

# HIGHLANDER

2080 SW 36th Ave. Minot, ND 58701

## OFFICE SPACE FOR LEASE

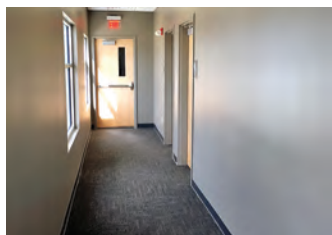
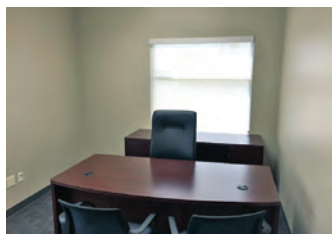


### Location! Location! Location!

Highlander Office Park, Minot's newest professional office development, for lease.

This 2 story, elevator served office building is part of a multi-building park plan and currently has 14,084 SF available (build to suit). With 7,042 SF on each floor, subdivision is possible. \$20.00 PSF Tenant Improvement Allowance.

Conveniently located along 36th Avenue SW, this complex is near Minot's expanding 16th Street retail corridor! Situated north of Minot's proposed new Trinity Hospital and just minutes from Minot's best restaurants, shopping and hotels, the property is also easily accessible from Highway 83 and Highway 2.



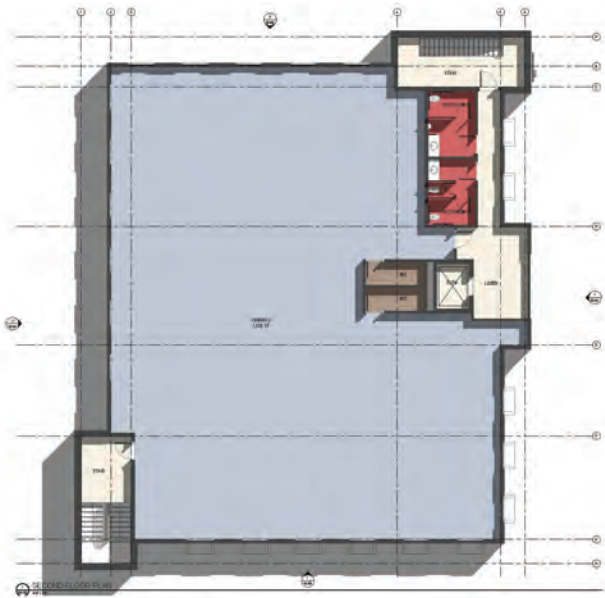
701.866.1006

EPICCompaniesND.com

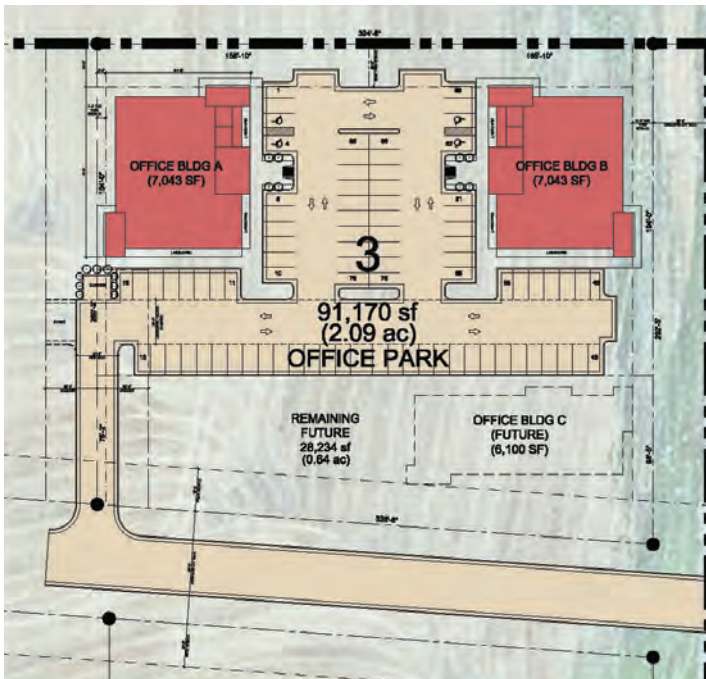
# HIGHLANDER

2080 SW 36th Ave. Minot, ND 58701

## OFFICE SPACE FOR LEASE



FLOOR PLANS | FIRST FLOOR



### PROPERTY DETAILS

<b>Available:</b>	NOW
<b>Square Feet:</b>	14,084 SF (will subdivide)
<b>Lease Rate:</b>	\$16.00 PSF + CAM
<b>Terms:</b>	3 Year Minimum
<b>Fit-up Allowance:</b>	\$20.00 PSF

