

Retail Space for Lease

1621 University Drive South, Fargo, ND 58103

MLS #24-5

SCAN FOR VIDEO
RENDERING



CONCEPTUAL RENDERING



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WE KNOW THE
MARKET



About the Property

PROPERTY DESCRIPTION: BLOC is a vibrant mixed use redevelopment project located in the heart of Fargo, just north of I-94. The property is made up of 127 apartment units and nearly 16,000 SF of commercial space. With over 34,000 VPD in front of the site, this location is on one of the few streets with over 30,000 VPD in Fargo. University Drive provides a main thoroughfare for traffic heading to Downtown Fargo. BLOC is located directly across from both Sanford Health and Essentia Health.

There are a couple options available whether you are looking for a single unit or combining several units. Suite 100 provides space for an outdoor patio. Suites 103, 104, and 107 have drive thru capabilities.

Construction is scheduled to be completed in the fall of 2024.

AVAILABLE SPACE: 2,015 - 15,951 SF
LEASE RATE: \$22.00 - \$26.00 PSF
ESTIMATED CAM: \$5.00 PSF
FIT-UP ALLOWANCE: \$35.00 PSF
TENANT PAYS: Heat/AC, Electric, Phone/Internet

VANILLA SHELL DELIVERY CONDITIONS

- Ceiling height to bottom of beam: 12'8"
- Ceiling height to bottom of floor deck: 14'4"
- Concrete floor
- 5 ton HVAC unit
- Sprinkler system
- 200 amp electric service

