

THE SUITES @ 4170

4170 41ST AVE S, FARGO, ND 58104


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE



BEAUTIFUL 2-STORY CLASS A OFFICE BUILDING

Space Available: 2,916 SF

Lease Rate: \$16.50 PSF

CAM: \$7.00 PSF

Andy Westby | 701.239.5839

andy.westby@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

THE SUITES @ 4170

4170 41ST AVE S, FARGO, ND 58104

SPACE AVAILABLE

2,916 SF

LEASE RATE

\$16.50 PSF

CAM

\$7.00 PSF

TENANT EXPENSES

Phone/Internet
Electricity
Janitorial

CAM EXPENSES

Heat
Taxes/Specials/Insurance
Snow/Lawn
Water/Sewer/Garbage
Building Maintenance

PROPERTY DESCRIPTION:

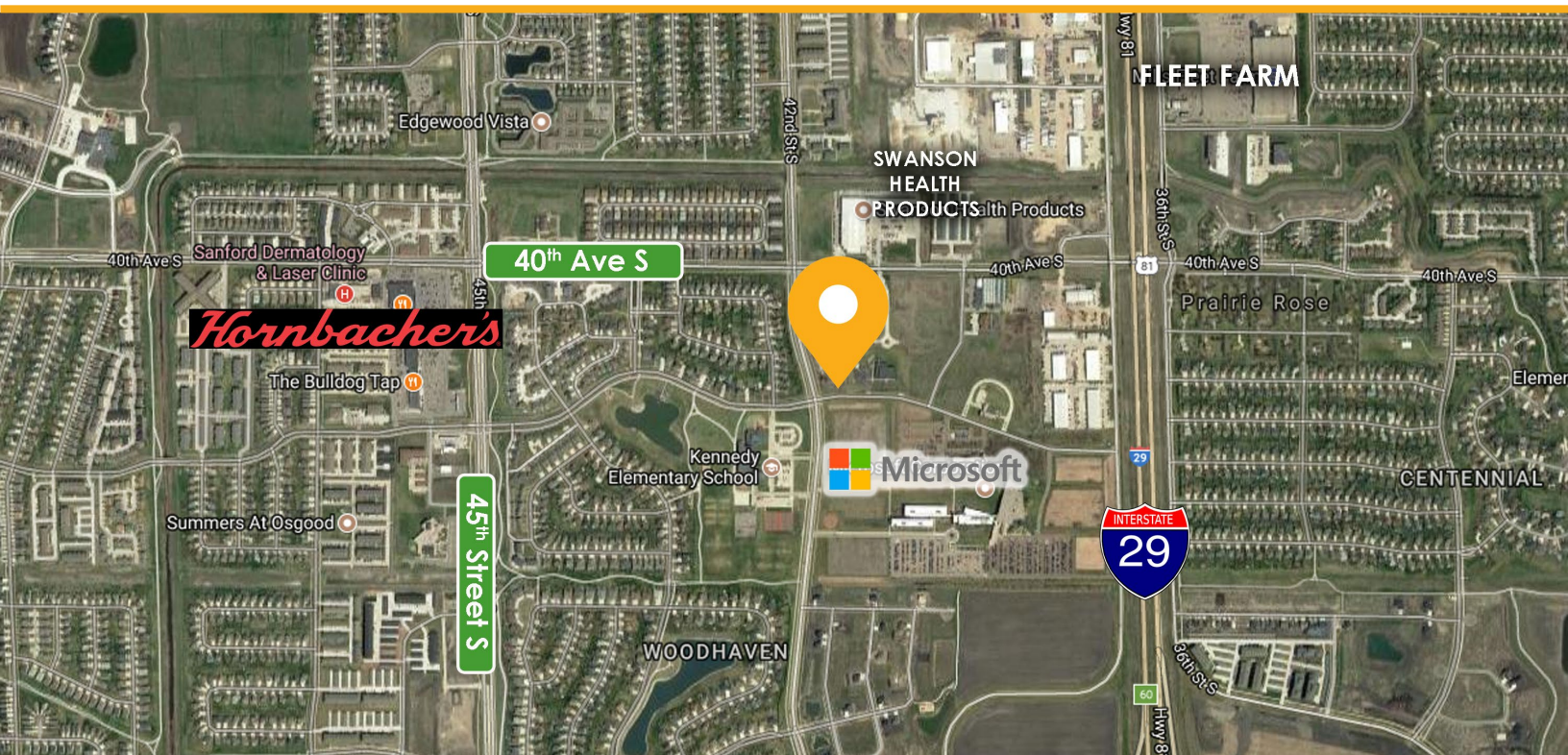
This beautiful Class A office space is available for lease in this phenomenal two-story building. Located along 42nd Street in South Fargo near Microsoft, Swanson Health, Woodhaven, and Osgood, this turn-key space offers abundant natural light throughout, ample front-door parking, and generator power backup. The space includes five offices, a break room, two conference rooms, two storage rooms, and an open work area, ensuring that all your operational needs are met.

