

FOR LEASE

± 4,980 SF Secure Office Space

3711 4TH AVE NE, WATFORD CITY, ND 58854



FOR MORE INFORMATION:

JEFF LUNNEN

701.428.1243

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30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675

701.428.1243

www.lunnennorthdakota.com

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PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	4,980 SF
Lot Size:	
Building Size:	4,980 SF

PROPERTY HIGHLIGHTS

- ± 4,980 SF Secure Professional Office Space
- Key fob door entry system
- Fully furnished office space
- (9) Large Offices
- (2) conference rooms
- Ample storage
- (2) Office restrooms
- Nice Reception / Waiting Area for guests
- Dedicated printing & copying area
- Mechanical room
- Small Kitchenette
- Two entry points
- Easy access, excess stabilized parking
- Building was built in 2013

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ADDITIONAL PHOTOS



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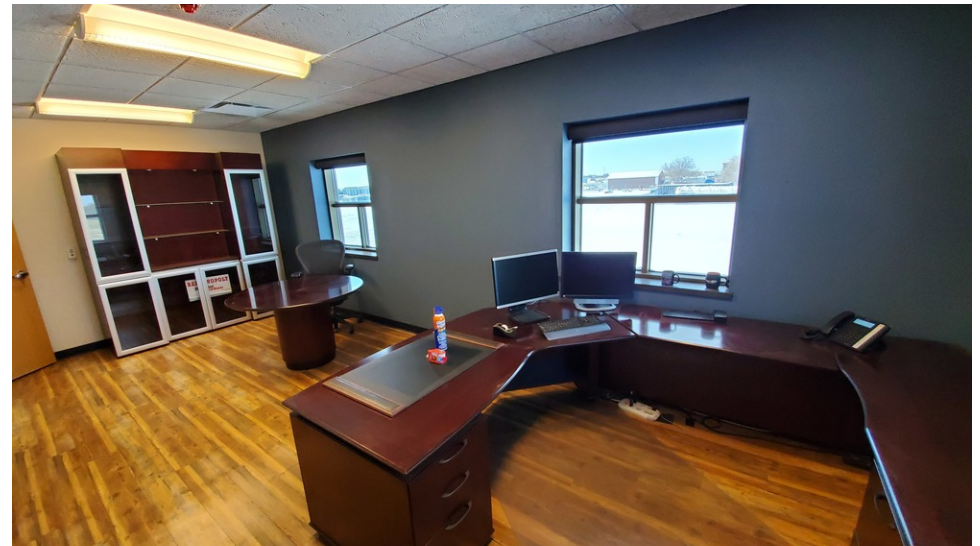
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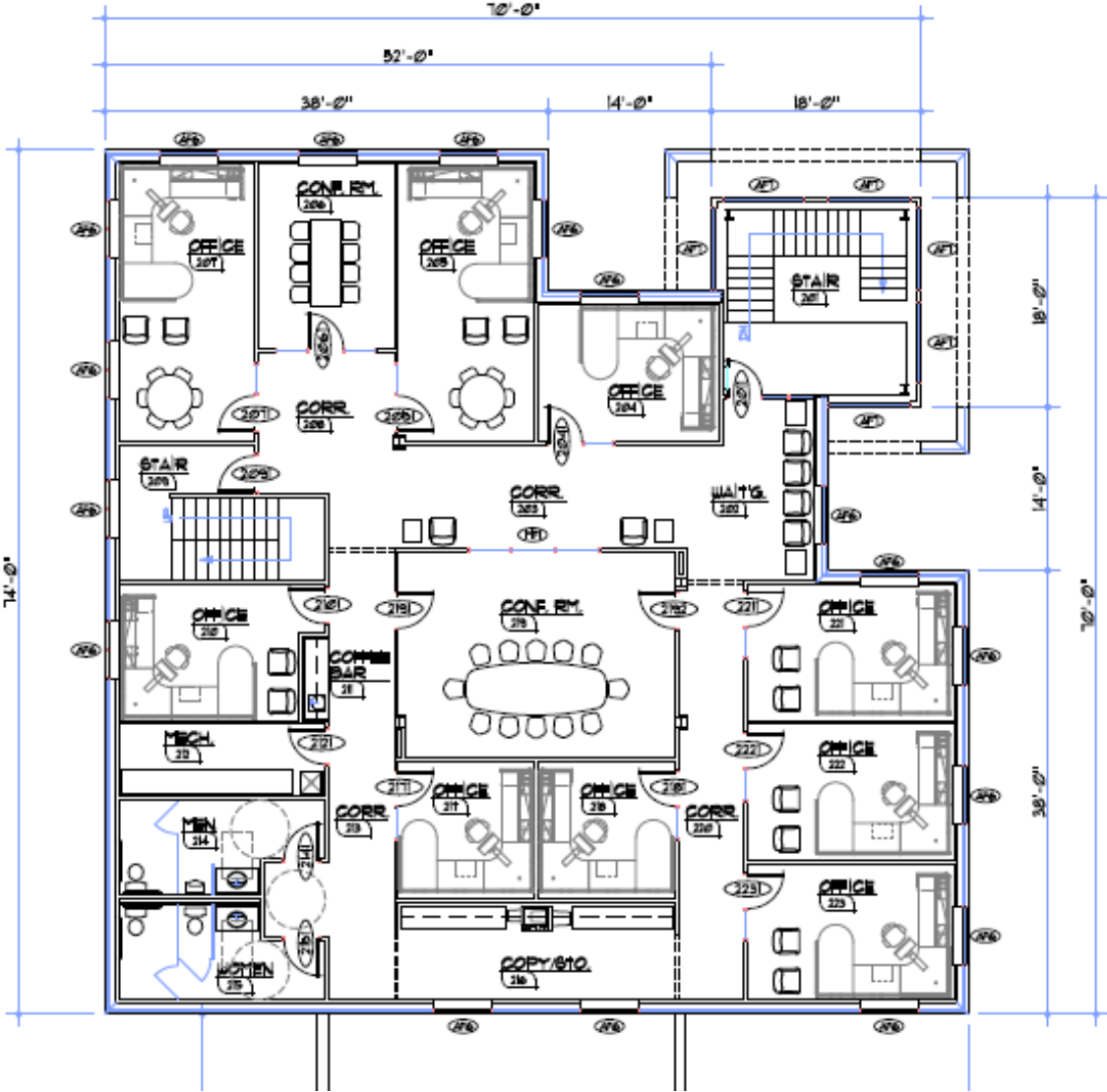
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FLOOR PLANS



