

# 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](mailto:andrew.hanson@goldmark.com) | [aaron.hill@goldmark.com](mailto:aaron.hill@goldmark.com)

[www.goldmarkcommercial.com](http://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!

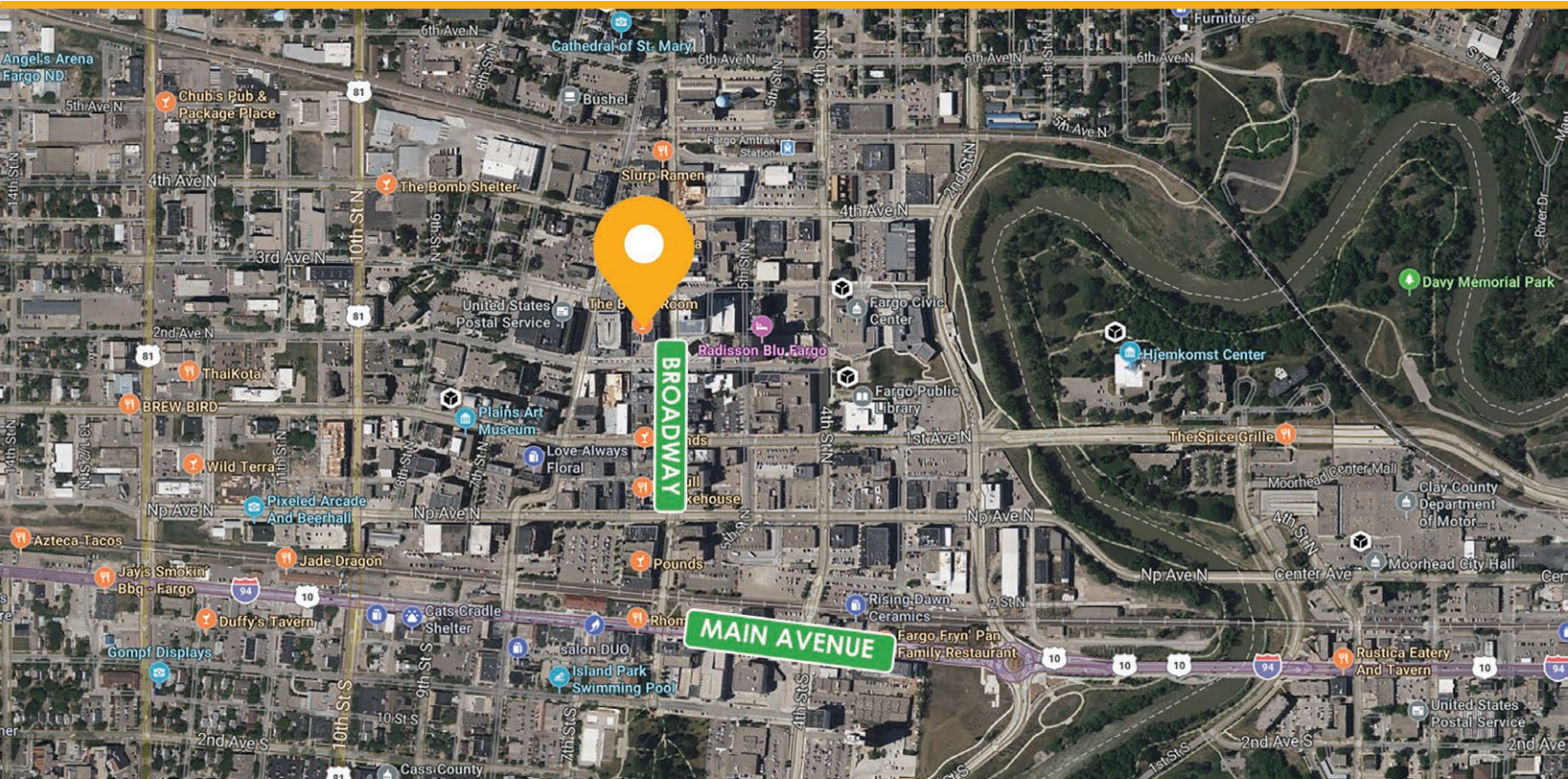
## FEATURES:

- 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.





