

OFFICE SPACE FOR LEASE



WESTRAC BUSINESS CENTER

3320 Westrac Dr, Fargo, ND 58103



OFFERING SUMMARY

Suite C: 3,340 SF

Rent: \$13.50 PSF

CAM: \$4.25 PSF

Tenant Expenses: Utilities
Janitorial
Internet/Phones

CAM Expenses: Taxes/Insurance
Water/Sewer/Garbage
Snow/Lawn Care

Lease Term: 3-5 years

Zoning: Commercial

PROPERTY OVERVIEW

Westrac Business Center has 3,340 SF of office space available for lease on the first floor with modern finishes, glass walls, and shared common entry. Easy access to 13th Ave and I-29.

SUITE C

- Reception Area
- 7 Offices
- 1 Conference Room
- Break Room



BRENT KUEHNE

701.219.1059
brent.kuehne@jbccommercial.com



DYLAN URBACH

701.680.3691
dylan.urbach@jbccommercial.com

OFFICE SPACE FOR LEASE

WESTRAC BUSINESS CENTER

3320 Westrac Dr, Fargo, ND 58103



BRENT KUEHNE

701.219.1059
brent.kuehne@jbccommercial.com



DYLAN URBACH

701.680.3691
dylan.urbach@jbccommercial.com

OFFICE SPACE FOR LEASE



WESTRAC BUSINESS CENTER

3320 Westrac Dr, Fargo, ND 58103



BRENT KUEHNE

701.219.1059
brent.kuehne@jbccommercial.com



DYLAN URBACH

701.680.3691
dylan.urbach@jbccommercial.com

OFFICE SPACE FOR LEASE



WESTRAC BUSINESS CENTER

3320 Westrac Dr, Fargo, ND 58103



SUITE C
3,340 SF



BRENT KUEHNE
701.219.1059
brent.kuehne@jbccommercial.com



DYLAN URBACH
701.680.3691
dylan.urbach@jbccommercial.com