

For Sale or Lease: Premier Class Office Building on 3.5 Acres

3285 47th Street S, Fargo, ND 58104
MLS #25-476



PROPERTY DESCRIPTION:

Welcome to a one-of-a-kind, state-of-the-art office building that redefines the workplace experience. Spanning 32,536 square feet on a generous 3.5-acre site, this exceptional property was built in 2017 with innovation, flexibility, and employee wellbeing in mind.

Designed for productivity and inspiration, the building features a dynamic layout packed with top-tier amenities. From cutting-edge training rooms that effortlessly convert into a full-size gymnasium or exercise space, to a fully equipped commercial-grade kitchen ideal for team gatherings or events, every detail has been thoughtfully crafted. Unique architectural touches-like slides connecting floors-add a playful yet functional element to the space, fostering a vibrant and engaging atmosphere. Additional highlights include:

- Flexible open-concept workspaces and private offices
- Ample natural light throughout
- Expansive on-site parking
- Secure and efficient access points
- Convenient location with excellent access to major thoroughfares

Whether you're a growing tech firm, creative agency, or established corporate team, this premier building offers the perfect environment to thrive. It's more than just an office it's a destination designed to attract talent, boost productivity, and support future growth.



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

MATT OLSON
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Purchase Price: \$10,900,000

Lease Rate: \$25 SF

Estimated CAM: TBD

Taxes: Included in CAM

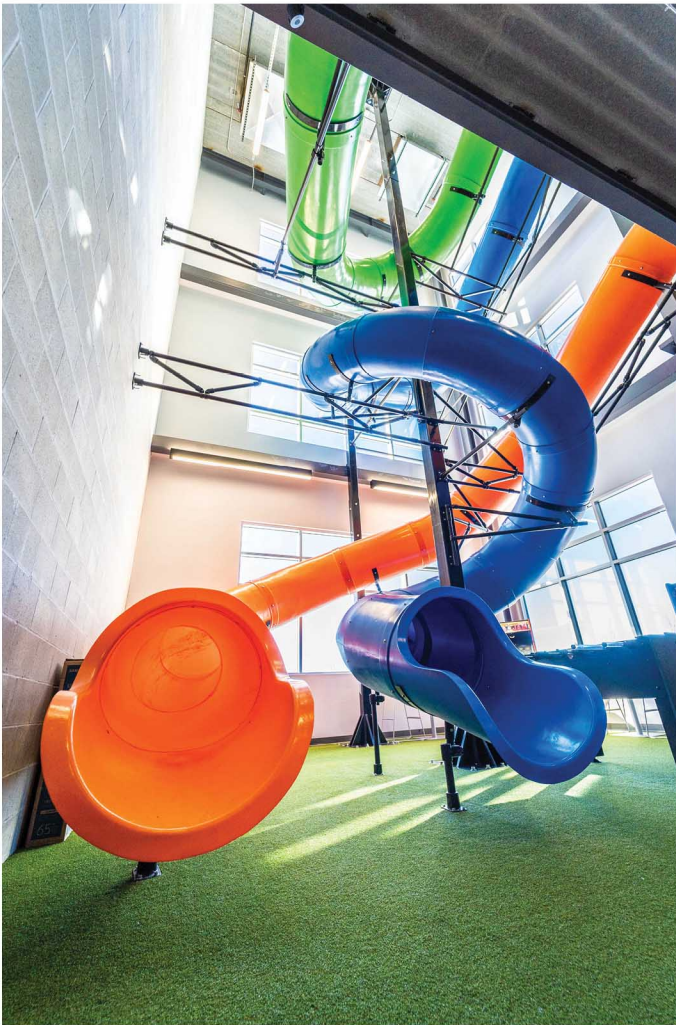
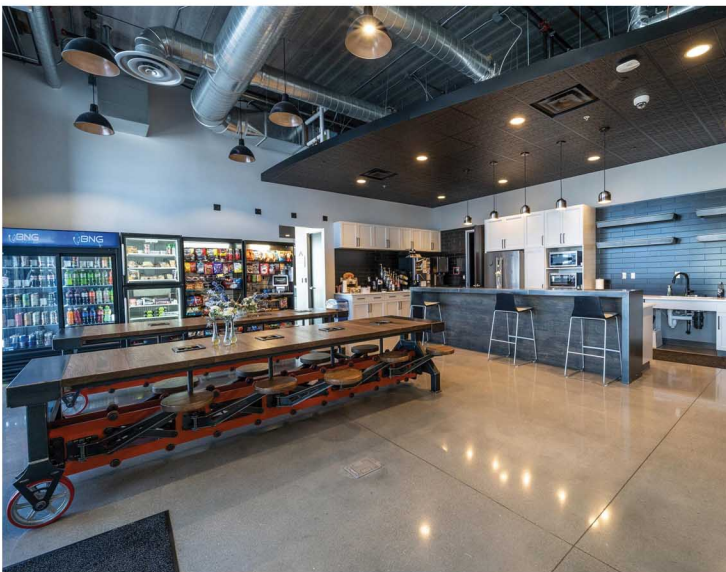
Snow Removal: Included in CAM

