

THE PROFESSIONAL BUILDING

100 4TH ST. S, FARGO, ND 58103


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE



The PROFESSIONAL BUILDING
EYE CONSULTANTS
CANOP
MEDICAL PHARMACY
SANFORD HEALTH
SINKLER OPTICAL
700-5600 SF FOR RENT
Leasing Info 235-2992

DOWNTOWN OFFICE & RETAIL FOR LEASE

Space Available: 622 - 7,380 SF

Gross Rent: \$17.00 - \$21.00 PSF

Paul Campbell | 701.893.2826

paul.campbell@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SPACE AVAILABLE | GROSS RENT

SUITE 104	1,069 SF	\$21.00 PSF
SUITE 106	1,019 SF	\$21.00 PSF
SUITE 108	622 SF	\$21.00 PSF
SUITE 110	1,925 SF	\$19.00 PSF
SUITE 112	1,169 SF	\$19.00 PSF
SUITE 302	3,812 SF	\$17.00 PSF
SUITE 304	1,469 SF	\$17.00 PSF
SUITE 400	7,380 SF	\$17.00 PSF

TENANT EXPENSES

Janitorial
Phone/Internet

NEIGHBORING BUSINESSES

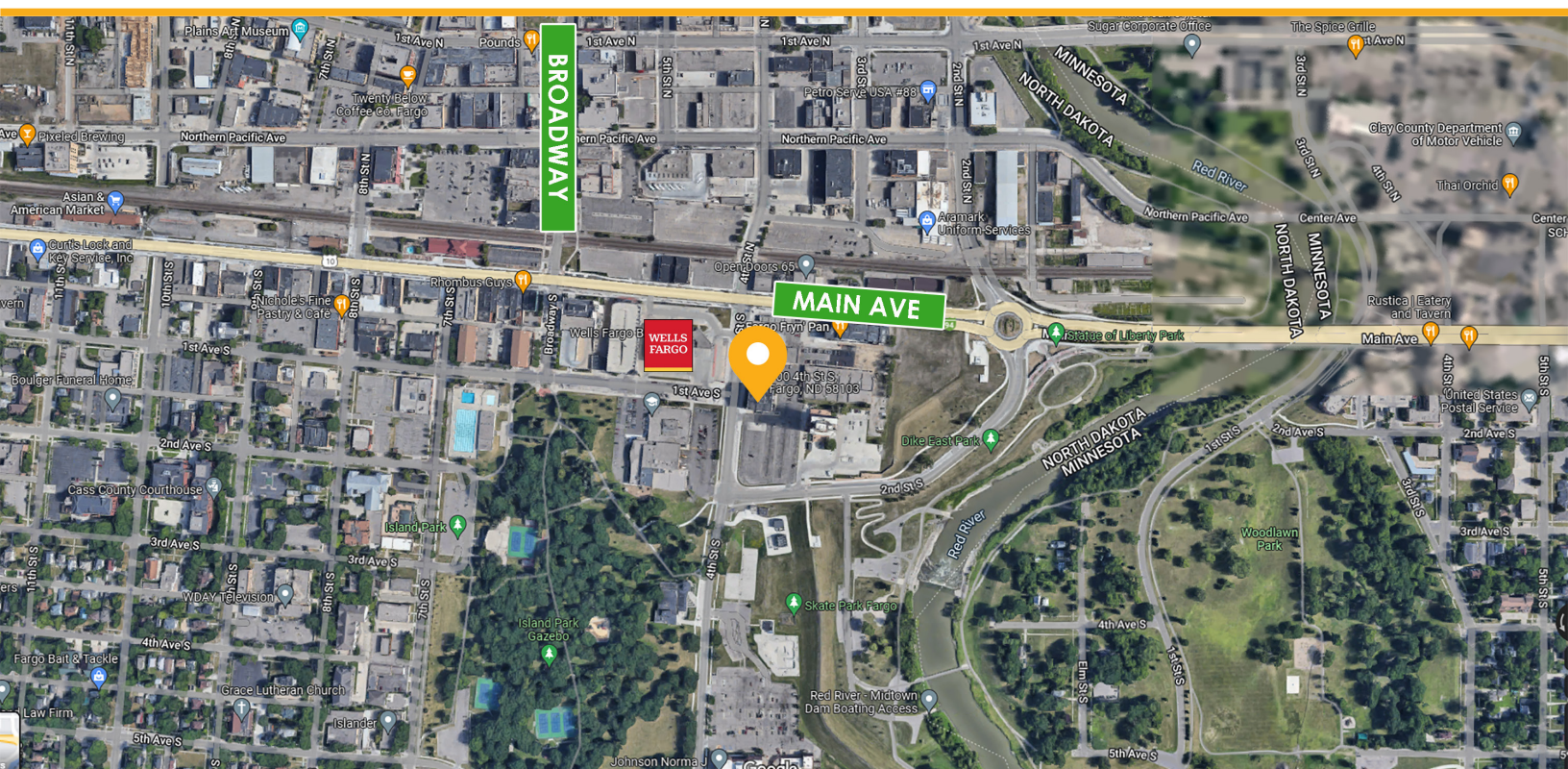
Sanford
Canopy Medical
YMCA of Cass & Clay Counties
Wells Fargo Bank
Fryn' Pan

PROPERTY DESCRIPTION:

Office and retail spaces are for lease in the iconic Professional Building in downtown Fargo! Spaces range from small office to large turn-key medical clinic use. This building has signage right on busy 4th Street just off of Main Avenue, adequate parking, and tons of walkable amenities. Suites offer large offices, lots of natural light, convenient first floor location, and private restrooms. The building is in a great location nearby landmarks such as other iconic downtown buildings, Island Park, and the Red River.