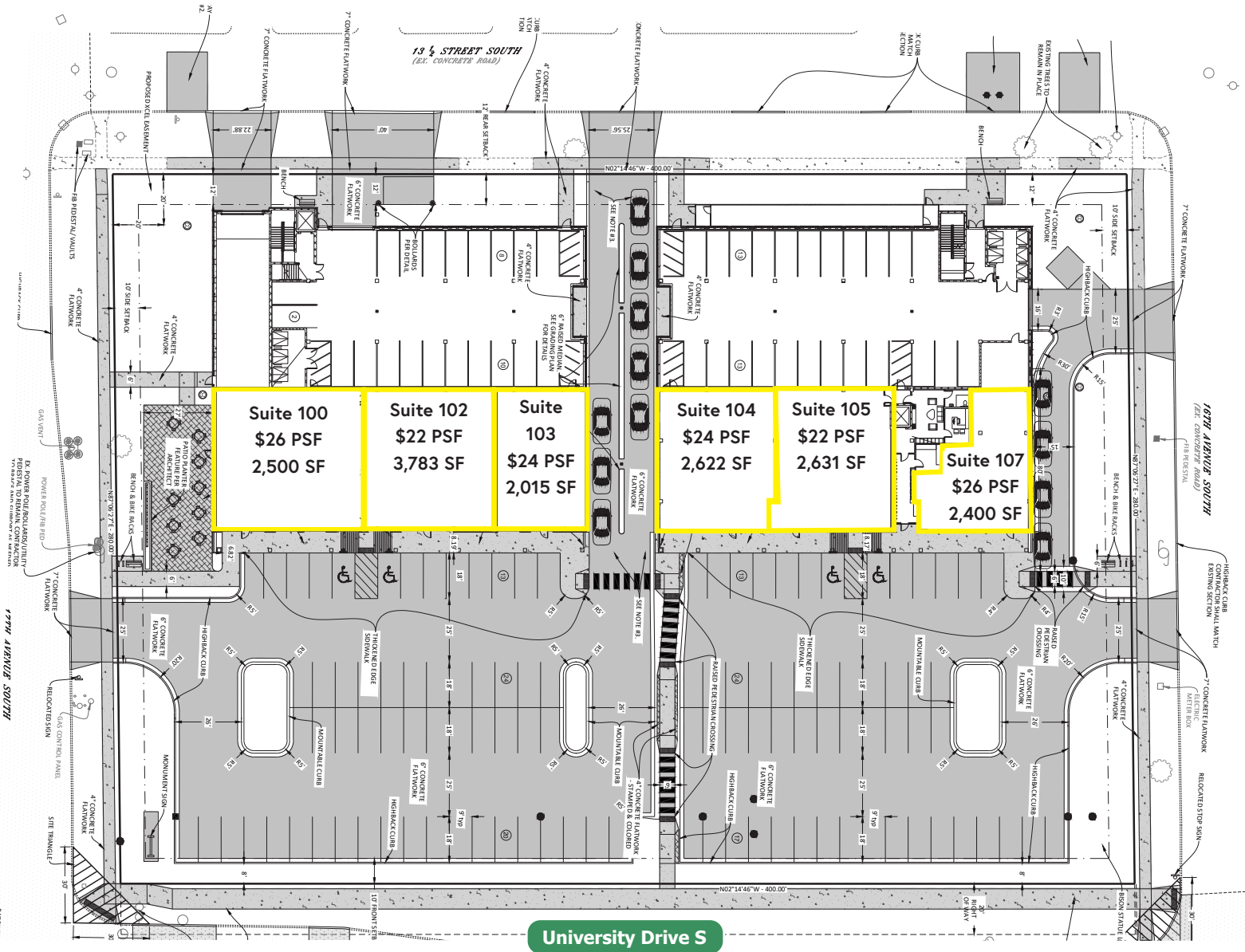


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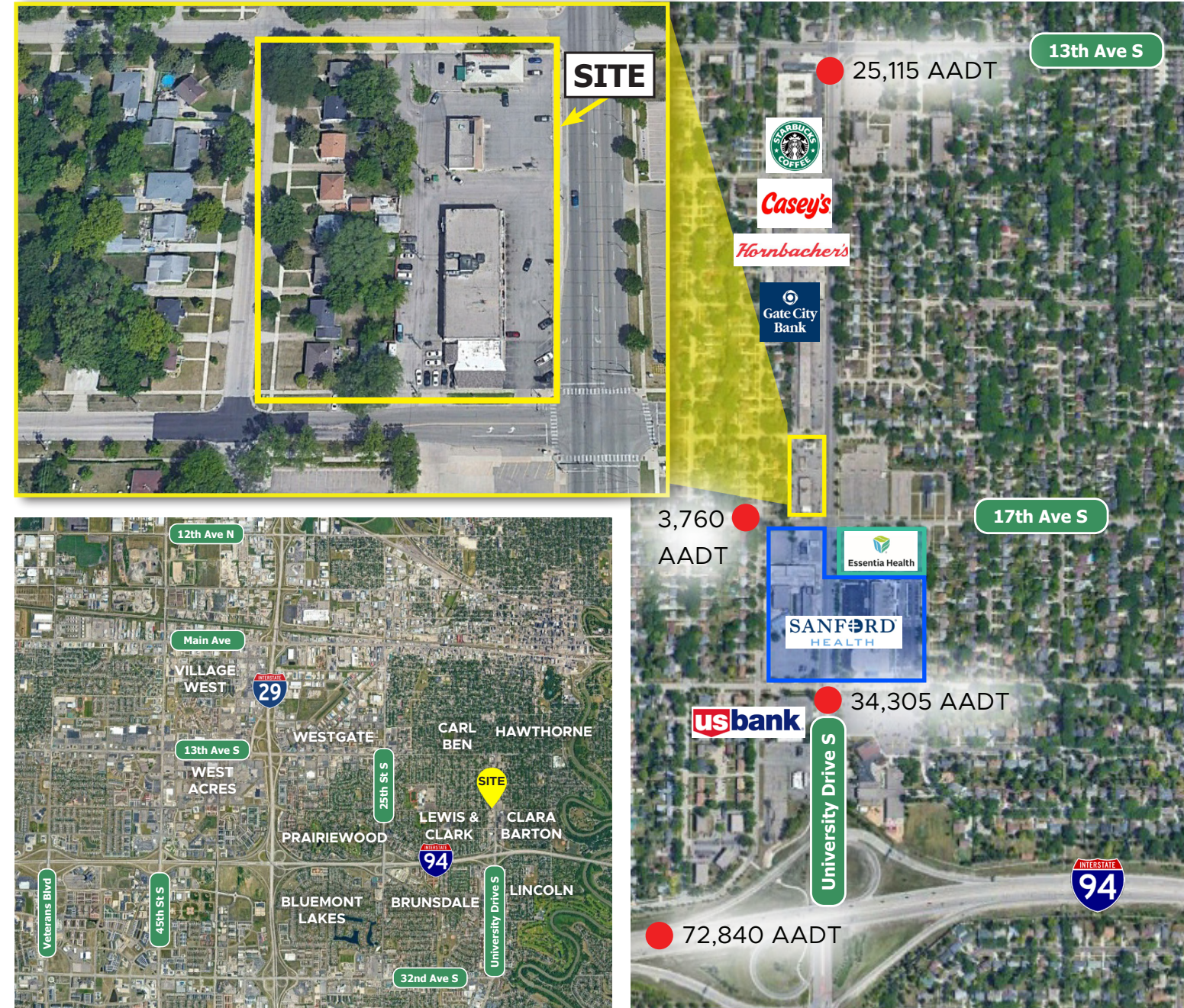


