

PARKWAY OFFICE BUILDING

1749 38TH ST S, FARGO, ND 58103

GOLDMARKTM
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



16,000 SF OFFICE WITH EXCELLENT I-29 VISIBILITY

Sale Price: \$2,499,000

Space Available: 16,937 SF

Base Rent: \$11.50 PSF | CAM: \$4.00 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

PARKWAY OFFICE BUILDING

1749 38TH ST S, FARGO, ND 58103



SALE PRICE

\$2,499,000

SIZE

16,937 SF (13,180 SF main floor, 3,757 SF basement)

YEAR BUILT

1979

PARCEL NUMBER

01-380000020-000

2024 TAXES

\$27,181

BASE RENT | MONTHLY RENT

\$11.50 PSF | \$21,876.96

CAM \$4.00 PSF

Taxes/Specials/Insurance
Snow/Lawn
Maintenance

TENANT EXPENSES

Electric/Gas/Phone/Internet
Water/Sewer/Garbage

PROPERTY DESCRIPTION:

For sale or lease: 16k+ SF office along I-29 near West Acres Mall, with over 75,000 vehicles passing by every day! Gain instant visibility to your business with this beautiful brick office building that features towering ceilings as high as 19', ample parking, and convenient proximity to amenities including West Acres Mall, numerous restaurants, hotels and much more.

The building features multiple open working areas, large offices, multiple conference/training rooms, kitchen/break room, and more. The finished garden level includes a large training room, two offices, bathrooms and storage. Recent improvements include a new roof, restriped parking lot, security cameras and updated HVAC controls.

Both on-building and boulevard pylon signage facing I-29 available. Do not miss out on the opportunity to make this high profile building your new home!

Parking: 65 spaces (3.8/1000)

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.

