

LORETTA RETAIL/OFFICE

212 BROADWAY N, FARGO, ND 58102



FOR LEASE



PRIME BROADWAY RETAIL/OFFICE SPACE FOR LEASE

Spaces Available:

\$18.95 PSF - 1,080 SF (+ 407 SF Mezz)

\$19.50 PSF - 2,700 SF +/-

CAM: \$7.77 PSF

Andrew Hanson | Aaron Hill

701.239.5854 | 701.893.2827

andrew.hanson@goldmark.com | aaron.hill@goldmark.com

www.goldmarkcommercial.com

LORETTA RETAIL/OFFICE

212 BROADWAY N, FARGO, ND 58102



SPACE AVAILABLE

1,080 SF + 407 SF Mezzanine
2,700 SF +/-

BASE RENT

\$18.95 PSF (Roberts Alley space)
\$19.50 PSF (Broadway space)

CAM

\$7.77 PSF

TENANT EXPENSES

Heat/AC/Electric
Water/Sewer/Garbage
Phone/Internet
Janitorial

CAM EXPENSES

Snow/lawn
Taxes/Insurance

ZONING

DMU

PROPERTY DESCRIPTION:

Amazing opportunity to stake your claim in the historic Loretta Building! Formerly Teddy's Eatery, these spaces would be ideal for a restaurant/bar, boutique, creative office or general retail use. The Parlor, with Robert's Alley access, is one of the most charming spaces you'll find in all of Fargo and provides endless opportunities. The Broadway space has access to foot traffic and signage on Broadway. Don't miss your chance to make your mark in one of Fargo's most iconic buildings!

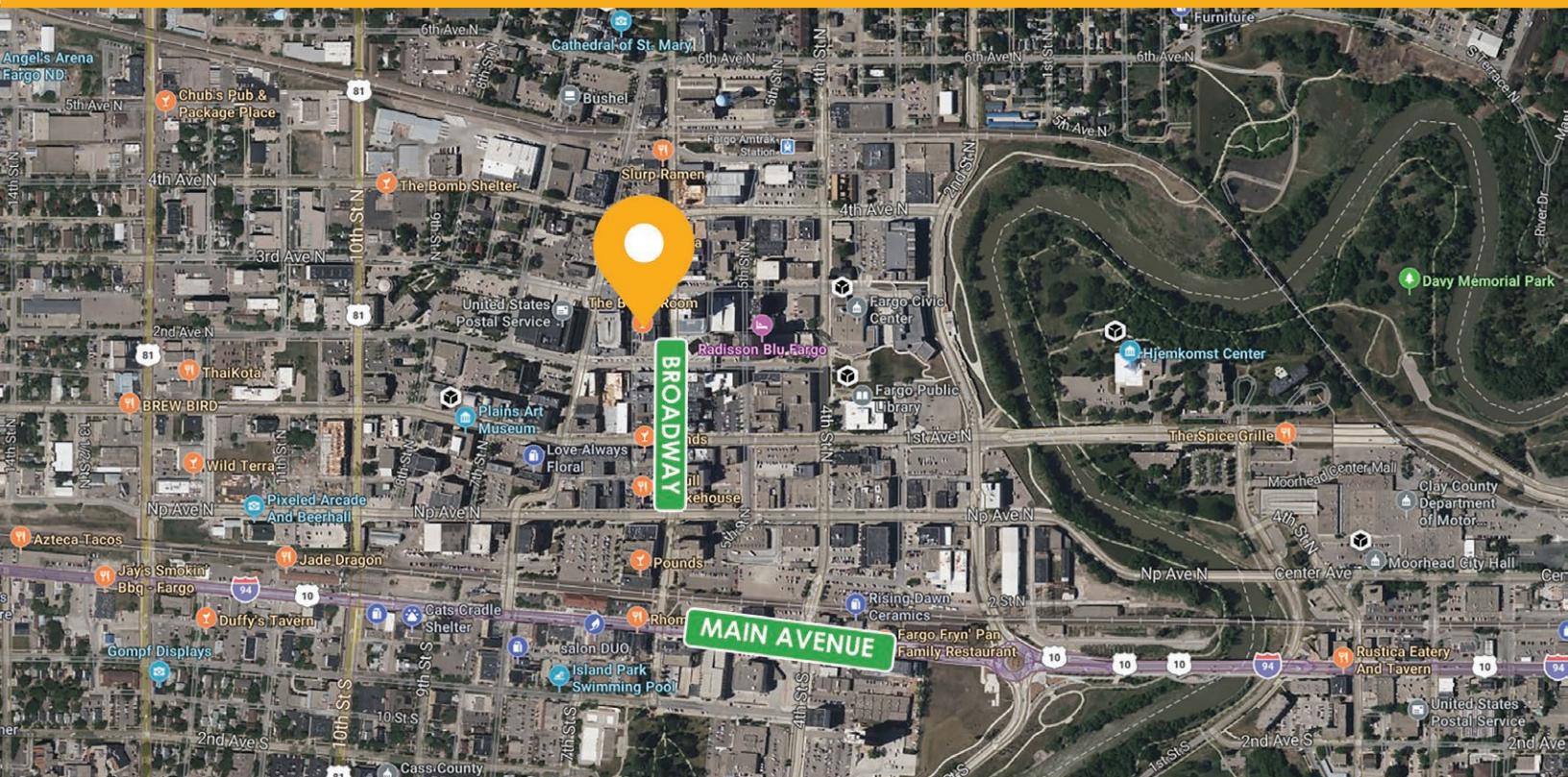
FEATURES:

