

CoSchedule Building

502 1ST AVE N, FARGO, ND 58102


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

FOR LEASE



DOWNTOWN OFFICE SUITES FOR LEASE

Space Available: 4,475 - 9,915 SF

Gross Rate: \$13.50 - \$17.50 PSF (No CAM)

Aaron Hill | Andrew Hanson

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www.goldmarkcommercial.com

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SPACE AVAILABLE

Suite 101: 5,440 SF
Suite 201: 4,475 SF

GROSS RENT (NO CAM)

1st Floor: \$17.50 PSF
2nd Floor: \$13.50 PSF

TENANT EXPENSES

Janitorial
Phone/Internet

LANDLORD EXPENSES

Heat/Electric
Snow/Lawn
Taxes/Insurance/Specials
Water/Sewer/Garbage

PROPERTY DESCRIPTION:

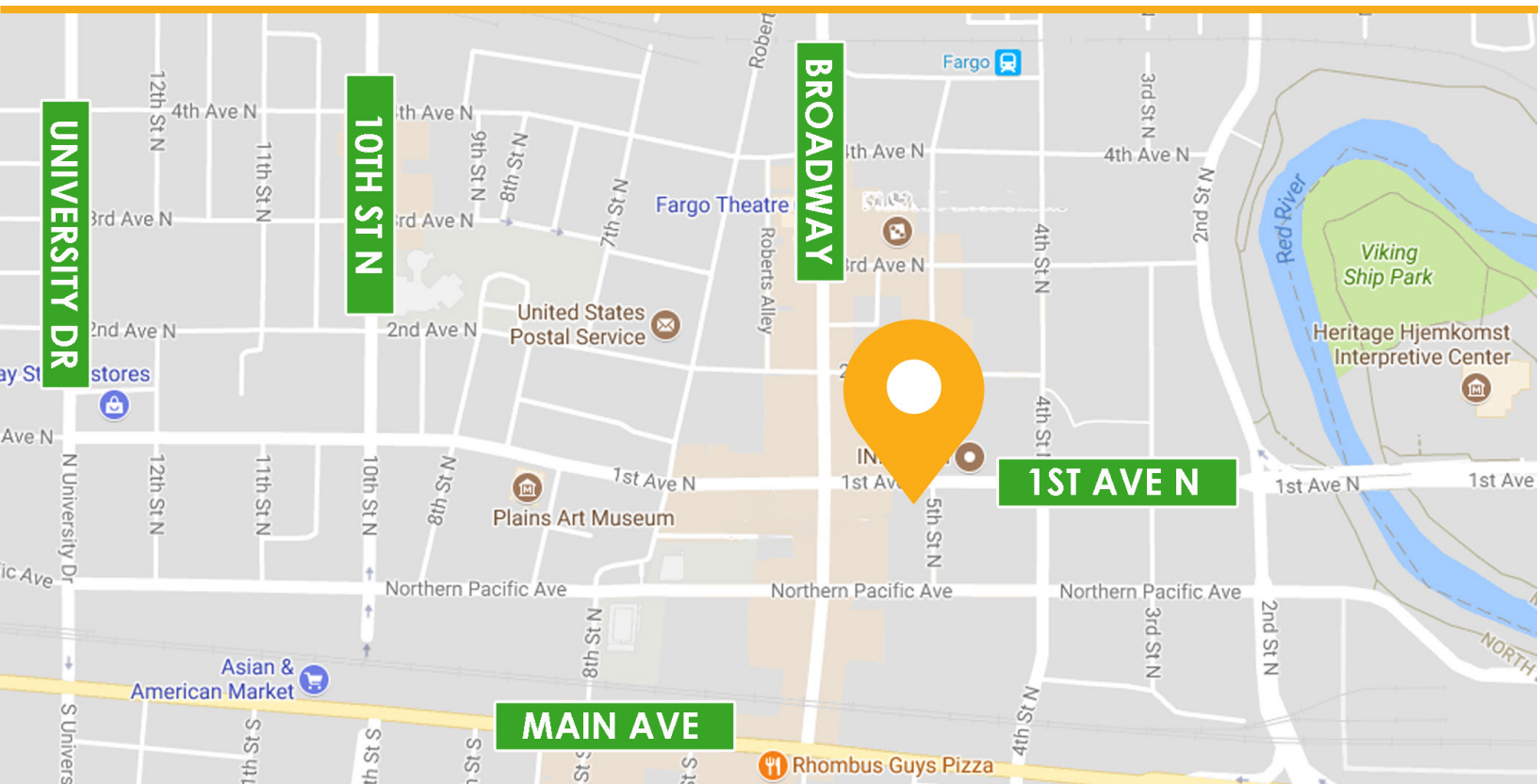
Imagine stepping into a workspace where the past and present merge to inspire innovation and growth. Ideal for businesses on the rise, these offices offer the perfect blend of charm and functionality. Bathed in natural light, the exposed brickwork and original beams inspire creativity. It's more than an office; it's a statement that your business is here to make an impact.