Heat: Included in CAM

SWG: Included in CAM

Phone/Internet: Paid by Tenant

Janitorial: Paid by Tenant



Year Built: 2017

Building Size: 32,536 SF

Lot Size: 3.50 Acres

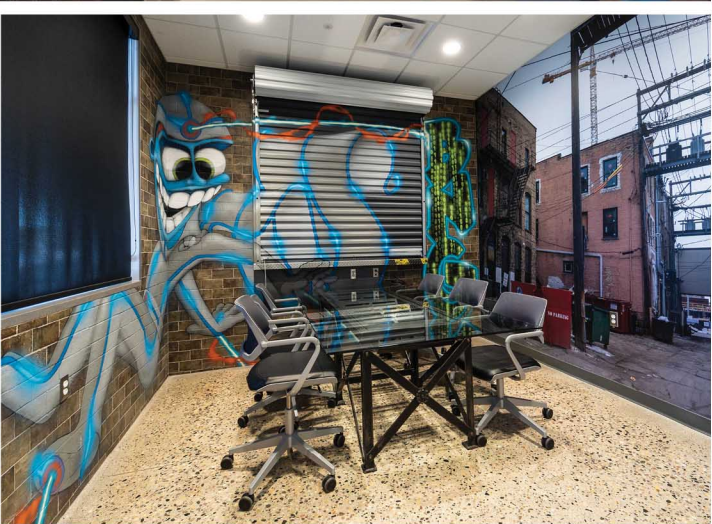
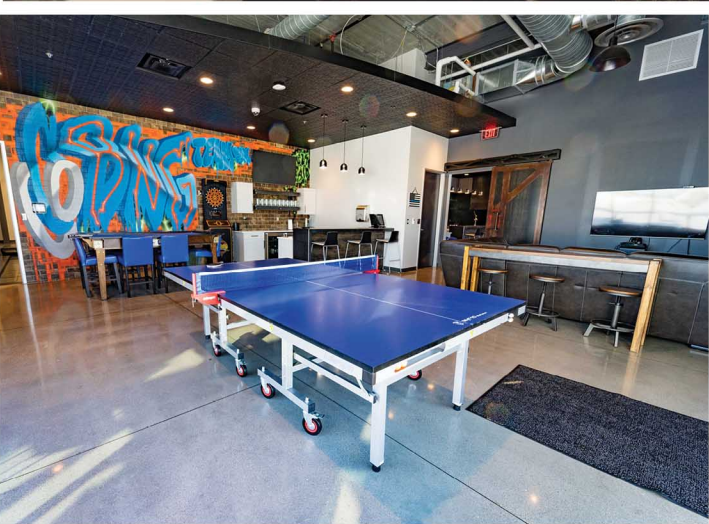
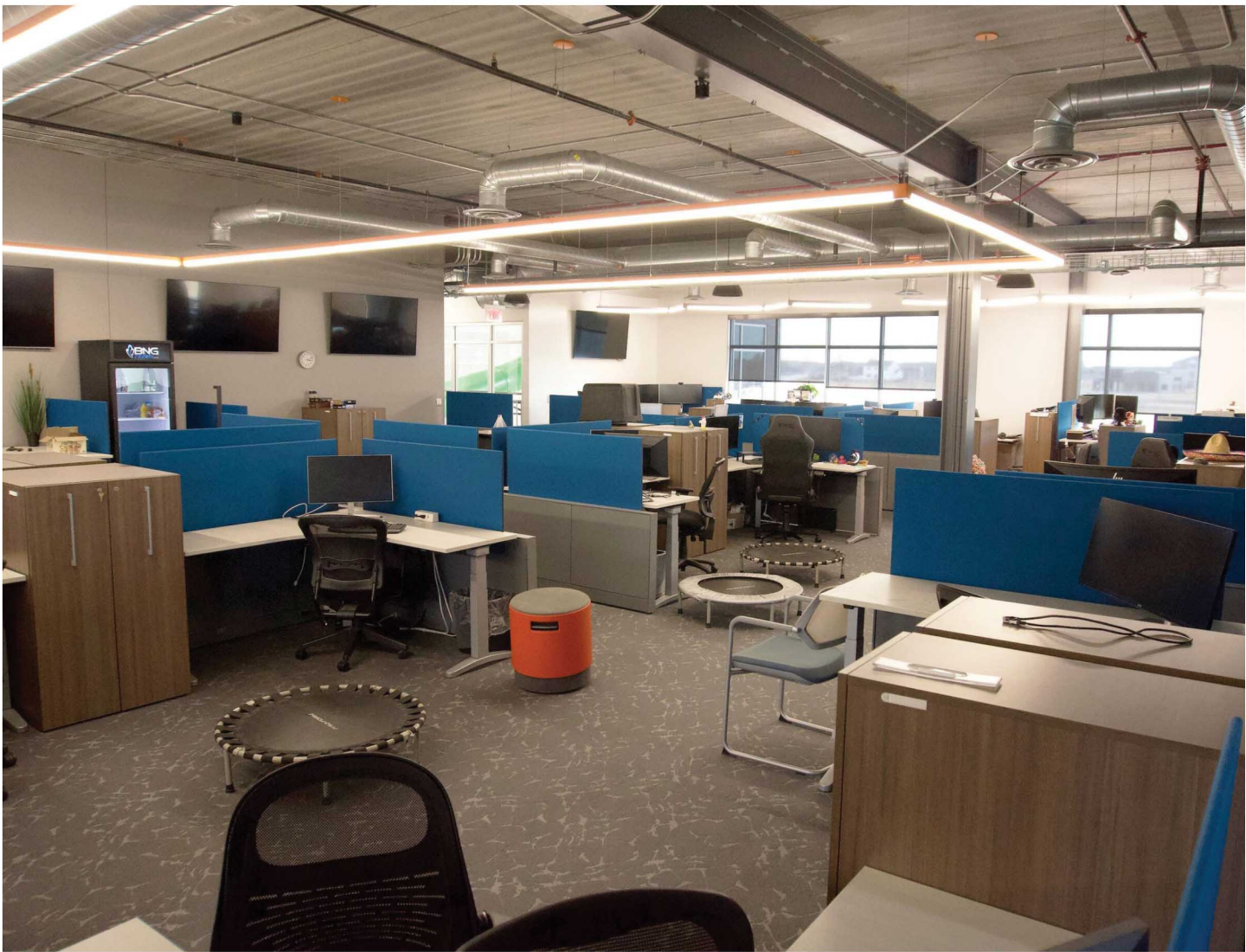
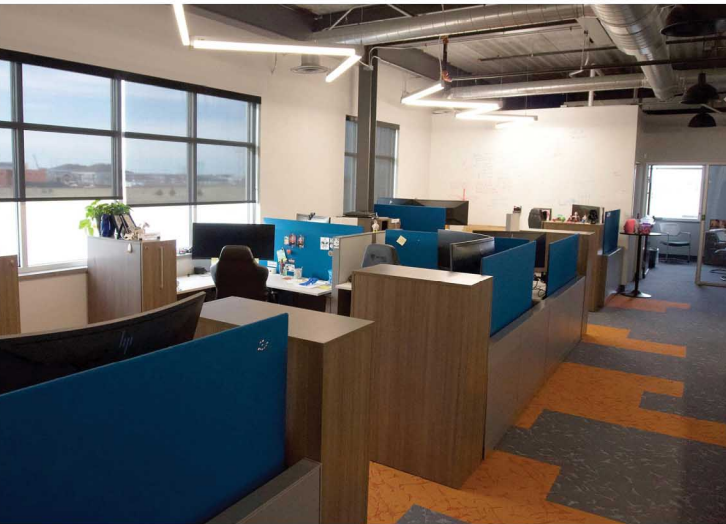
Parcel: 01-8648-00200-000

