

FCCU OFFICE SPACE

5201 42ND ST. S., FARGO, ND 58104



OFFICE FOR LEASE



INCREDIBLE CLASS A OFFICE SPACE

Space Available: 1,860-2,583 SF

Gross Rent: \$21.00 PSF

Tenant Expenses: Electricity, Janitorial, Phone/Internet

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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2ND FLOOR SPACE AVAILABLE

1,860 - 2,583 SF

GROSS RENT

\$21.00 PSF

TENANT EXPENSES

Phone/Internet
Janitorial
Electricity

LANDLORD EXPENSES

Heat/Air/Gas
Taxes/Specials/Insurance
Snow/Lawn/Sewer/Water/Garbage

PROPERTY DESCRIPTION:

Now leasing Class A office space in the beautiful, architecturally-designed FCCU building on the high visibility corner of 52nd Ave S and 42nd St S! Office space on the 2nd floor provides expansive north and west views with huge windows, 13'+ high ceilings, unique steel truss structure of this cantilevered building, along with a beautifully designed wood truss and decked ceiling that creates a truly one-of-a-kind office environment.

Ample parking surrounds the building, with easy access to the highly traveled 52nd Ave S corridor. This fantastic property is meant for Tenants looking for a professional image in a one-of-a-kind building. Do not miss this rare opportunity for fantastic office space at this amazing property!

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



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 **GOLDMARK™**
COMMERCIAL REAL ESTATE INC

BUILDING LOCATION



ROOFTOP VIEW



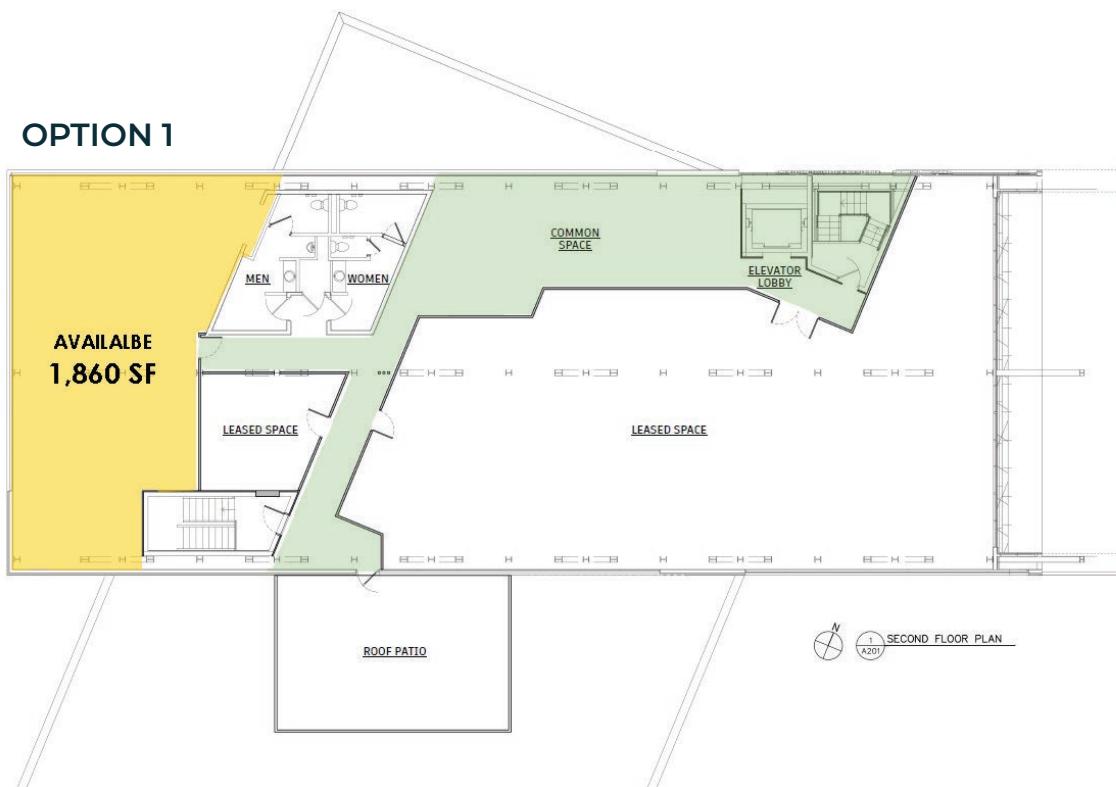
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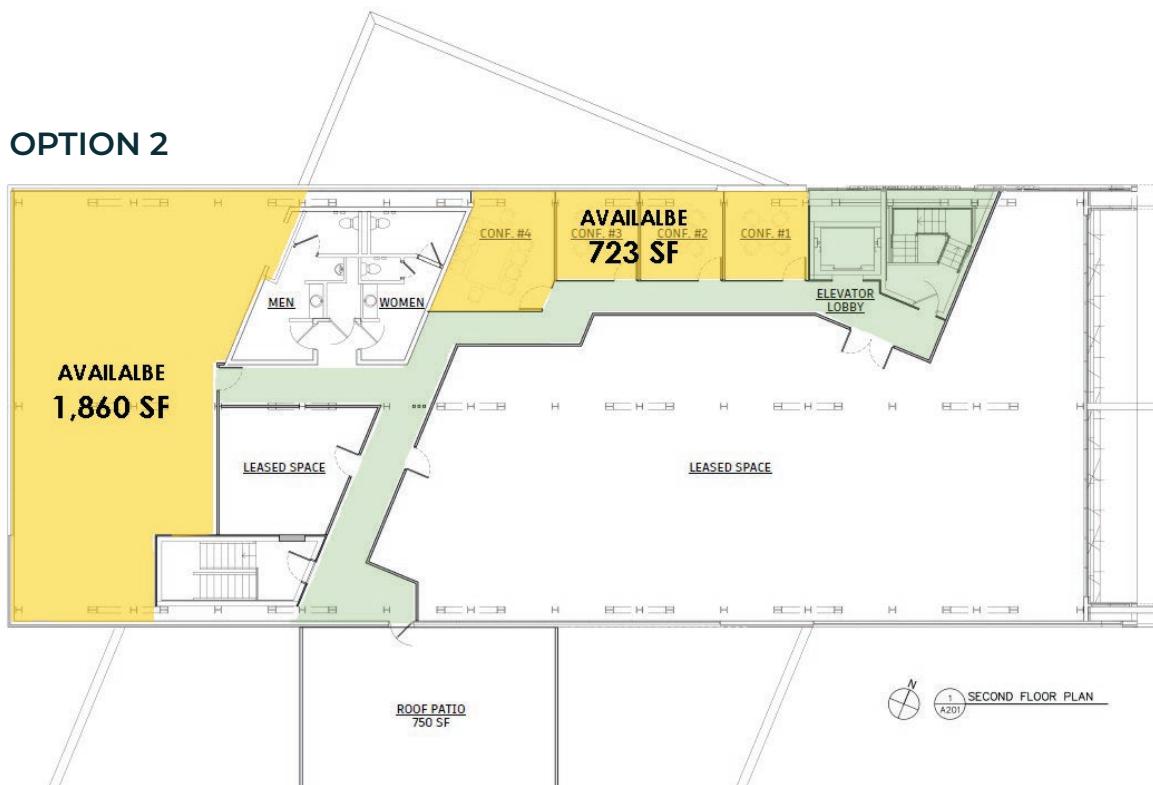
 **GOLDMARK™**
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FLOORPLAN