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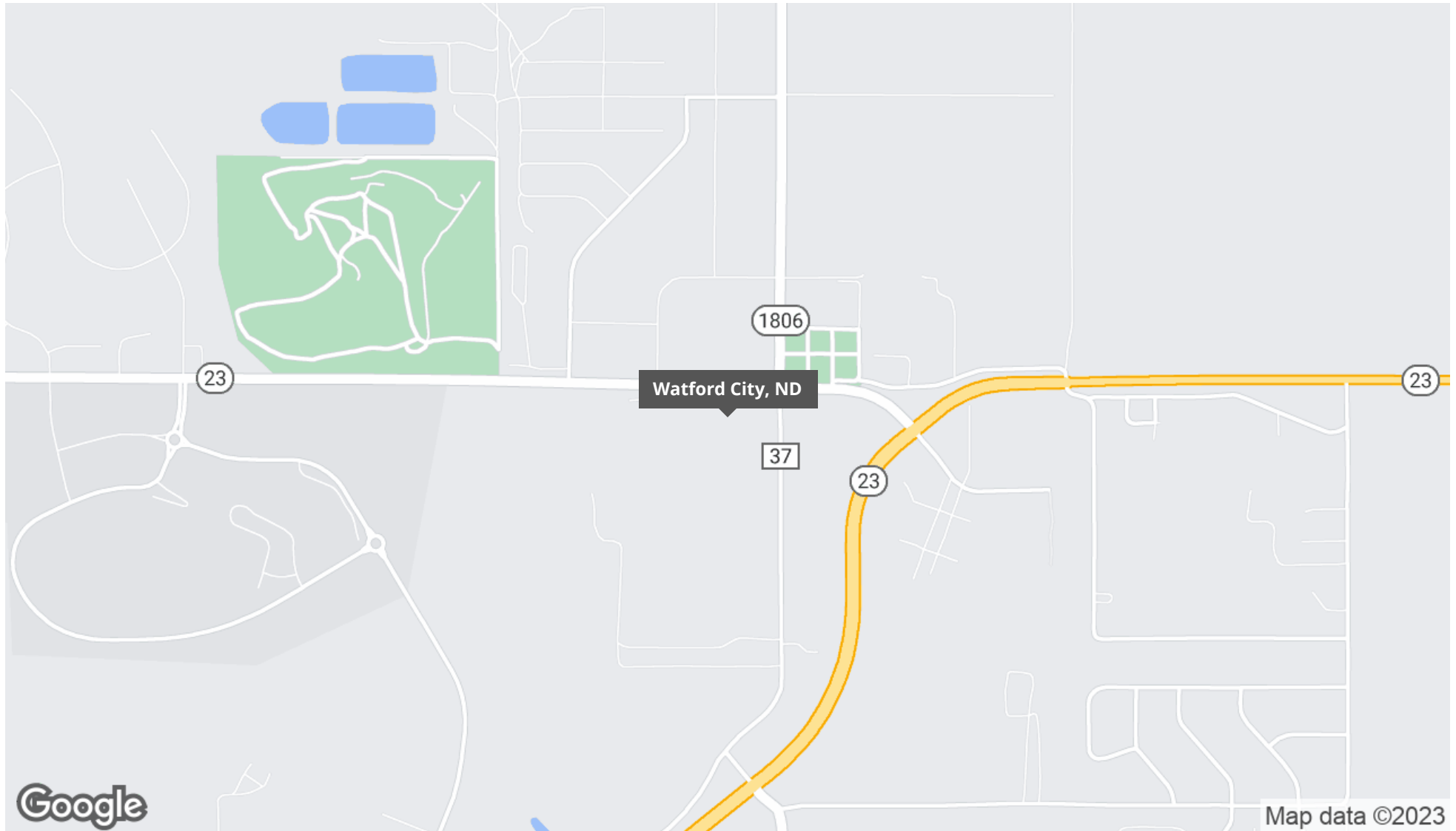
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REGIONAL MAP



