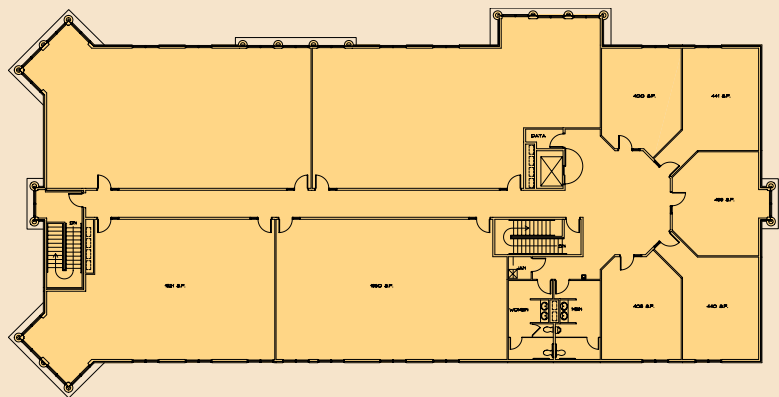
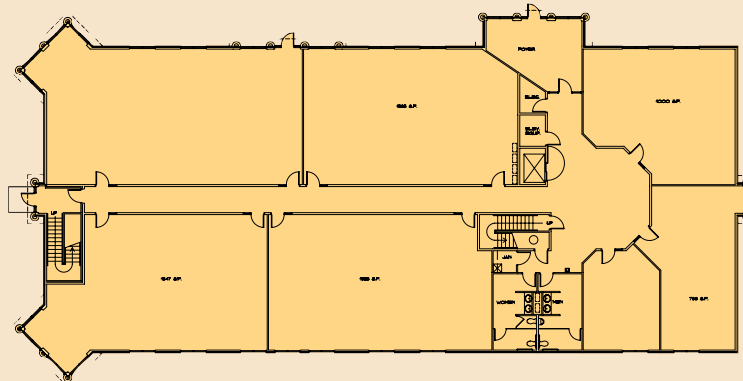
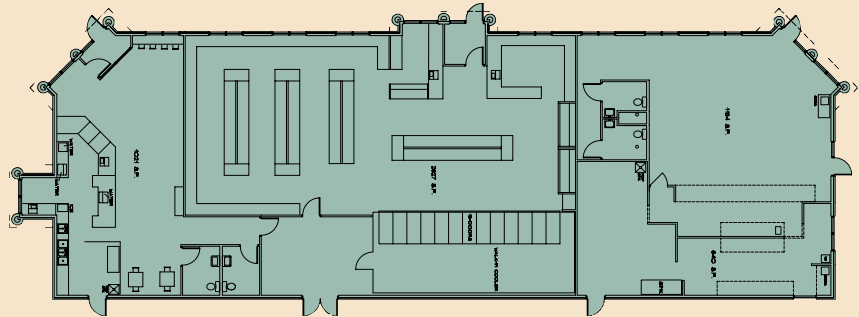


BRIDGEVIEW PLAZA

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BRIDGEVIEW PLAZA MASTERPLAN

North Building South Building

BRIDGEVIEW PLAZA

COMMERCIAL LEASING · 819 30TH AVENUE SOUTH · MOORHEAD, MINNESOTA



bridgeviewplaza

- Located in Moorhead's fast-developing entry corridor
- Easy access/egress to I-94 & 8th St. South!
- Located between commercial development area and new school district/residential area!

Space Available:	Suite 101- 1,600 square feet
Lease Term:	5-10 years
Lease Rate:	1st floor- \$16.00 per square foot 2nd floor- \$14.00 per square foot 3rd floor- \$15.00 per square foot
Tenant Charges:	Heat, electric and CAM
Base Rent:	Suite 101- 1,600 SF (\$2,133.33 per month)
Year Built:	2003
Fit-Up Allowance:	\$20.00 per square foot
CAM Charges:	(\$2.30 per SF estimated) Taxes, insurance, snow removal and telephones (Local lines and high speed internet)
Neighboring Businesses:	Paragon Development Mortgage & Investment Consultants Green Backs Atomic Coffee Subway
Other:	Owner will design your space at no cost Owner willing to give \$20.00 per square foot for build out




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