Tenant Improvement Allowance: Negotiable

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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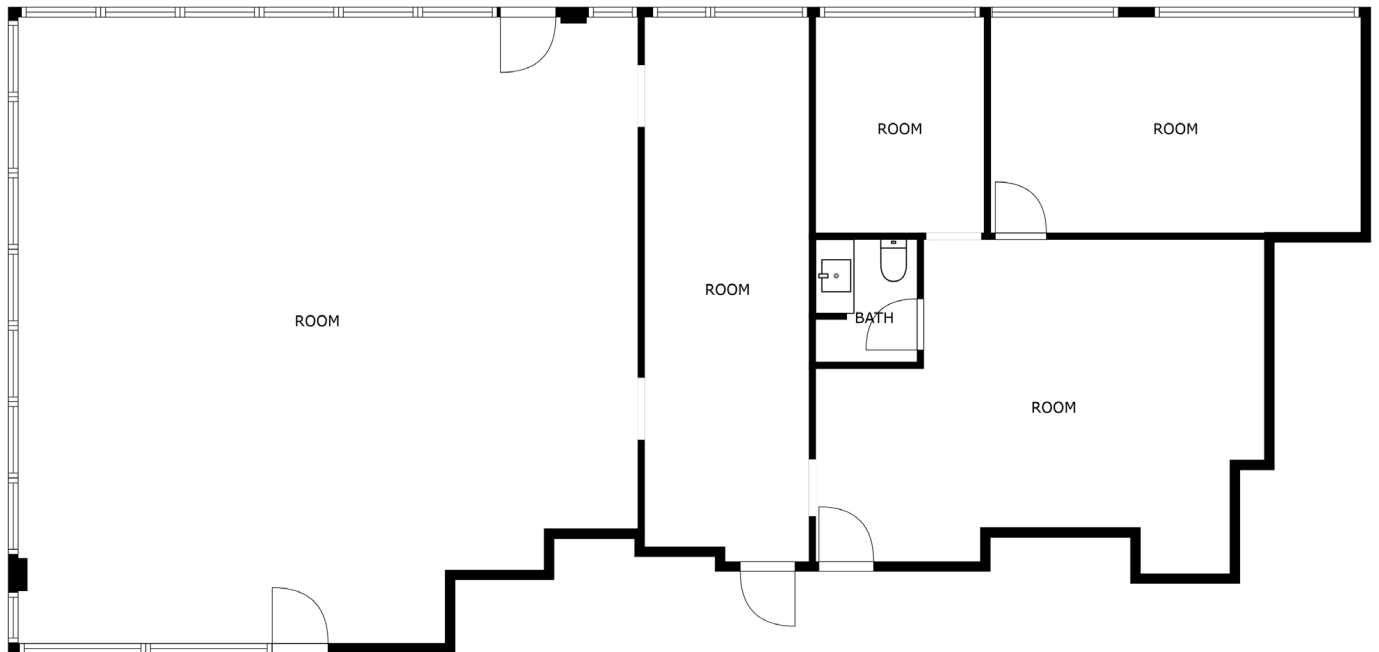


INTERIOR PHOTOS



SUITE 104 - 1ST FLOOR RETAIL SUITE

FLOORPLAN



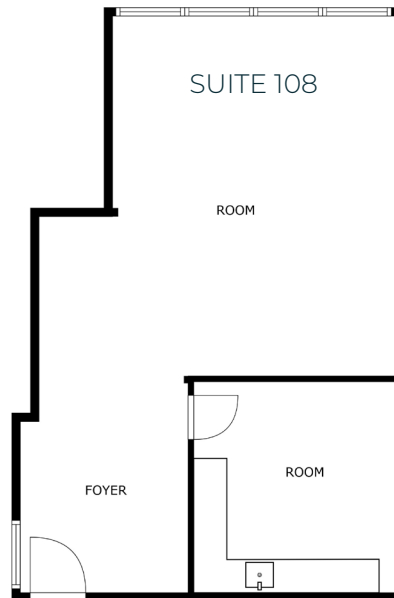
SUITE 104 and 106

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SUITE 108 - 1ST FLOOR RETAIL OR OFFICE SPACE



SUITE 110 - 1ST FLOOR OFFICE SPACE

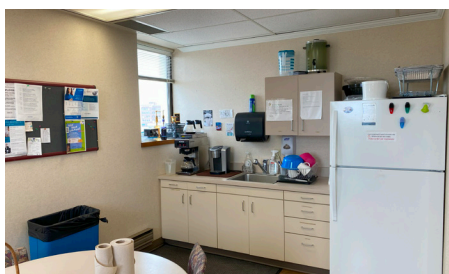


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SUITE 112 - 1ST FLOOR OFFICE SPACE



SUITE 400 - 4th FLOOR OFFICE SPACE