- Prime Location with High Foot Traffic
- Exposed Brick and Hardwood Floors for Historic Charm
- Broadway & Roberts Alley Access for Rear Parlor

NEIGHBORS:

- Jasper Hotel
- Broadway Square
- Blackbird Pizza
- Marge's Diner
- Daily's Market
- And 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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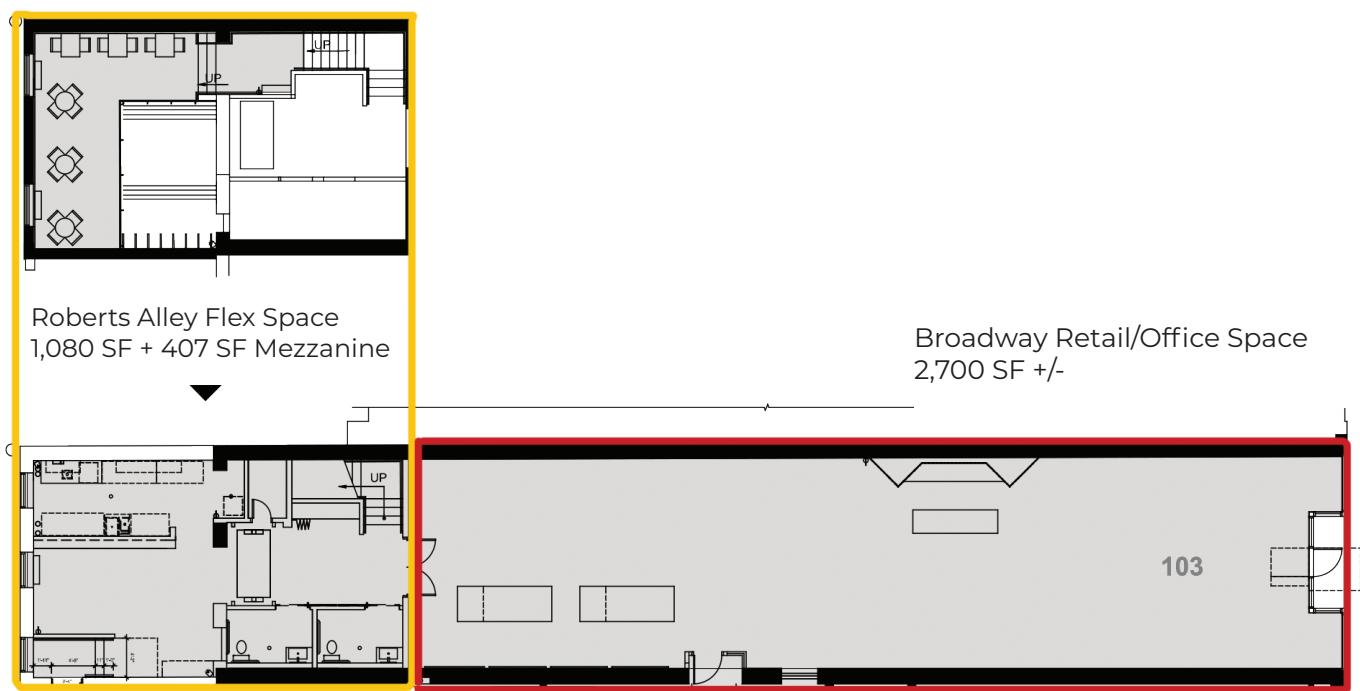
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GOLDMARK™
COMMERCIAL REAL ESTATE INC

PARCEL VIEW



FLOORPLAN



LORETTA RETAIL/OFFICE

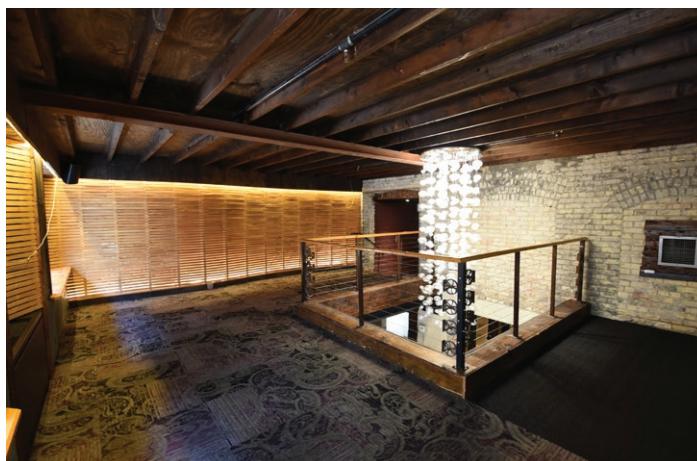
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 **GOLDMARK™**
COMMERCIAL REAL ESTATE INC

BROADWAY SPACE



ROBERTS ALLEY SPACE



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GOLDMARK™
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EXTERIOR PHOTOS



STREET ENTRANCE for 2,700 SF +/- Broadway retail/office space



ALLEY ENTRANCE for 1,080 SF + 407 SF mezzanine - flexible retail space