

HEARTLAND ACRES

45TH AVE DEVELOPMENT

GRAND FORKS, ND

HEARTLAND ACRES
DEVELOPMENT



YOUR NEXT OFFICE STARTS HERE!

Up to 8,000 sq ft of rentable/purchasable office space



NEW OFFICE BUILDINGS



WELCOME TO

THE NEW 45TH AVE OFFICE DEVELOPMENT

AVAILABLE IMMEDIATELY



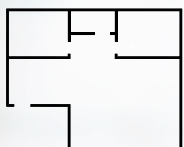
Parking



Exterior Office Signage



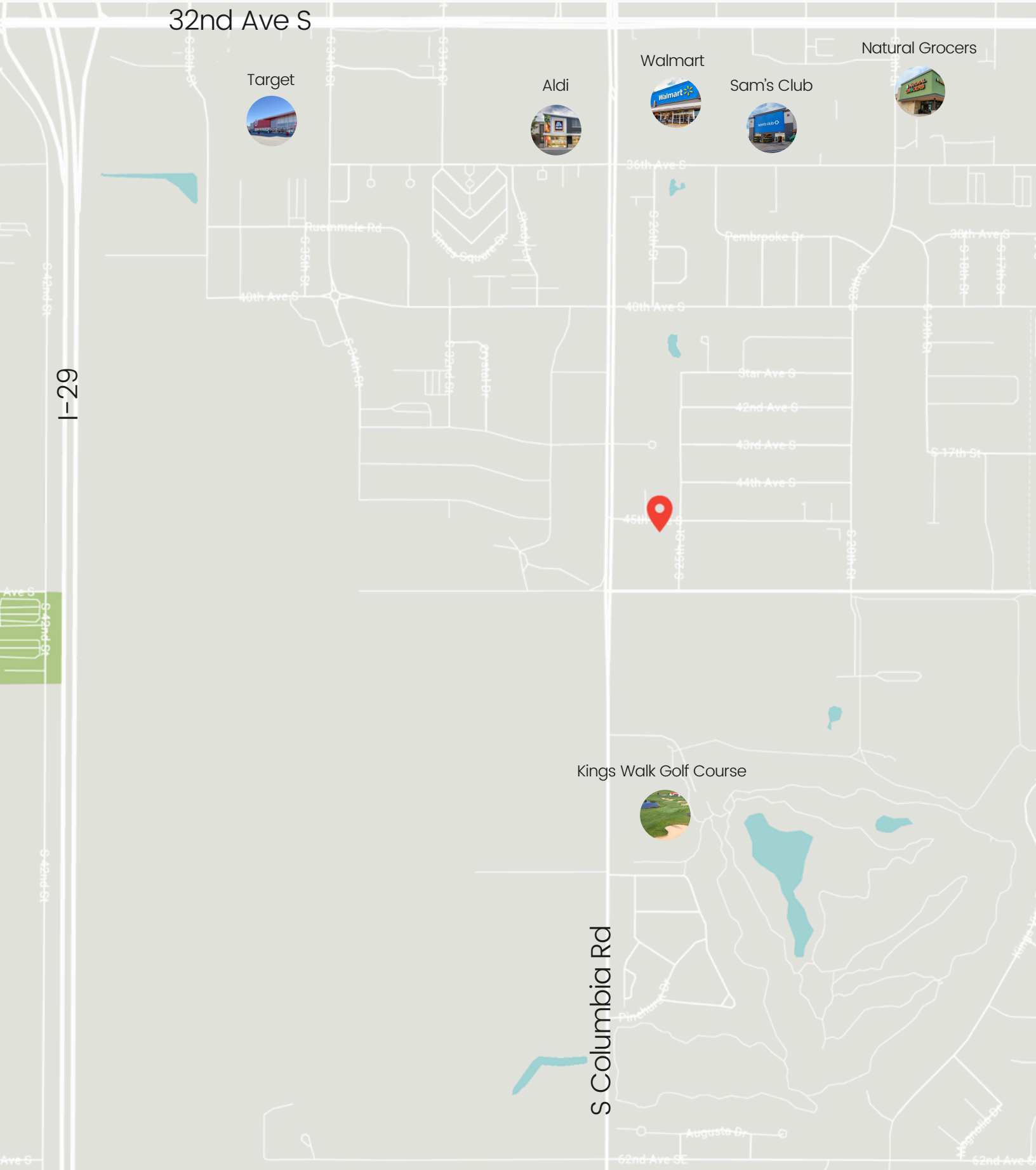
2 Miles from I-29



Adjustable Interior Layouts

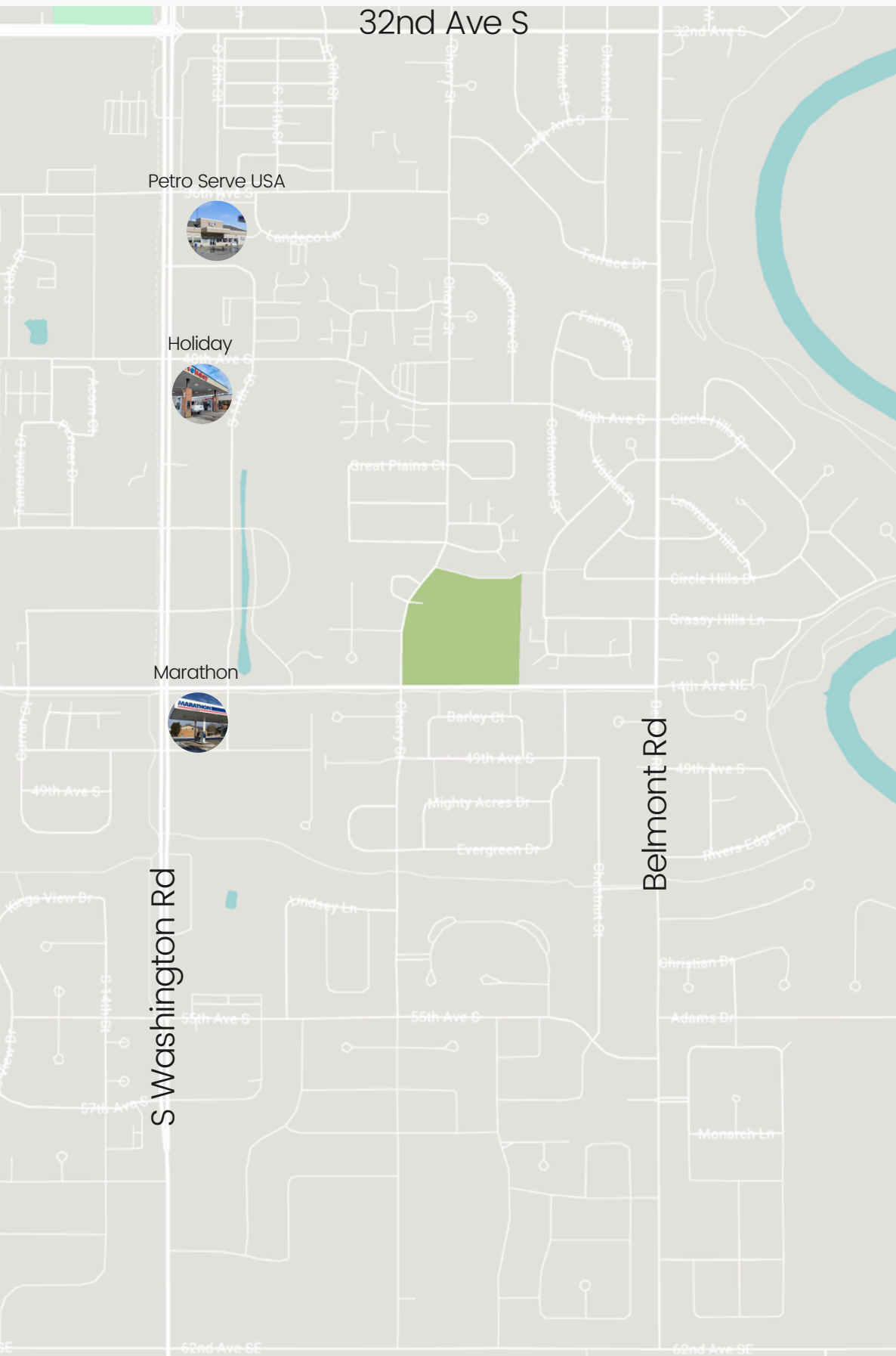


NEARBY AMENITIES



Restaurants:

