newly renovated exterior and abundance of parking will please any tenant.

The shell in this location includes a 200 amp panel, sheet rock, HVAC, concrete, sprinklers, and a demising wall. This is ready for any tenant's finishing touches!

Available Space

3,500sf

List Price

\$20.00 / SF NNN

Additional Rent/CAM

Electricity - Tenant
Heat - Tenant
S/W/G-Tenant

Insurance - CAM
Taxes - CAM
Snow/Lawn-CAM

Nearby Businesses

- **Super Target**
- **Best Buy**
- **Qdoba**
- **Five Guys**

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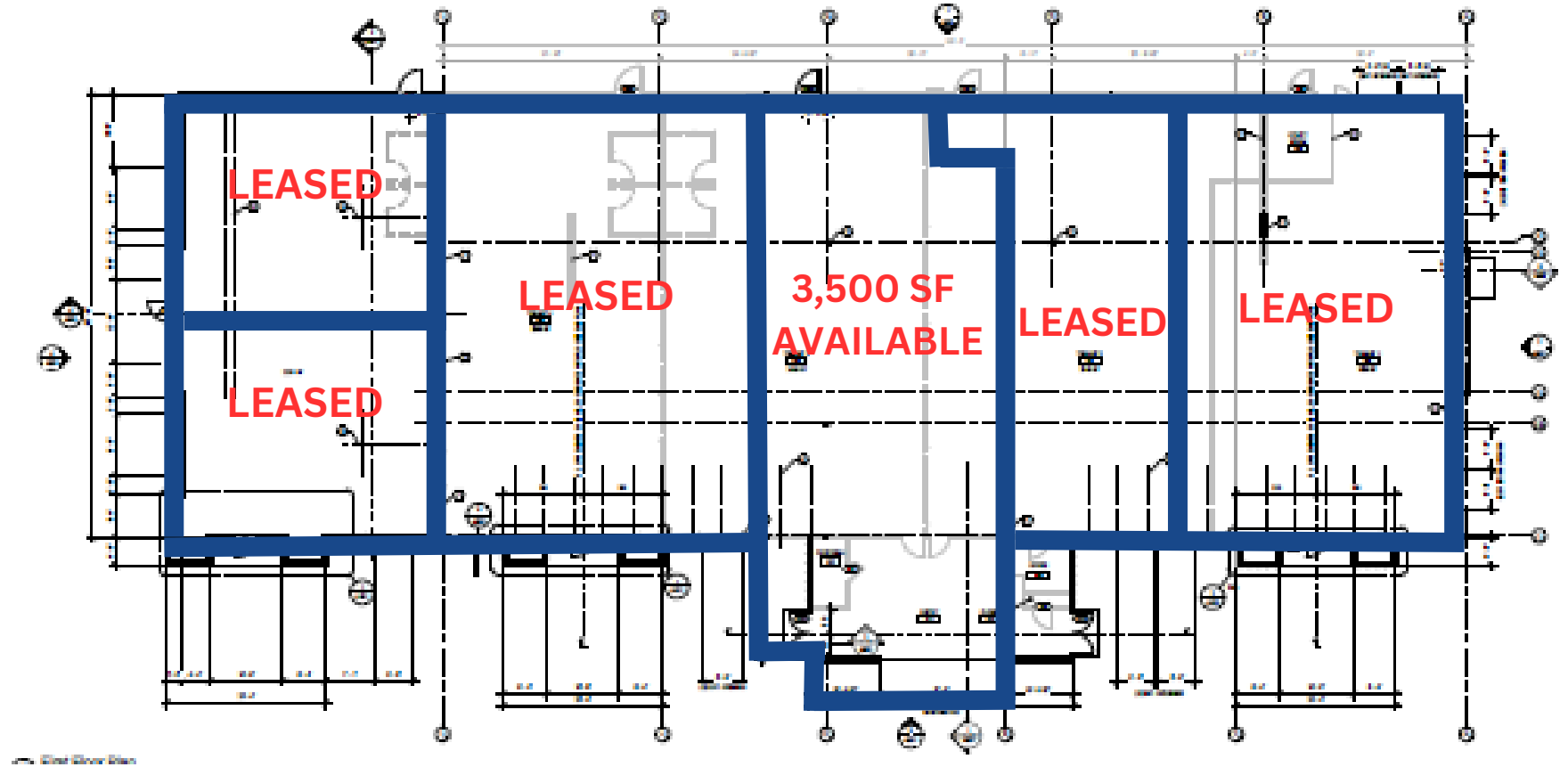
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1/16/2018 10:00 AM

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Landlord's Work

Landlord, at the Landlord's cost, shall provide the building "vanilla shell", which shall include the following:

1. \$10/per SF tenant improvement allowance
2. Sheetrocked Demising walls
3. Storefront (including glass door)
4. Rough in plumbing
5. Existing electrical service to the unit with a 200 amp energized electrical panel
6. Rooftop 5-ton HVAC Unit with a minimum of a 1-year warranty. HVAC to be installed, connected to the separately metered gas and electric services , (powered), and fully functioning (except for the distribution of ducting). Tenant shall distribute ducting throughout the Premises in accordance with Tenant's plans.
7. Concrete floor as-is
8. Landlord shall have all utilities (Electrical, Water, gas, and Sewer Services) separately metered for the Premises.
9. Telephone and Cable service to be drawn to the Building.
10. Landlord shall be responsible for any vehicular and pedestrian requirements outside of the Premises, including, but not limited too access, walks, parking, loading, circulation, and ADA requirements.

Impact Fees:

Tenant shall be responsible for any and all impact fees, connection fees and tap fees, if any, associated with Tenant's Work.

Plans & Specifications:

Tenant, at Tenant's cost, shall prepare Interior Plans and Specifications utilizing Landlord's building shell drawings. Landlord and Tenant shall mutually approve the Interior Plans and Specifications.

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Location Map



Traffic Counts

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Traffic Per Day: 32nd Ave - 17,000-20,000, S 34th St - 9,000



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