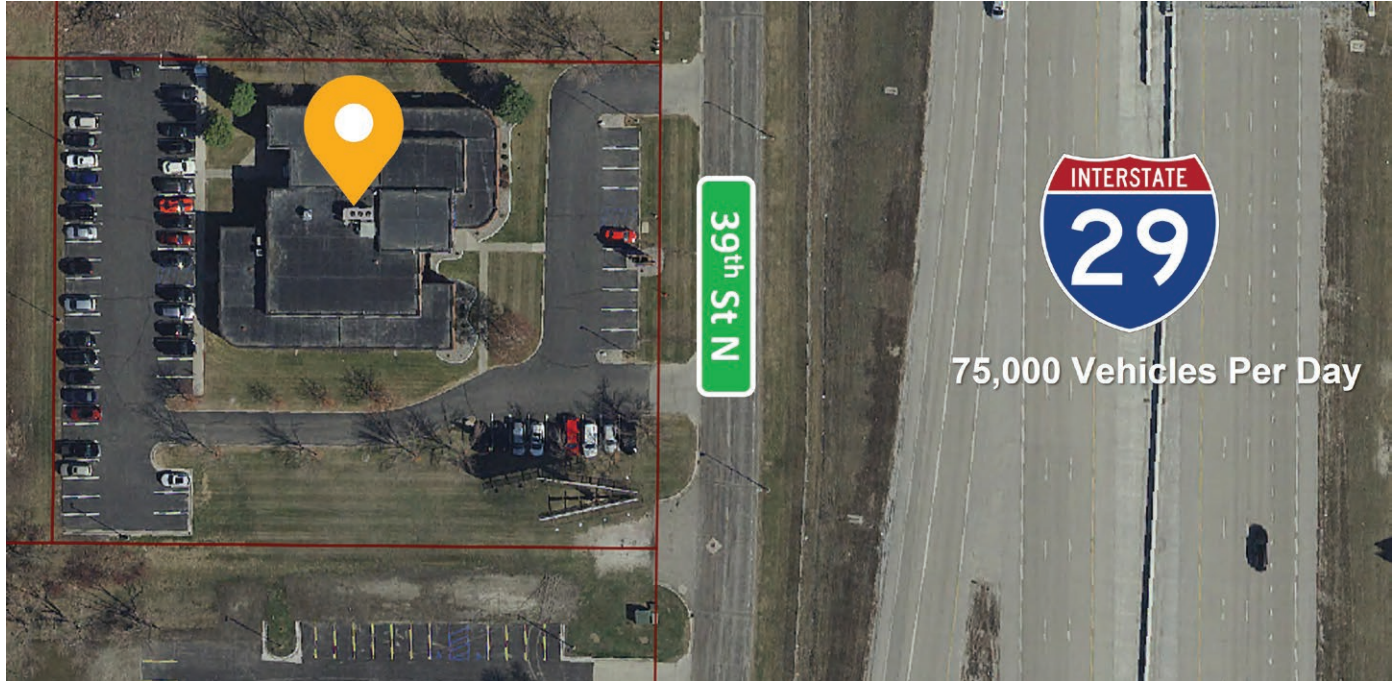


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GOLDMARK™
COMMERCIAL REAL ESTATE INC

PARCEL VIEW



FEATURES

- Excellent location with visibility
- Over 75k vehicles per day on I-29
- On-building and pylon signage
- High ceilings and great natural light
- Large offices/conference rooms
- Ample parking
- New roof and exterior LED lighting
- Modern HVAC controls
- Exterior security cameras
- Many amenities within 1 mile or less

NEIGHBORING BUSINESSES

- West Acres Mall
- Heritage Homes
- Granite City
- Buffalo Wild Wings
- Delta by Marriott
- Cashwise
- Holiday Inn