Keyless card reader access on all doors to the building and the tenant spaces. Security cameras and door access systems recently installed to protect the common areas. Parking spaces are available upon request for an additional monthly fee.

NEIGHBORING BUSINESSES:

- Fargo Forum
- Vinyl Taco
- Gate City Bank
- JL Beers
- Blarney Stone & Many More!

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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SUITE 101: 5,440SF

- 6 private offices
- 2 huddle rooms
- Large open work space
- Large conference room
- Large breakroom/kitchen
- Two bathrooms

- MONTHLY RENT: \$7,933.33

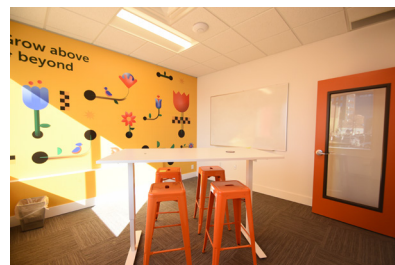
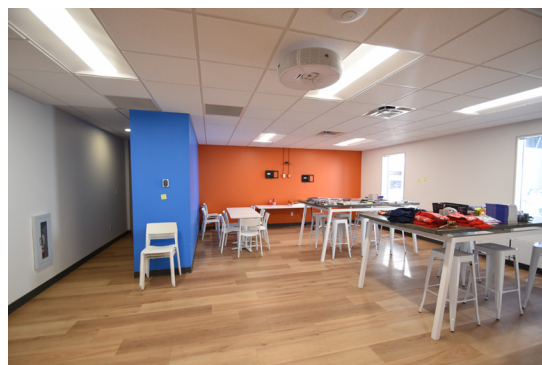
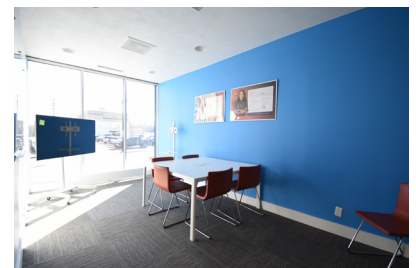
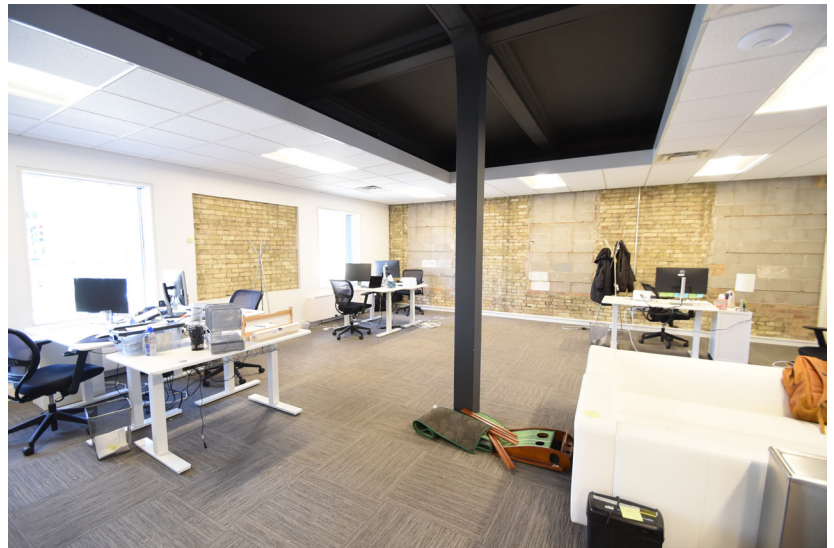


