

FOR LEASE

DOWNTOWN FARGO OFFICE SPACE

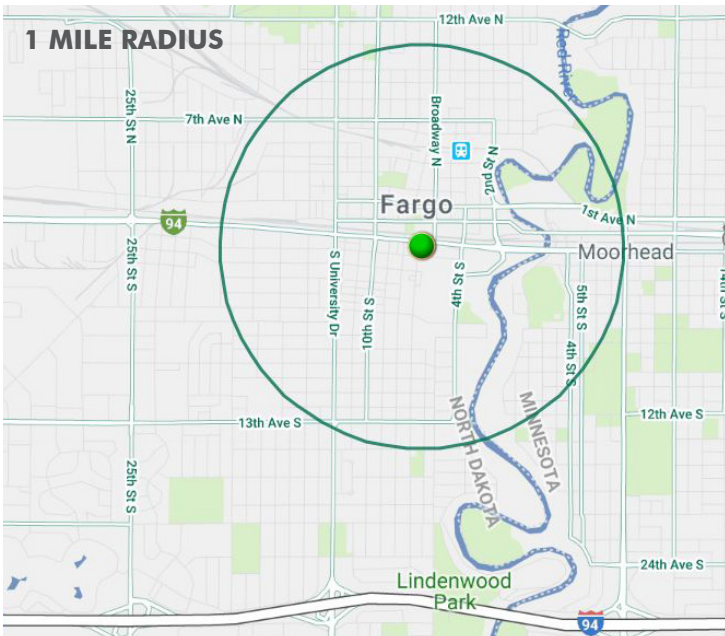
624 MAIN AVE

FARGO, ND 58103



THE SUMMARY

CBRE and Chance Lindsey, as the exclusive marketing broker, are pleased to offer office space for lease in the historic de Lendrecie's building on Main Avenue in downtown Fargo, ND. The de Lendrecie's building is mixed use and is comprised of 127 apartments, office space, retail space and an underground parking garage.



BUILDING SUMMARY

BUILDING NAME	de Lendrecie's Square
ADDRESS	624 Main Ave Fargo, ND 58103
TOTAL BUILDING SF	95,000
STORIES	5
YEAR BUILT	1897
AMENITIES / FEATURES	+ 106 underground parking spaces + 30 dedicated surface parking spaces + Public restrooms + Interior balcony + Downtown Fargo + Island Park + Exterior signage available

The de Lendrecie's building is located at the southeast corner of Main Avenue and 7th Street South in downtown Fargo. Adjacent to the south is Island Park and a YMCA. Island Park includes tennis courts, outdoor swimming pools and a massive amount of green space situated amongst beautiful old trees. The Fercho YMCA features a gym, basketball courts, racquetball courts, indoor swimming pools and a day care. Downtown Fargo offers countless other attractions such as restaurants, bars, coffee shops, boutiques, art galleries and museums.

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AVAILABLE SUITES

SUITE 4	
TOTAL SF	652
TYPE	Office
FLOOR	Lower Level
NUMBER OF OFFICES	3
LEASE RATE PER MONTH	\$515.00
LEASE RATE PSF/YR	\$9.50
LEASE TYPE	Gross
CAM / OPEX	\$-
CEILING HEIGHT	n/a
FEATURES	+ Reception Area + Electricity Included

SUITE 12	
TOTAL SF	495
TYPE	Office
FLOOR	1st/Street level
NUMBER OF OFFICES	2
LEASE RATE PER MONTH	\$615.00
LEASE RATE PSF/YR	\$14.91
LEASE TYPE	Modified Gross, tenant pays electricity
CAM / OPEX	\$-
CEILING HEIGHT	8'
FEATURES	+ Large Reception Area

SUITE 2A	
TOTAL SF	1,318
TYPE	Retail/Office
FLOOR	1st / Street level
NUMBER OF ROOMS/OFFICES	1
LEASE RATE PER MONTH	\$1,900
LEASE RATE PSF/YR	\$17.80
LEASE TYPE	Gross
CAM / OPEX	\$-
CEILING HEIGHT	12'
FEATURES	+ Main Avenue access + Open layout + Employee entrance in rear + Dedicated parking for Tenant + Former PrimRose space

LEASED

SUITE 2B	
TOTAL SF	1,047
TYPE	Office
FLOOR	1st / Street level
NUMBER OF ROOMS/OFFICES	2
LEASE RATE PER MONTH	\$1,000
LEASE RATE PSF/YR	\$11.46
LEASE TYPE	Gross
CAM / OPEX	\$-
CEILING HEIGHT	8'
FEATURES	+ Large reception area + Kitchenette + Copy/print room + Former MindShift space

LEASED



UNDERGROUND PARKING ENTRANCE

Surface parking above.



DOWNTOWN FARGO OFFICE SPACE



SUITE PHOTOS SUITE 4



DOWNTOWN FARGO OFFICE SPACE



SUITE PHOTOS SUITE 12



DOWNTOWN FARGO OFFICE SPACE



COMMON AREA PHOTOS



CONTACT US

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