

# Bank Space for Sublease

5650 34th Avenue S, Fargo, ND 58104

MLS #26-28



## ABOUT THE PROPERTY

Former bank space available for sublease in a premier Class A office building along Veterans Boulevard in Fargo, ND. This beautifully finished space features abundant natural light with floor-to-ceiling windows, 12 private offices, open workspace ideal for cubicles, a conference room, welcoming lobby, and an existing teller desk layout, making it well suited for financial services or professional users. The property also includes a rare three-lane drive-thru and outstanding visibility with multiple signage opportunities, including building signage, a monument sign, and a shared readerboard along one of Fargo's most heavily traveled corridors.

\*Exclusion for insurance services.



**JUSTIN GUSTOFSON, CCIM, SIOR, REALTOR®**

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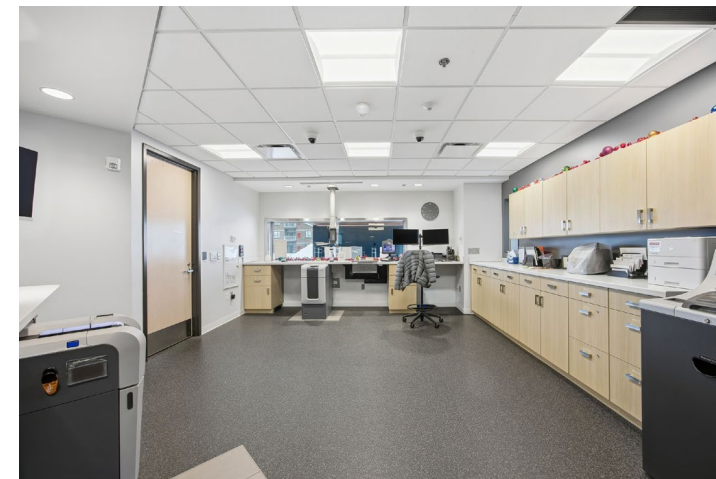
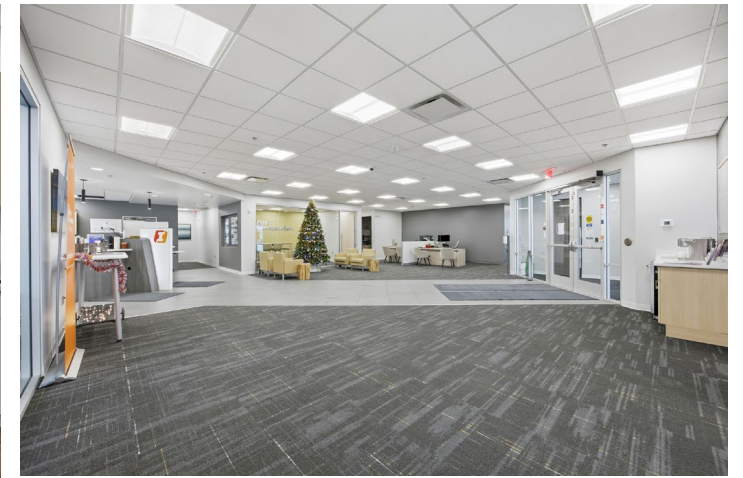
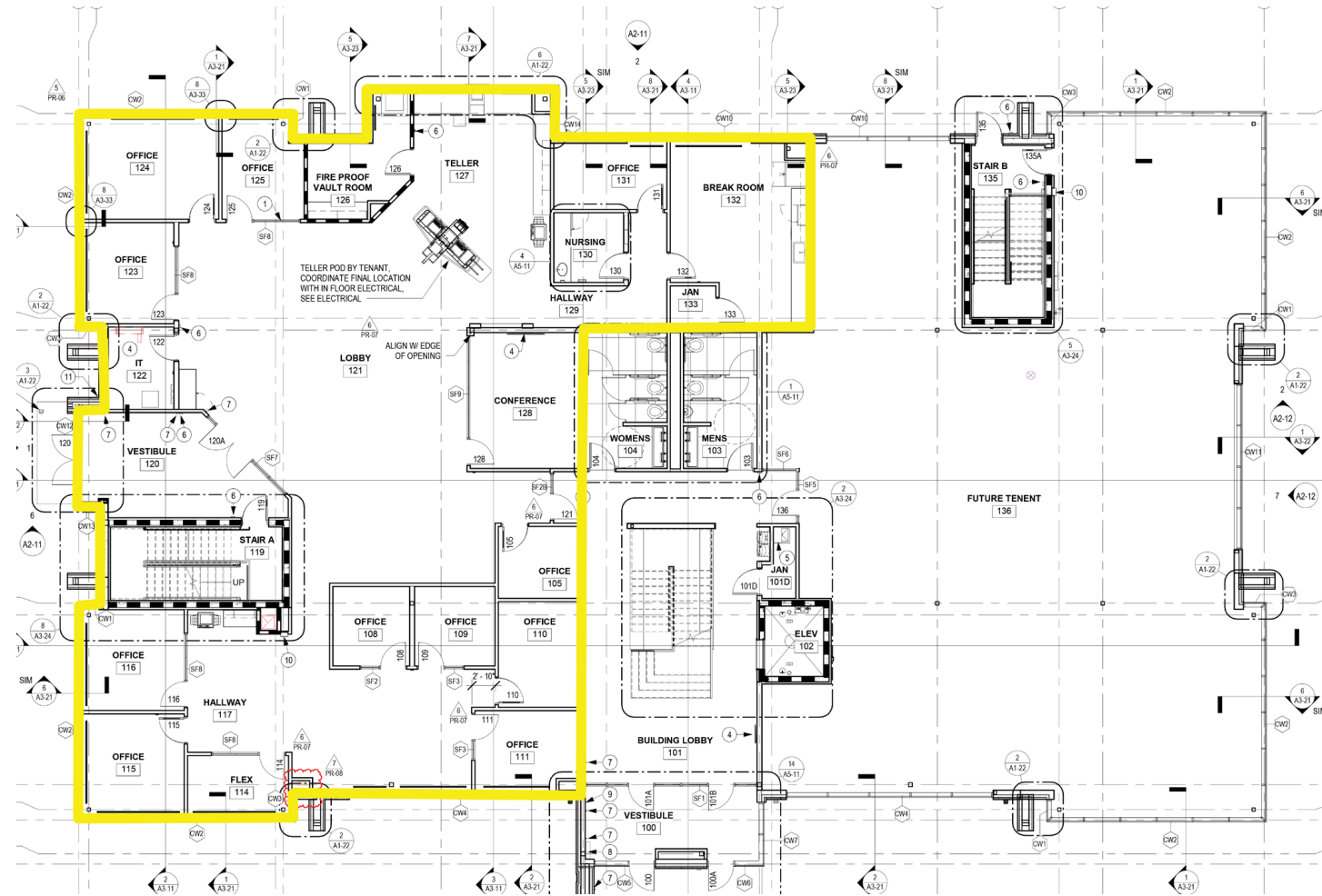
## OFFERING SUMMARY

