

# 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](http://www.goldmarkcommercial.com)

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

**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

## 2ND FLOOR SPACE AVAILABLE

1,860 - 2,583 SF

## GROSS RENT

\$21.00 PSF

## TENANT EXPENSES

Phone/Internet  
Janitorial  
Electricity

## LANDLORD EXPENSES

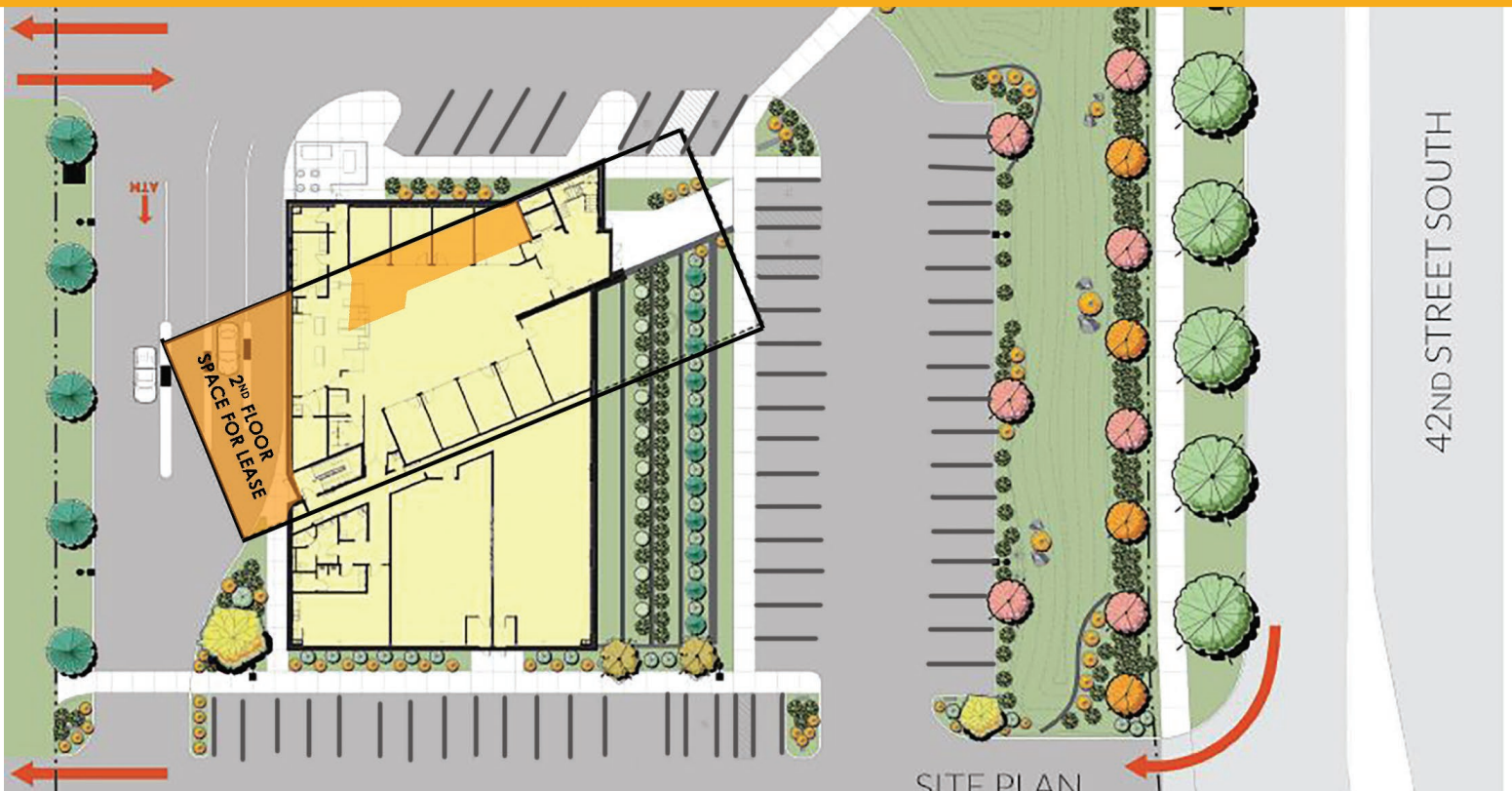
Heat/Air/Gas  
Taxes/Specials/Insurance  
Snow/Lawn/Sewer/Water/Garbage