# LORETTA RETAIL/OFFICE

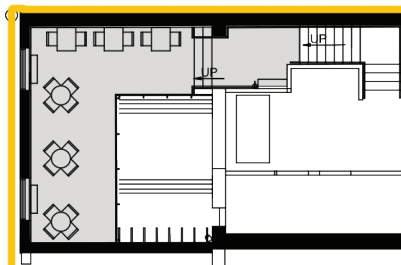
212 BROADWAY N, FARGO, ND 58102

**GOLDMARK**<sup>™</sup>  
COMMERCIAL REAL ESTATE INC

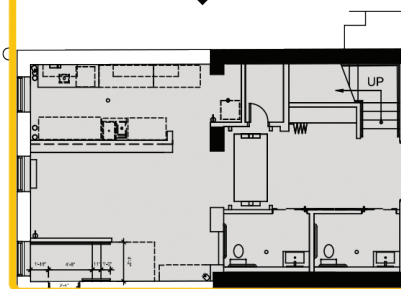
PARCEL VIEW



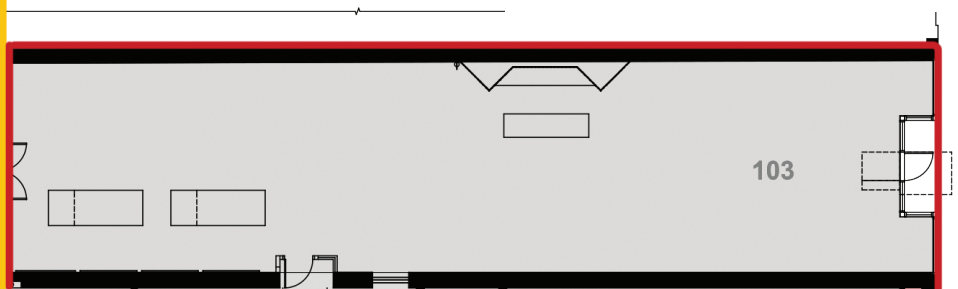
FLOORPLAN



Roberts Alley Flex Space  
1,080 SF + 407 SF Mezzanine



Broadway Retail/Office Space  
2,700 SF +/-





# LORETTA RETAIL/OFFICE

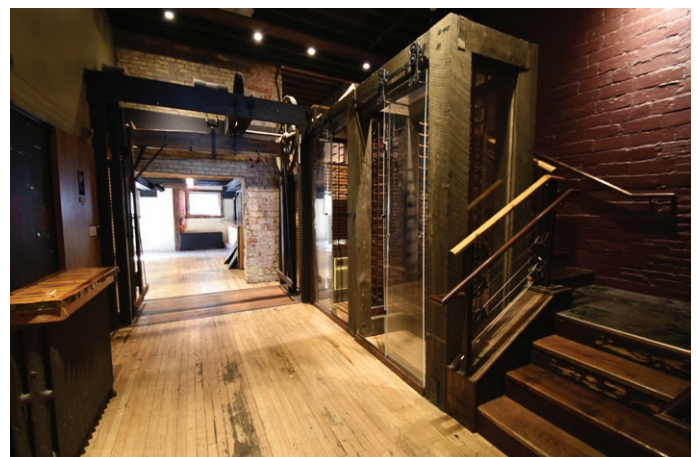
212 BROADWAY N, FARGO, ND 58102

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

BROADWAY SPACE



ROBERTS ALLEY SPACE





# LORETTA RETAIL/OFFICE

212 BROADWAY N, FARGO, ND 58102

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

EXTERIOR PHOTOS



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



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