

# BLU 32



**4600 32<sup>nd</sup> Ave S • Fargo, ND 58104**  
**MLS #18-348**

BLU 32 is an exciting, new Retail Center coming to  
BLU Water Creek in Fargo, ND. Located along  
32<sup>nd</sup> Avenue S near 45th Street S

**Property Resources Group • 4265 45th Street South, Suite 200 • Fargo, North Dakota 58104**  
**701.356.8888 • [www.propertyresourcesgroup.com](http://www.propertyresourcesgroup.com)**

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error,  
typographical or otherwise. All information is subject to change without further notice.

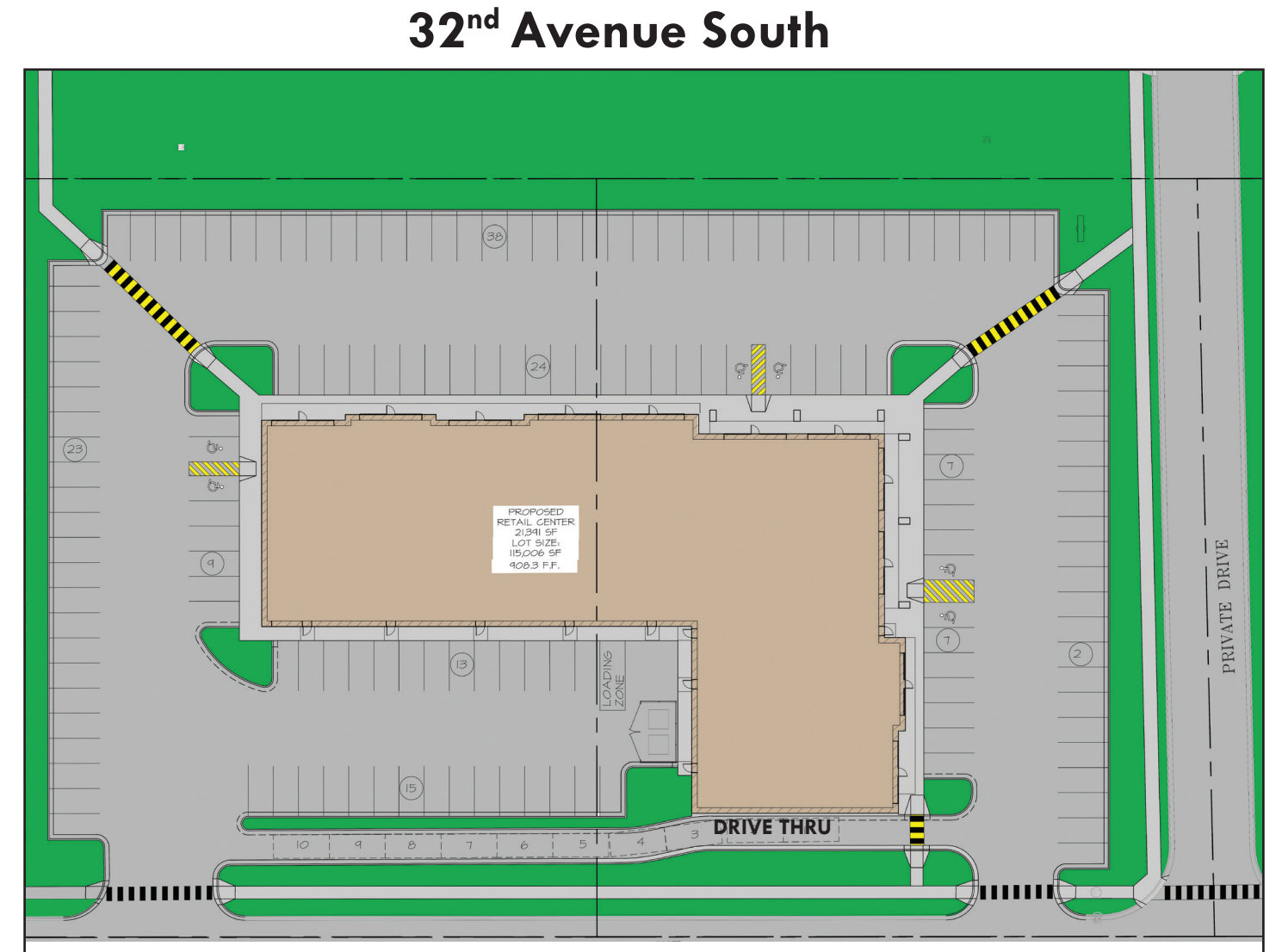
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Positioned near one of the busiest intersections in the Fargo area, 32<sup>nd</sup> Ave S and 45<sup>th</sup> St S, the possibilities for business growth and development are endless.



Discover all the advantages of leasing a prime piece of Fargo commercial space – at BLU 32. This 21,391 SF building is located within the rapidly growing BLU Water Creek development. Most bays offer sweeping views of the high traffic surroundings giving you the best street exposure possible.

**Retail Space For Lease:**  
 21,391 SF (divisible)

**Lease Rate:**  
 \$20-26 PSF

**Estimated CAM:**  
 \$5.50 PSF

**Fit-Up Allowance:**  
 \$30.00 PSF

**Available April 2019**



**Tyler Brandt**  
**REALTOR®**  
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PROPERTY RESOURCES GROUP



This one-of-a-kind lease space offers first-class amenities and all the upscale design your business has been looking for including:

- Quality and refined exterior finishes: Brick columns with architectural stone base and trims
- Two highly visible monument signs for marketing opportunities
- A coordinated colored finish system
- Exclusive exterior lighting and design elements including unique lighting fixtures along the front walkway
- Front door patron and client parking
- Upgraded landscaping throughout site
- Outdoor spaces for your clients and staff to enjoy the afternoon and evening
- Spacious opportunities to accommodate both the small and mid-size retailer
- Easy access off local streets, ample, spacious and accessible parking available
- Adjacent to walking & bike path amenities

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