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Site Plan



Nearby Neighborhoods and Major Roadways



INFORMATION GATHERED FROM METROCG

Demographics	1 mile	3 miles	5 miles
Population	15,388	106,136	190,110
Total Households	7,195	46,712	81,059
Median Household Income	\$52,475	\$51,643	\$61,891

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST



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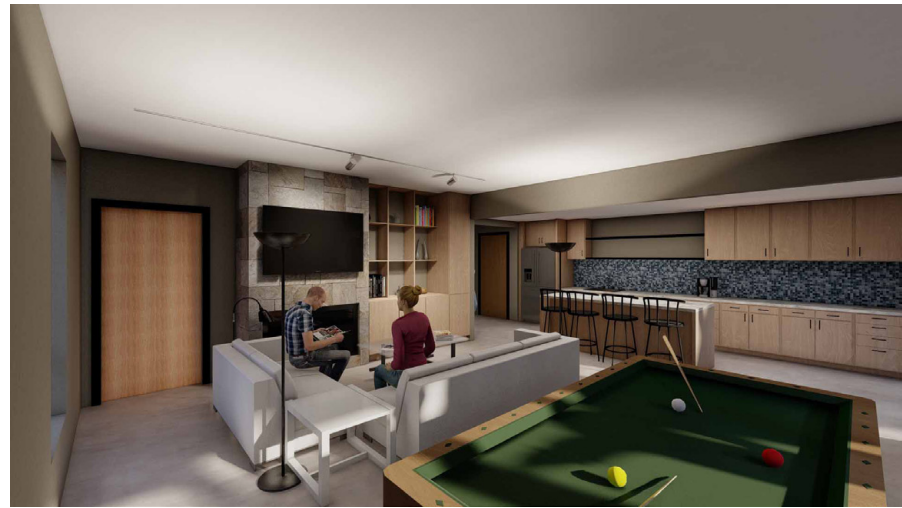
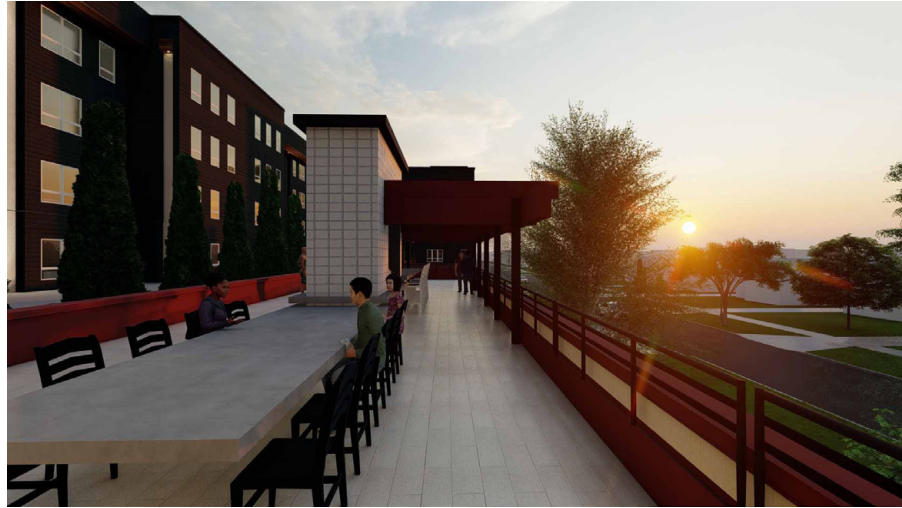
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Apartment Finishes and Amenities



AMENITIES

- Rooftop Patio
- Club Room (Community Space)
- Dog Run
- Pet Wash Station
- Package Concierge
- Elevators
- Heated Underground Parking
- Electric Vehicle Charging Stations
- On-Site Management

127 UNITS

- Quartz Countertops
- Crown Moldings
- Central Air
- Stainless Appliances



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