2024 Consolidated Taxes: \$122,146.75

2024 Specials Installment: \$34,715.88

2024 Drains: \$696.21

Estimated Specials Balance: \$354,110.40



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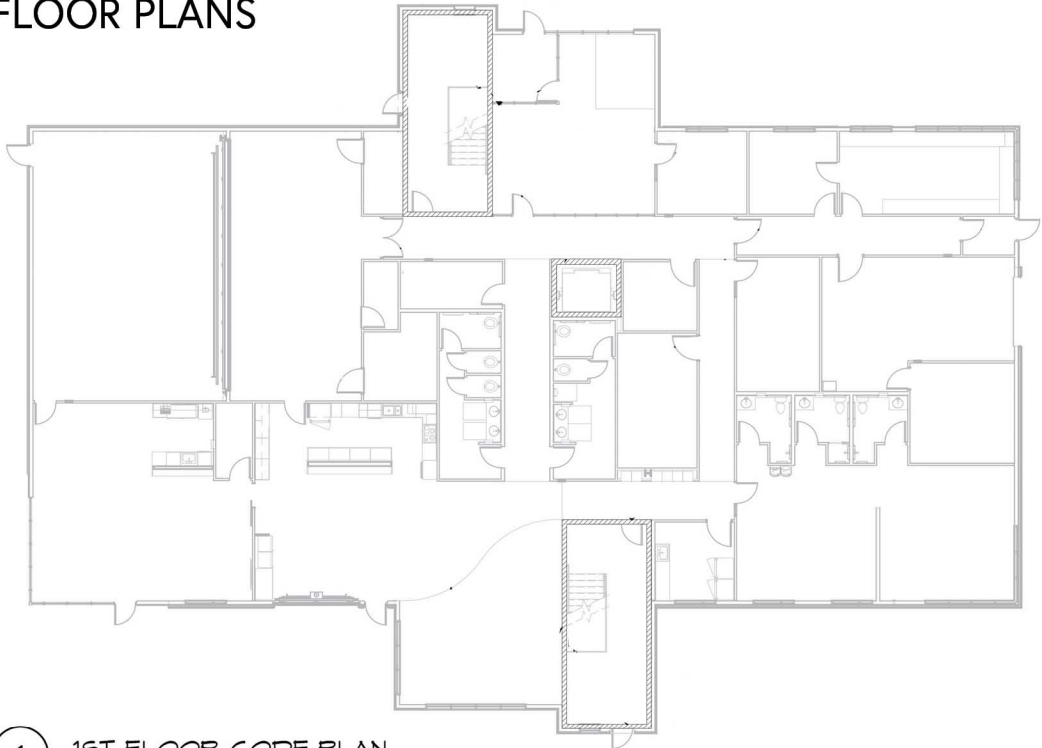
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FLOOR PLANS