LEASE RATE: \$26.50 PSF  
ESTIMATED CAM: \$10.66 PSF  
AVAILABLE SPACE: 6,006 RSF (5,046 USF)  
LEASE END DATE: August 31, 2033

## ADDITIONAL INFORMATION

BUILDING SIZE: 24,655 SF  
YEAR BUILT: 2023

## FIRST FLOOR





## BUILDING NEIGHBORS

First Interstate Bank, Valley Crop Insurance, and Heritage Insurance



## NEIGHBORING BUSINESSES

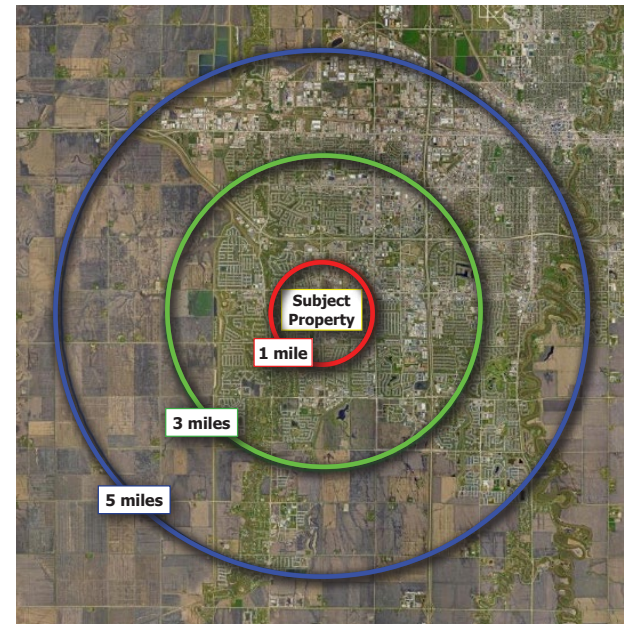
Holiday Gas Station, Scooter's Coffee, Bravera Bank, Summit Center for Dentistry, Starbucks, and Cash Wise.



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	15,648	86,378	145,631
2025 TOTAL HOUSEHOLDS	6,546	37,062	63,172
2025 MEDIAN HOUSEHOLD INCOME	\$91,755	\$85,386	\$80,875
2025 MEDIAN AGE	30.8	32.8	34.7

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST



## COMMON AREA





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