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1ST FLOORPLAN

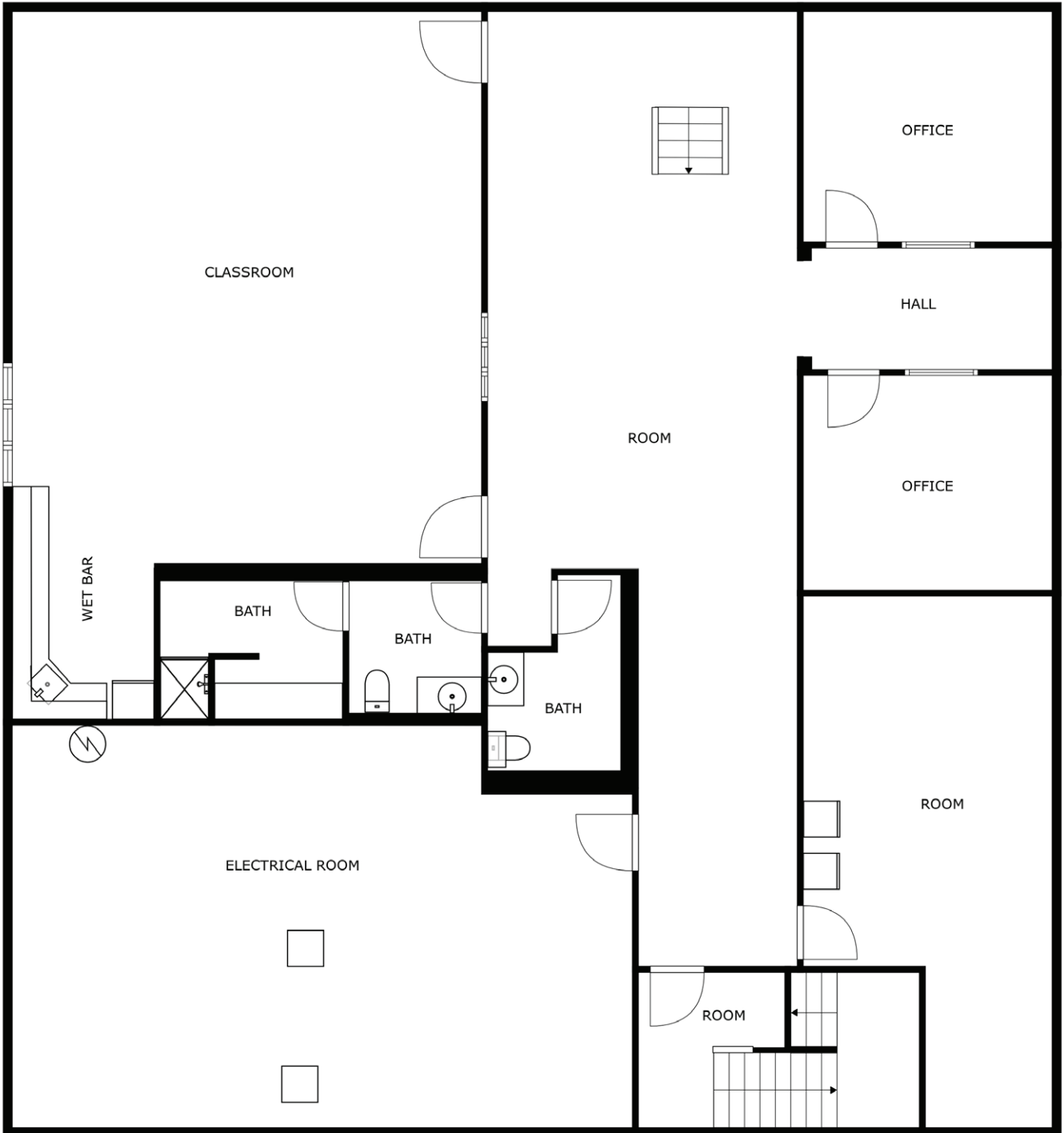


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BASEMENT FLOORPLAN



PARKWAY OFFICE BUILDING

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INTERIOR PHOTOS



PARKWAY OFFICE BUILDING

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PARKWAY OFFICE BUILDING

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1-MILE RADIUS

KEY FACTS

10,732

Population

33.1

Median Age



Average Household Size

\$52,826

Median Household Income

BUSINESS



782

Total Businesses



13,398

Total Employees

INCOME



\$52,826

Median Household Income



\$37,605

Per Capita Income



\$18,871

Median Net Worth

EDUCATION



No High School Diploma



24.5%
High School Graduate



36.2%
Some College/Associate's Degree



35.5%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

19.1%

21.6%

2.8%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (27.0%)

The smallest group: \$150,000 - \$199,999 (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	14.1%	+5.0%	
\$15,000 - \$24,999	6.3%	+0.3%	
\$25,000 - \$34,999	7.7%	+1.5%	
\$35,000 - \$49,999	17.0%	+5.3%	
\$50,000 - \$74,999	27.0%	+7.7%	
\$75,000 - \$99,999	10.4%	-2.7%	
\$100,000 - \$149,999	8.3%	-6.9%	
\$150,000 - \$199,999	4.1%	-3.7%	
\$200,000+	5.0%	-6.6%	

Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS

104,232

Population

34.5

Median Age



Average Household Size

\$61,864

Median Household Income

BUSINESS



5,467

Total Businesses



88,379

Total Employees

INCOME



\$61,864

Median Household Income



\$41,596

Per Capita Income



\$74,580

Median Net Worth

EDUCATION



No High School Diploma



20.9%
High School Graduate



34.6%
Some College/Associate's Degree



39.6%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

21.3%

16.4%

2.0%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.7%)

The smallest group: \$150,000 - \$199,999 (5.6%)

Indicator ▲	Value	Diff	
<\$15,000	9.5%	+0.4%	
\$15,000 - \$24,999	7.4%	+1.4%	
\$25,000 - \$34,999	7.5%	+1.3%	
\$35,000 - \$49,999	13.1%	+1.4%	
\$50,000 - \$74,999	21.7%	+2.4%	
\$75,000 - \$99,999	14.4%	+1.3%	
\$100,000 - \$149,999	12.7%	-2.5%	
\$150,000 - \$199,999	5.6%	-2.2%	
\$200,000+	8.2%	-3.4%	

Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS

201,402

Population

32.7

Median Age



Average Household Size

\$68,242

Median Household Income

BUSINESS



8,564

Total Businesses



147,414

Total Employees

INCOME



\$68,242

Median Household Income



\$41,783

Per Capita Income



\$102,465

Median Net Worth

EDUCATION



No High School Diploma



19.9%
High School Graduate



33.6%
Some College/Associate's Degree



42.4%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

19.7%

16.4%

2.1%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: \$25,000 - \$34,999 (6.2%)

Indicator ▲	Value	Diff	
<\$15,000	10.3%	+1.2%	
\$15,000 - \$24,999	6.7%	+0.7%	
\$25,000 - \$34,999	6.2%	0	
\$35,000 - \$49,999	11.7%	0	
\$50,000 - \$74,999	18.9%	-0.4%	
\$75,000 - \$99,999	14.1%	+1.0%	
\$100,000 - \$149,999	15.1%	-0.1%	
\$150,000 - \$199,999	6.9%	-0.9%	
\$200,000+	10.0%	-1.6%	

Bars show deviation from Cass County