In addition to these features, tenants will benefit from high-end, modern interior finishes. The high ceilings create a spacious and inviting atmosphere. This premier office space is designed to foster productivity and collaboration, making it an ideal location for any business seeking a professional and convenient workspace in a thriving area of South Fargo.

FEATURES:

- Excellent South Fargo location directly off 42nd St S
- Ample front door parking with 149 stalls (4.4/:1000)
- Generator backup power
- Abundant natural light
- Redundant/high speed Internet available in the area
- Foam insulated with efficient heating/cooling systems
- 24x7 Secured access

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.

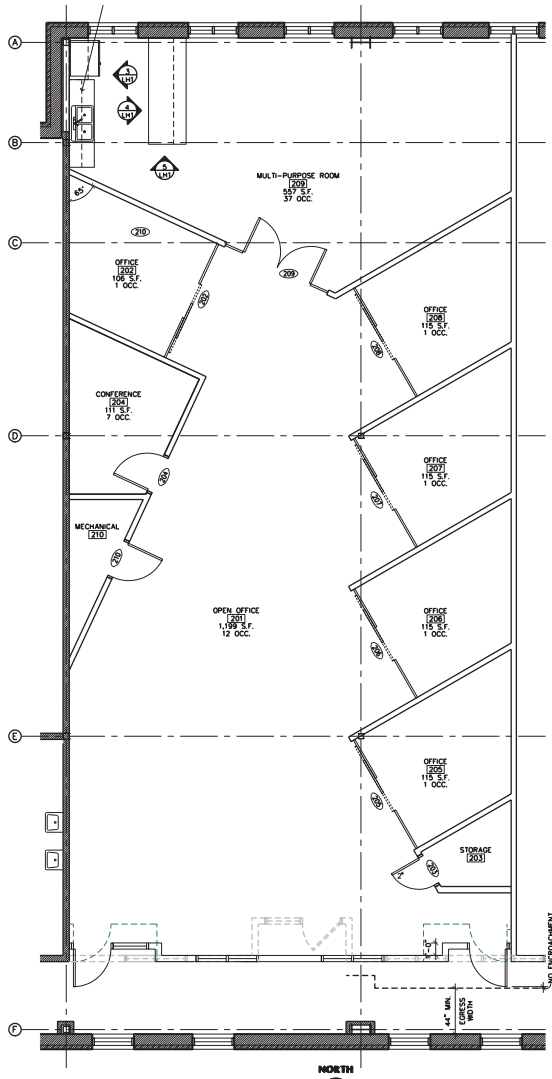


THE SUITES @ 4170

4170 41ST AVE S, FARGO, ND 58104

FLOORPLAN - 2ND FLOOR

SUITE FLOORPLAN



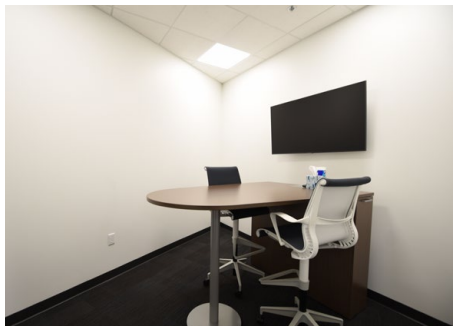
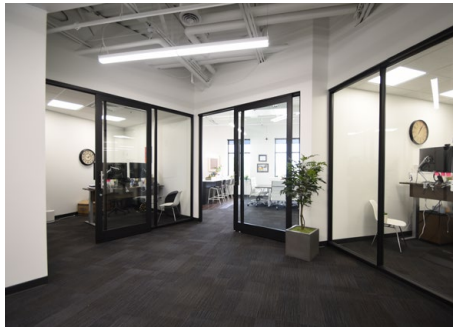
2,916 SF Available on the 2nd Floor