- Charras and Tequila
- MLB Ballpark Bites
- Arby's
- Starbucks
- Nautical Bowls
- Chicago Burritos
- Dairy Queen
- Panera Bread
- Parrot's Cay Tavern & Grill
- Marco's Pizza
- Little Bangkok
- Tropical Smoothie Cafe



THE OFFERING



Building #1

- Occupied

Building #2

- 3,000 sq ft of fully customizable interior space
- Features a clean linear facade with a custom storefront
- Stand alone office building
- Great for any medical offices

Building #3

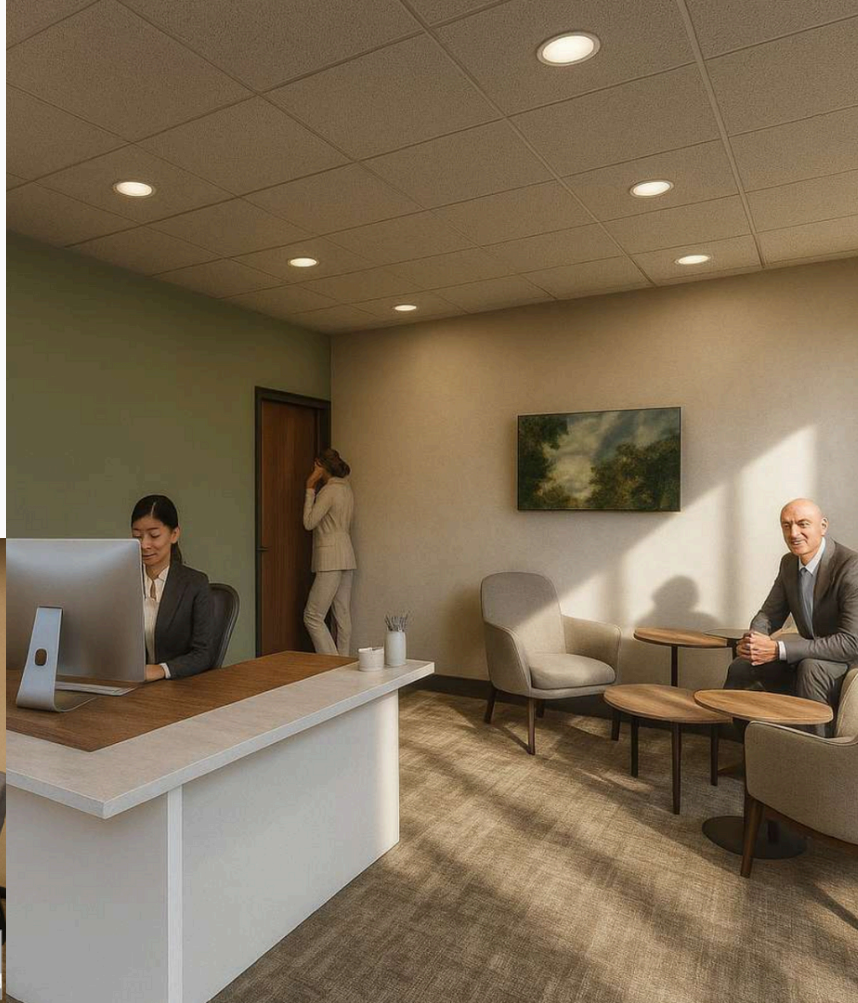
- 2,500 sq ft of fully customizable interior space
- One of a kind office with single sloped roof and a modern storefront finish
- Stand alone office building

Building #4

- 2,500 sq ft of fully customizable interior space
- This building is defined by its warm wood finish and sharp architectural angles setting it apart from the others
- Stand alone office building