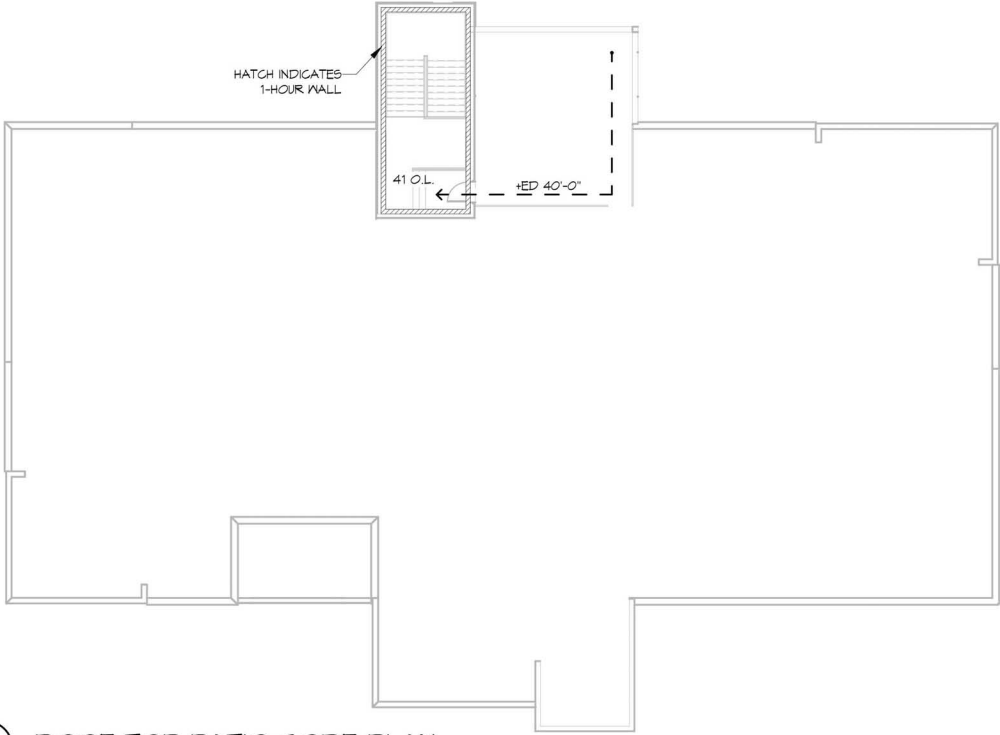
1 1ST FLOOR CODE PLAN
SCALE: 1/16" = 1'-0"



2 2ND FLOOR CODE PLAN
SCALE: 1/16" = 1'-0"



3 3RD FLOOR CODE PLAN
SCALE: 1/16" = 1'-0"



