

# HISTORIC UNION

1100 NP AVE. N, FARGO, ND

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

## OFFICE/RETAIL FOR LEASE



SPACE AVAILABLE FOR RETAIL AND/OR OFFICE IN BEAUTIFULLY RESTORED DOWNTOWN BUILDING!

Space Available: 4,073 SF (1st Floor) | 3,525 SF (Basement)

Base Rent: \$16.95 PSF (1st) | \$10.00 PSF (Basement)

NO CAM

Tenant Expenses: Utilities, Janitorial, Phone/Internet

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## SPACE AVAILABLE

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3,525 SF - Basement

## LEASE RATE

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\$10.00 PSF - Basement  
NO CAM

## TENANT EXPENSES

Utilities  
Phone/Internet  
Janitorial

## OTHER TENANTS

Broadwater Capital  
Rough Cut Social  
KFI Engineers

## NEIGHBORS

Wild Terra Cider  
Brew Bird  
Plains Art Museum  
BrewHalla

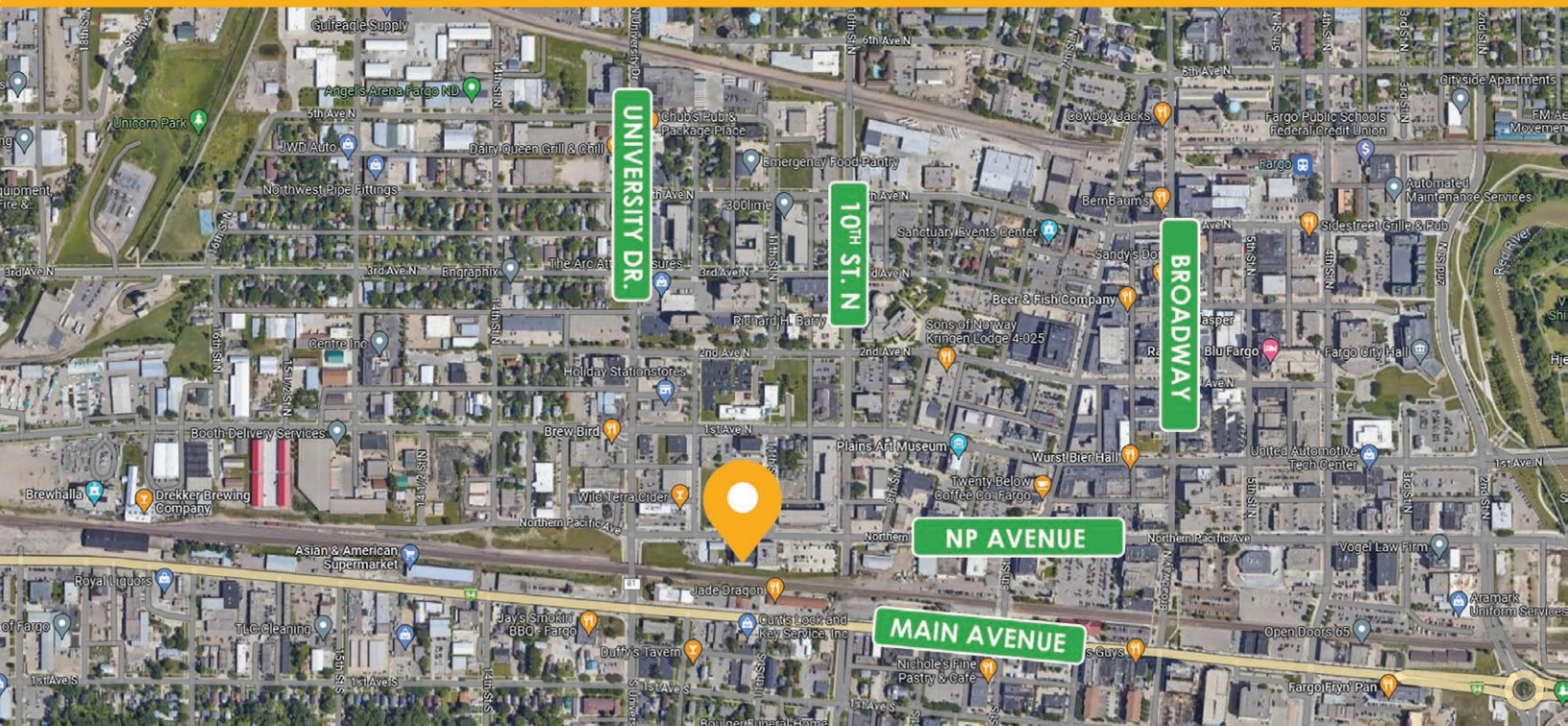
## PROPERTY DESCRIPTION:

Welcome to the recently remodeled Historic Union building in a great, revitalized area of downtown Fargo! Enjoy gross leases with no CAM across spaces that are available on the main floor and basement that can fit a variety of office or retail users!

The first floor is perfect for retail or office use and includes access to an exterior patio area. This space features high ceilings, large windows, and an open floor plan that allows for flexible layout options. The basement can be accessed directly from the west side of the building and features storage/shop space, an office, and a walk-in cooler.

This great building is surrounded by other new, thriving businesses and buildings. The building is easily accessible and offers ample on-site and underground parking (available separately). Whether you're looking to open a retail store or establish an office, this building is the perfect opportunity to be a part of the vibrant downtown Fargo community.