OPTION 1



OPTION 2



OPTIONAL PLAN WITH ADDITIONAL CONFERENCE ROOMS TOTALING 2,583 SF

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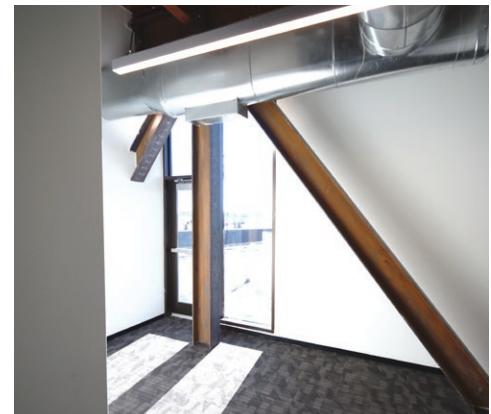
INTERIOR IMAGES



PROPERTY FEATURES:

- Excellent South Fargo location directly off 52nd Ave & 42nd St S
- Beautiful, architecturally designed building
- Wood truss and decked ceiling
- Expansive views
- Huge windows
- 13" ceiling heights
- Ample parking
- 24x7 secured access

PHOTOS OF AVAILABLE SPACE



Roof top access



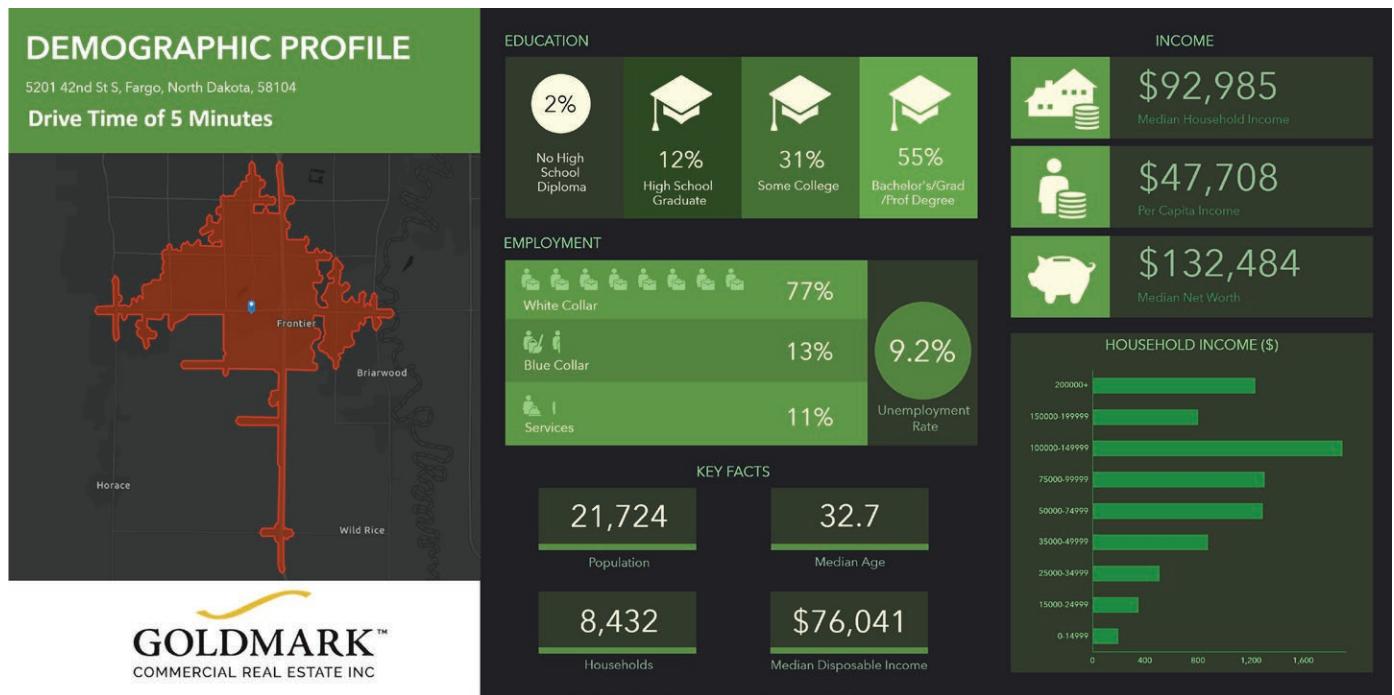
Common area

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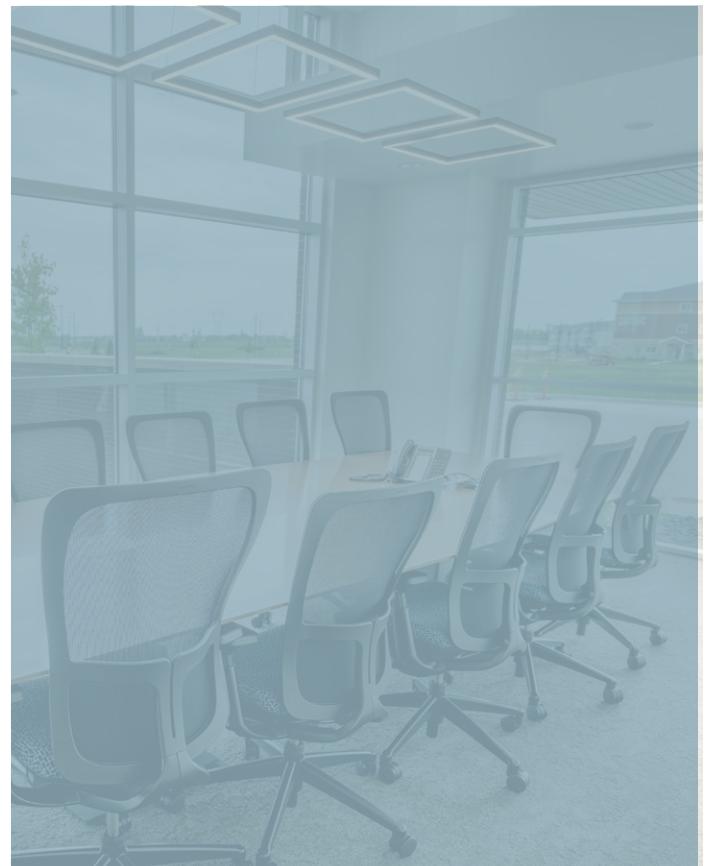


DEMOGRAPHICS



NEIGHBORING BUSINESSES

- First Community Credit Union
- Microsoft
- Starbucks
- Walmart
- Essentia Clinic
- Holiday Gas Station
- Aldi & Cashwise Grocery
- Suite Shots
- Happy Harry's



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EXTERIOR IMAGES