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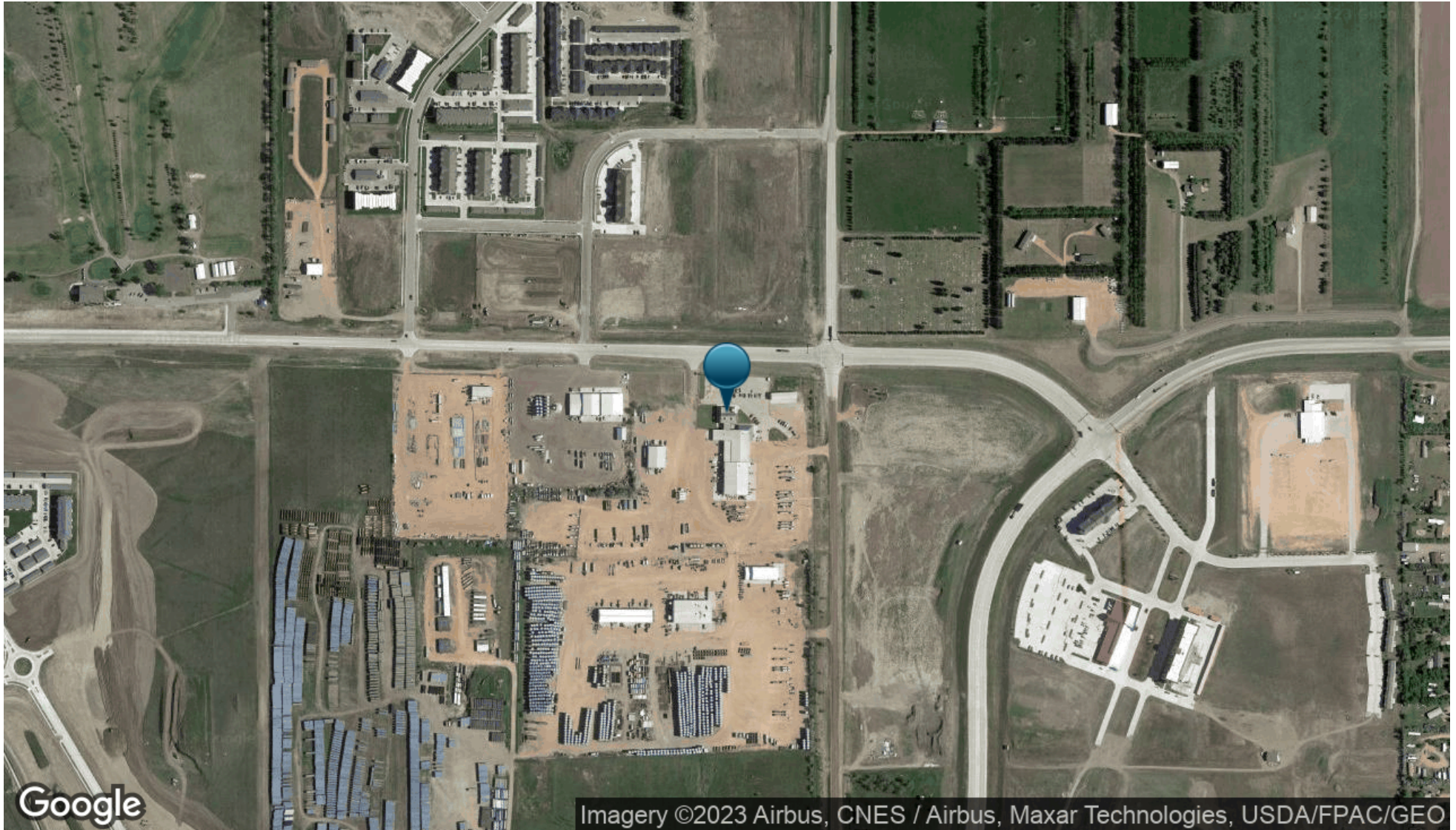
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AERIAL MAPS



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ADVISOR BIO 1



JEFF LUNNEN

Managing Principal & Broker

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PROFESSIONAL BACKGROUND

Lunnen Real Estate Services Inc. is a multi-state Real Estate Development, Brokerage & Investment Company with a 35-year tradition of successful development of over 2 million square feet of creative office, industrial, residential and retail developments. The company has had a hand in the development of over 13,000 acres in Colorado, Utah, California and North Dakota.

Jeff Lunnen has more than 20 years of experience in commercial real estate brokerage, development, investment and consulting. He specializes in the analysis, marketing, and disposition of industrial, retail, office, multifamily, land & self-storage owned by both private individuals and community & national banking institutions.

Using his experience and insight into the marketing and disposition processes Jeff has successfully transacted over \$700 million in sales and leasing consideration, Jeff has been involved in over \$450 million in real estate transactions in the Bakken oil fields, entitled and developed 5 industrial parks and built over 500,000 SF of industrial space for lease & sale.

Jeff is a licensed Real Estate Broker in the States of both California & North Dakota, licensed by FINRA, and is a CA Registered Securities Agent. He holds a Bachelor's Degree in Business Administration & Public Administration from Arizona State University and industry-leading Light Construction and Development Management Certificate (LCDM) from the University of California Irvine.

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