4 ROOF TOP PATIO CODE PLAN
SCALE: 1/16" = 1'-0"



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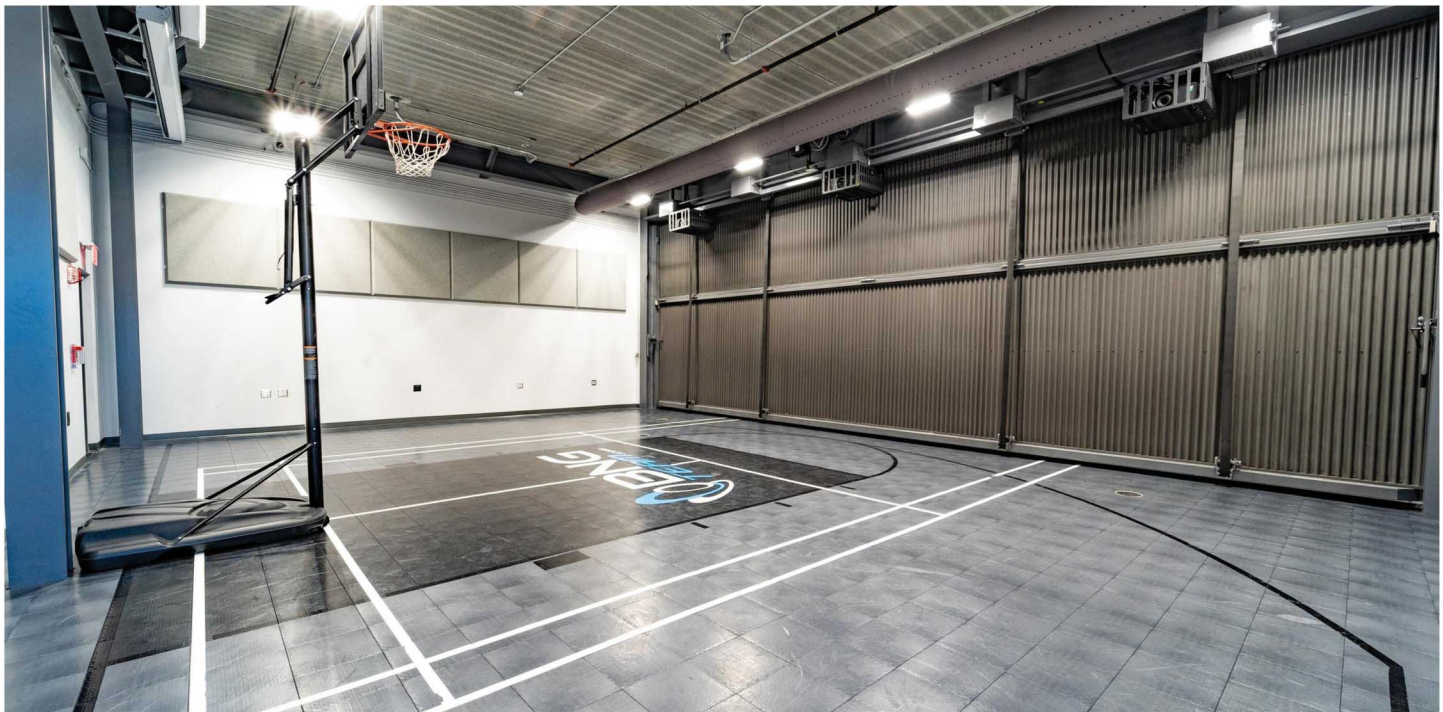
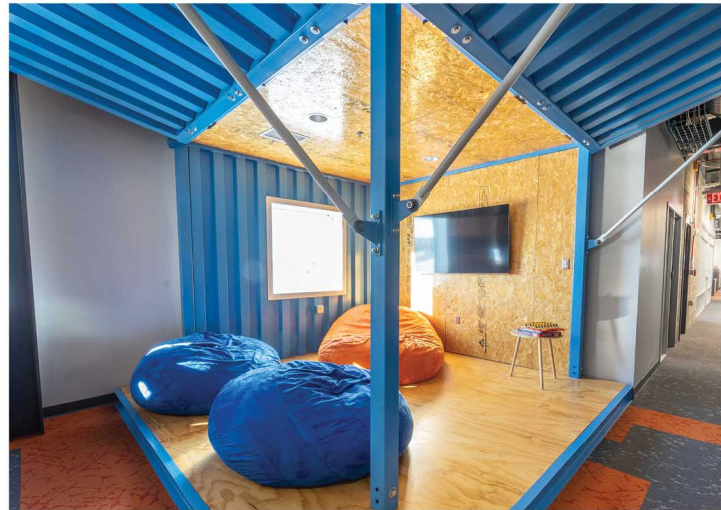


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