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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FEATURES

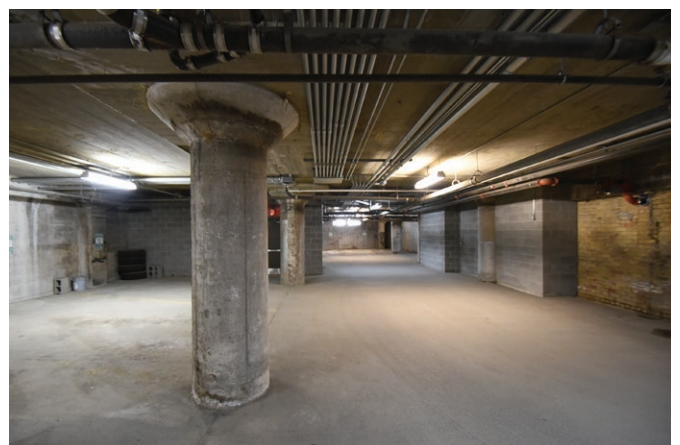
## PROPERTY FEATURES:

- Newly renovated historic building
- Wood timber, exposed brick and great natural light
- Onsite/underground parking available
- Beautiful/clean fit-up
- Cross leases with NO CAM, utilities by tenant
- Patio area on 1st floor
- Basement perfect for production or storage

VIEW TO DOWNTOWN

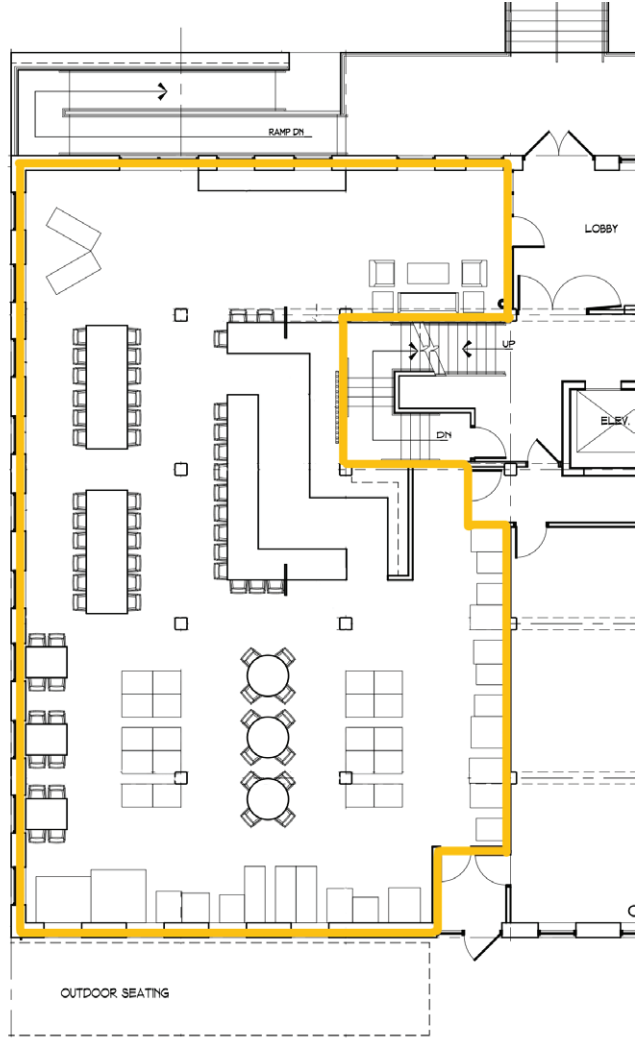


UNDERGROUND PARKING

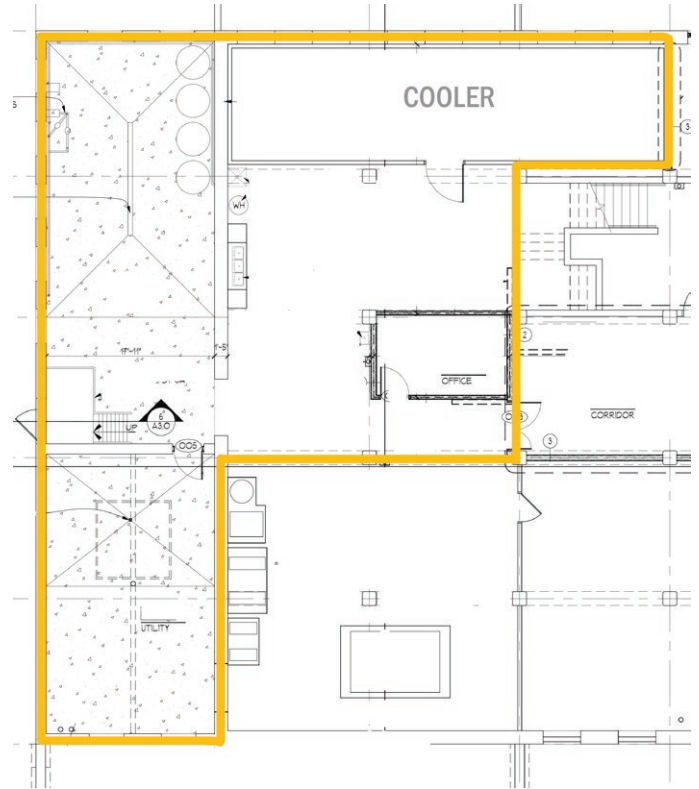


# HISTORIC UNION

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1<sup>ST</sup> FLOOR



BASEMENT

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1ST FLOOR IMAGES



# HISTORIC UNION

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BASEMENT IMAGES