## 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.



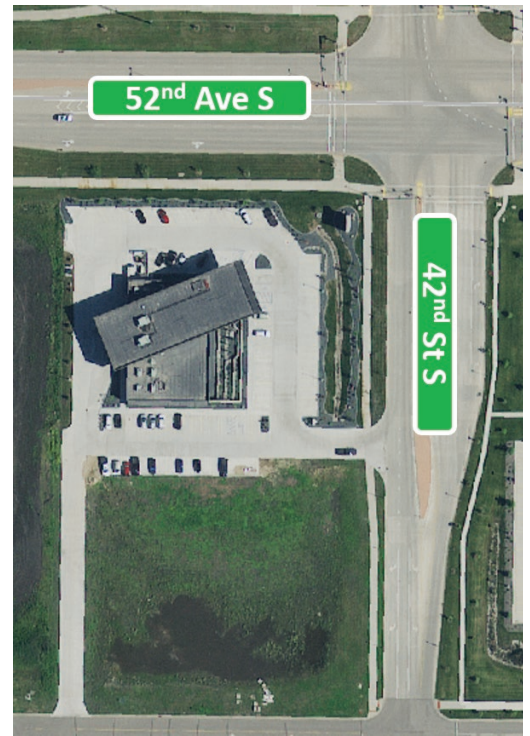


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BUILDING LOCATION



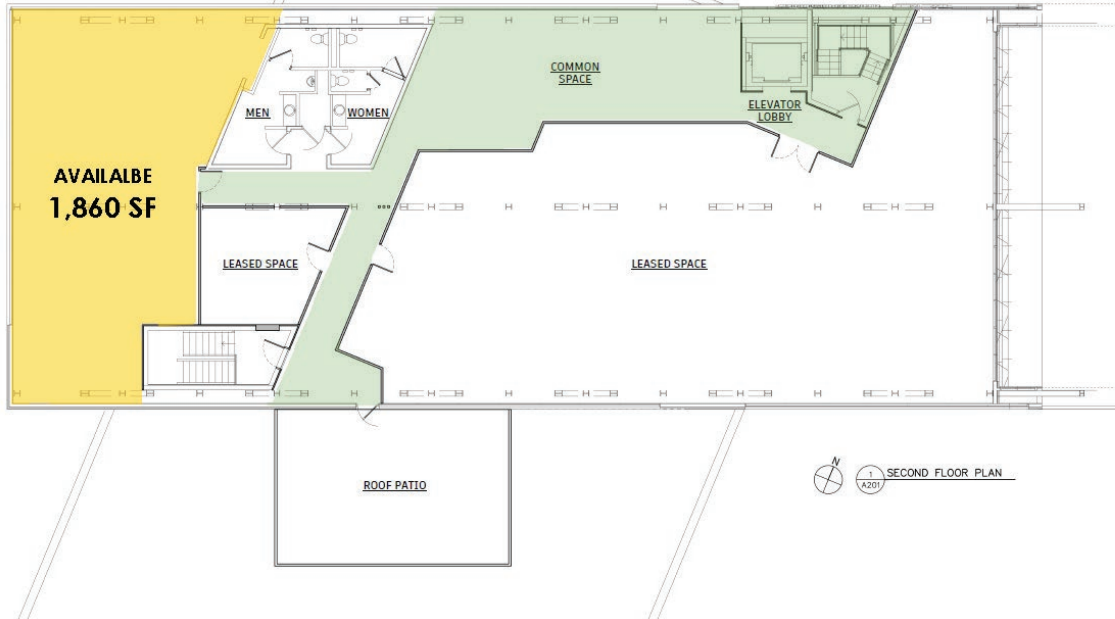
ROOF TOP VIEW



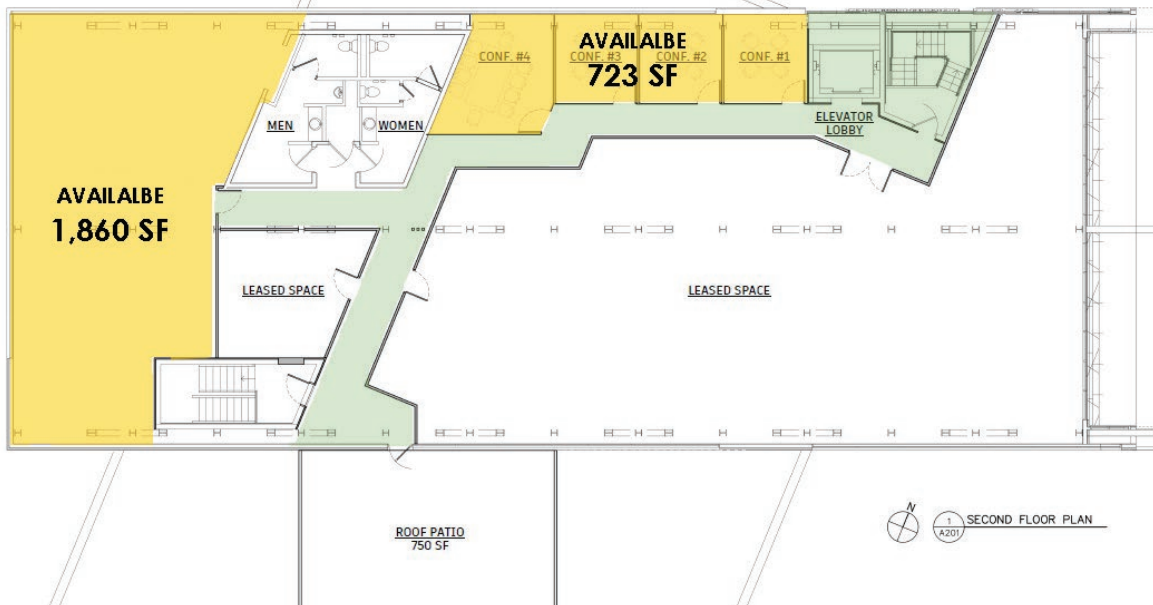
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## OPTION 1



## OPTION 2



OPTIONAL PLAN WITH ADDITIONAL CONFERENCE ROOMS TOTALING 2,583 SF



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## 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



**Roof top access**



**Common area**

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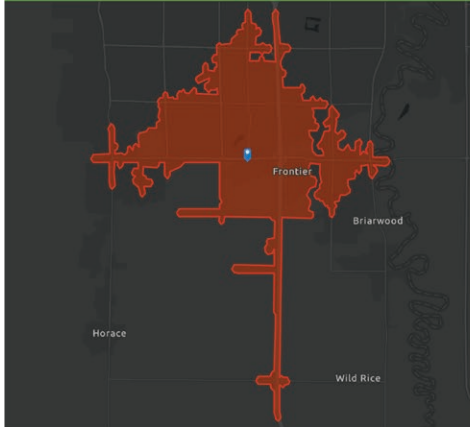
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## DEMOGRAPHIC PROFILE

5201 42nd St S, Fargo, North Dakota, 58104

Drive Time of 5 Minutes



### EDUCATION

2%

No High School Diploma

12%

High School Graduate

31%

Some College

55%

Bachelor's/Grad /Prof Degree

### EMPLOYMENT

77%

White Collar

13%

Blue Collar

11%

Services

9.2%

Unemployment Rate

### KEY FACTS

21,724

Population

32.7

Median Age

8,432

Households

\$76,041

Median Disposable Income

### INCOME

\$92,985

Median Household Income

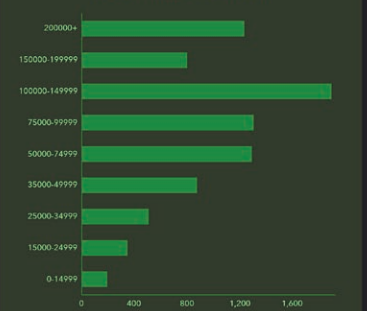
\$47,708

Per Capita Income

\$132,484

Median Net Worth

### HOUSEHOLD INCOME (\$)



First Community Credit Union

Microsoft

Starbucks

Walmart

Essentia Clinic

Holiday Gas Station

Aldi & Cashwise Grocery

Suite Shots

Happy Harry's





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