THE SUITES @ 4170

4170 41ST AVE S, FARGO, ND 58104

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

INTERIOR PHOTOS



THE SUITES @ 4170

4170 41ST AVE S, FARGO, ND 58104

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

EXTERIOR PHOTOS

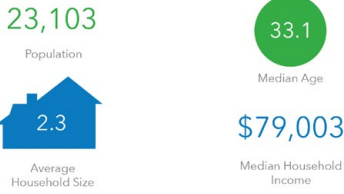


THE SUITES @ 4170

4170 41ST AVE S, FARGO, ND 58104

5-MINUTE DRIVE TIME

KEY FACTS



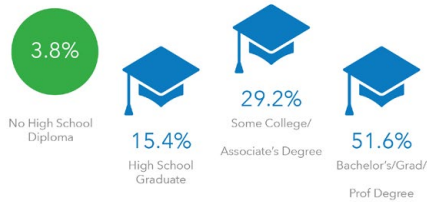
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



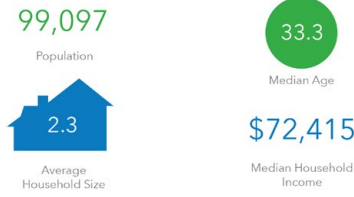
2023 Households by income (Esri)
The largest group: \$100,000 - \$149,999 (17.3%)
The smallest group: <\$15,000 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	4.7%	-3.5%	
\$15,000 - \$24,999	5.6%	-1.6%	
\$25,000 - \$34,999	8.6%	-1.7%	
\$35,000 - \$49,999	11.8%	-0.6%	
\$50,000 - \$74,999	16.4%	+0.8%	
\$75,000 - \$99,999	14.0%	+0.1%	
\$100,000 - \$149,999	17.3%	+2.9%	
\$150,000 - \$199,999	8.5%	-0.1%	
\$200,000+	13.0%	+3.7%	

Bars show deviation from 38017 (Cass County)

10-MINUTE DRIVE TIME

KEY FACTS



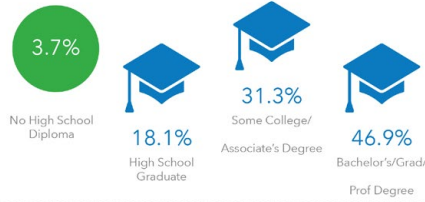
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



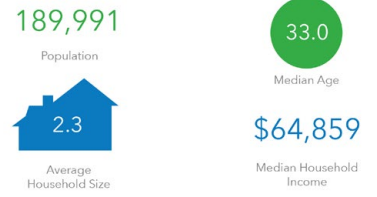
2023 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (15.5%)
The smallest group: \$15,000 - \$24,999 (6.5%)

Indicator ▲	Value	Diff	
<\$15,000	6.7%	-1.5%	
\$15,000 - \$24,999	6.5%	-0.7%	
\$25,000 - \$34,999	10.5%	+0.2%	
\$35,000 - \$49,999	12.0%	-0.4%	
\$50,000 - \$74,999	15.5%	-0.1%	
\$75,000 - \$99,999	13.8%	-0.1%	
\$100,000 - \$149,999	15.1%	+0.7%	
\$150,000 - \$199,999	8.4%	-0.2%	
\$200,000+	11.5%	+2.2%	

Bars show deviation from 38017 (Cass County)

15-MINUTE DRIVE TIME

KEY FACTS



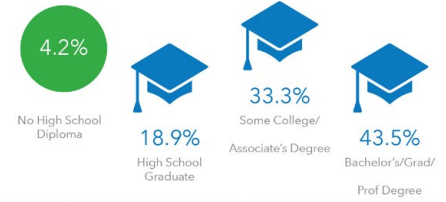
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2023 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (16.2%)
The smallest group: \$150,000 - \$199,999 (7.5%)

Indicator ▲	Value	Diff	
<\$15,000	9.2%	+1.0%	
\$15,000 - \$24,999	7.6%	+0.4%	
\$25,000 - \$34,999	10.2%	-0.1%	
\$35,000 - \$49,999	12.0%	-0.4%	
\$50,000 - \$74,999	16.2%	+0.6%	
\$75,000 - \$99,999	13.4%	-0.5%	
\$100,000 - \$149,999	14.7%	+0.3%	
\$150,000 - \$199,999	7.5%	-1.1%	
\$200,000+	9.1%	-0.2%	

Bars show deviation from 38017 (Cass County)