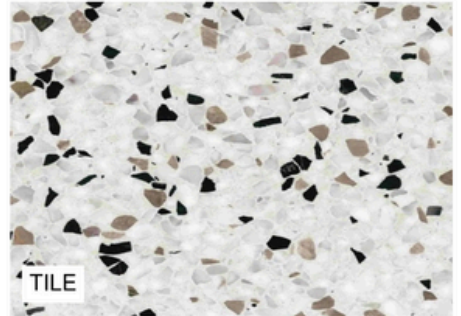
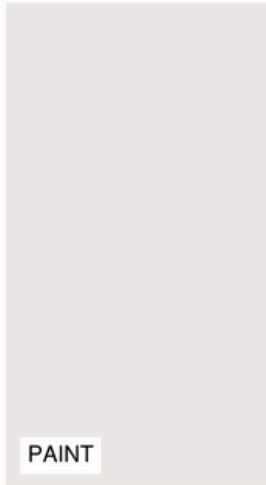
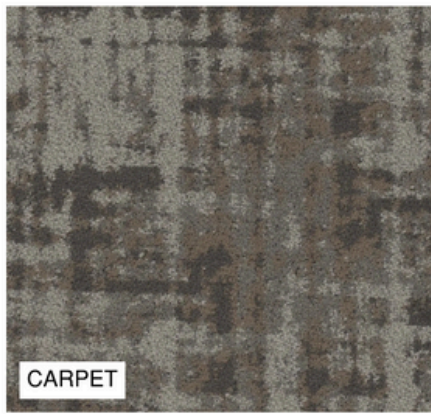
BUILDING #2 - FOR RENT OR PURCHASE

- 3,000 sq ft of fully customizable interior space
- Features a clean linear facade with a custom storefront
- Stand alone office building
- Great for any medical offices



BUILDING #2





INTERIOR



BUILDING #2 - FOR RENT OR PURCHASE



BUILDING #3 - FOR RENT OR PURCHASE

- 2,500 sq ft of fully customizable interior space
- One of a kind office with single sloped roof and a modern storefront finish
- Stand alone office building



BUILDING #3





TILE

TILE



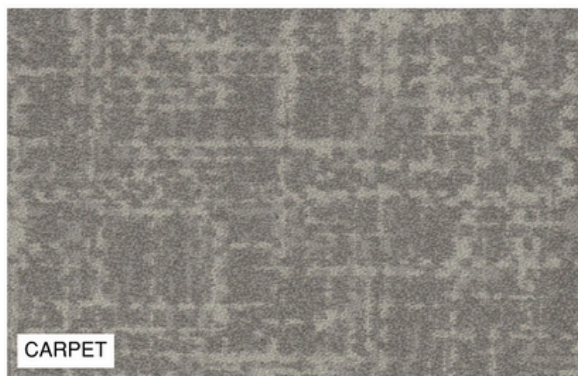
QUARTZ



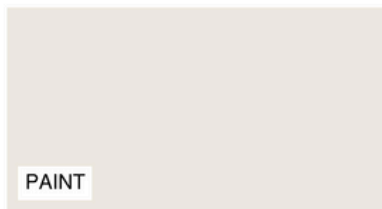
PLASTIC LAMINATE



LVT



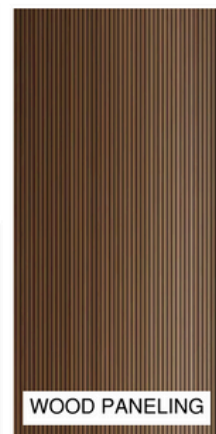
CARPET



PAINT



PAINT



WOOD PANELING

INTERIOR



**BUILDING #3 - FOR RENT
OR PURCHASE**



BUILDING #4 - FOR RENT OR PURCHASE

- 2,500 sq ft of fully customizable interior space
- This building is defined by its warm wood finish and sharp architectural angles setting it apart from the others
- Stand alone office building

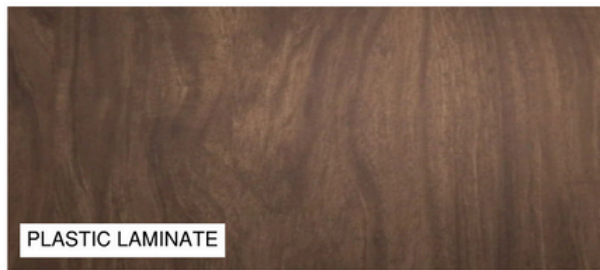


BUILDING #4





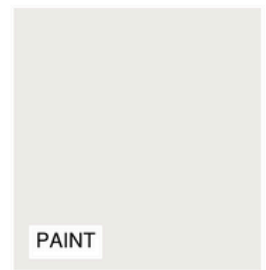
SOLID SURFACE



PLASTIC LAMINATE



PAINT



PAINT



TILE



TILE



CARPET

INTERIOR



**BUILDING #4 - FOR RENT
OR PURCHASE**