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FIRST FLOOR



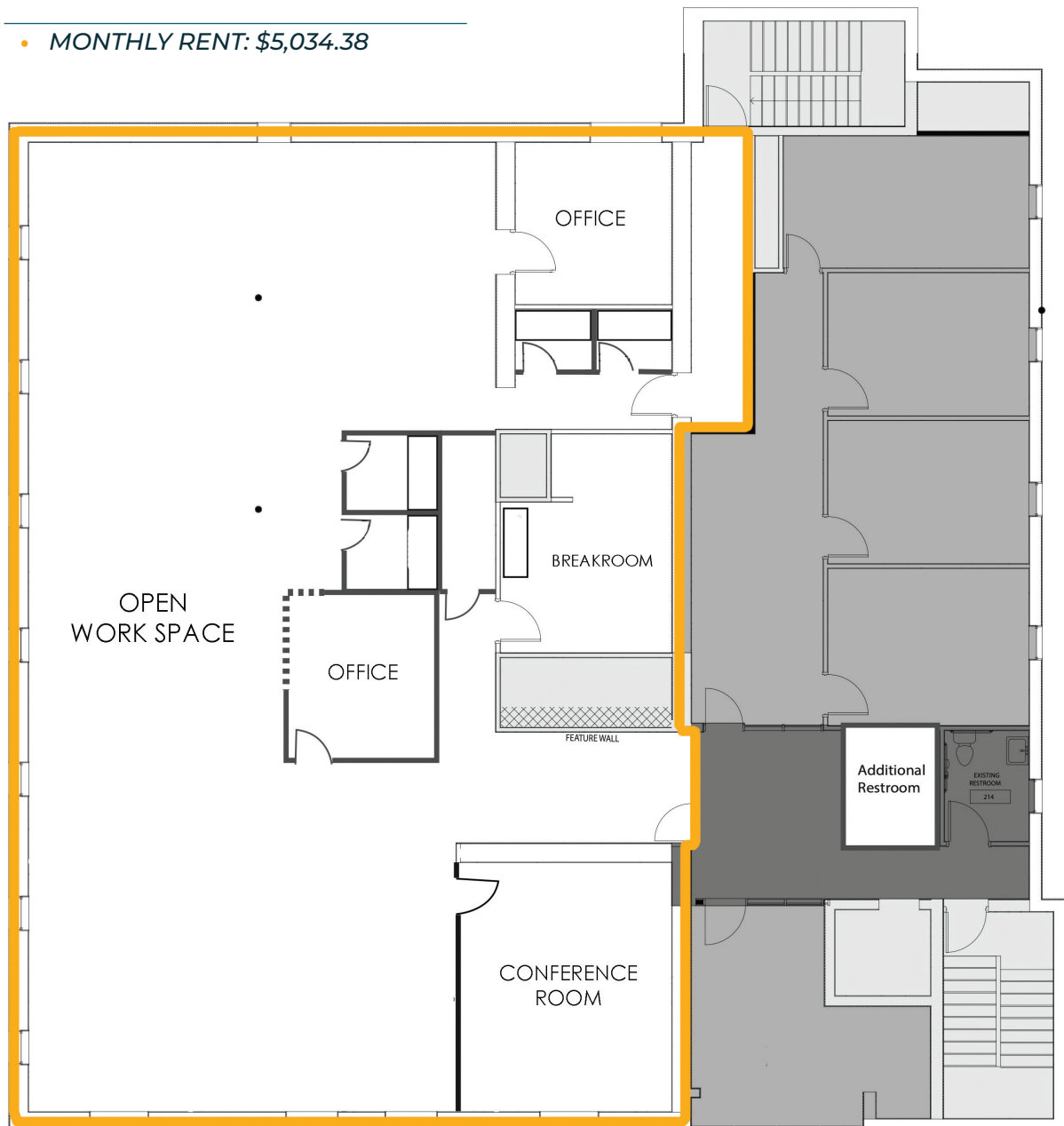
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SUITE 201: 4,475 SF

- Two private offices
- Four huddle rooms
- Large open work space
- Kitchenette/breakroom
- Conference room
- Two shared bathrooms

- MONTHLY RENT: \$5,034.38

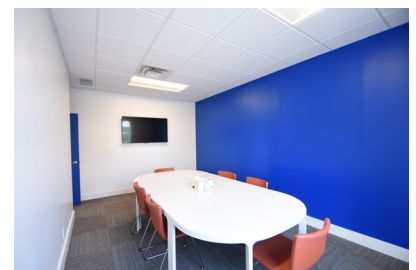


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SECOND FLOOR



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