

HORIZON OFFICE BUILDING

3900 GREAT PLAINS DR S, FARGO, ND 58104


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



STUNNING CLASS A OFFICE BUILDING FOR SALE OR LEASE

BUILDING SIZE: 122,705 SF | PARCEL SIZE: 388,496 SF

LEASE RATE: \$14.00 PSF | NNN

SALE PRICE: \$22,000,000

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

HORIZON OFFICE BUILDING

3900 GREAT PLAINS DR S, FARGO, ND 58104



BUILDING SIZE

122,705 SF

LEASE RATE

\$14.00 PSF | NNN

SALE PRICE

\$22,000,000

LOT SIZE

388,494 SF | 8.92 acres

PARCEL NUMBER

01-5010-00201-000

YEAR BUILT

1997

2025 TAXES & SPECIALS

\$277,488

SPECIALS REMAINING

\$19,212

LEGAL DESCRIPTION

Lot: 1 Block: 2 Great Plains Software
PT LT 1 BLK 2

NEIGHBORING BUSINESSES

Microsoft
Aldevron
Shotwell Floral
PAM Health
Woodhaven Plaza
Swanson Health Products

PROPERTY DESCRIPTION:

This is an extremely rare opportunity to secure one of Fargo's most prestigious corporate office buildings—3900 Great Plains Drive. This 122,000 SF Class A office property offers an unparalleled combination of modern design, high-end finishes, and exceptional visibility.

PROPERTY HIGHLIGHTS:

- **Prestigious & Modern Design:** One of the best office buildings in the city of Fargo, featuring premium architectural details and contemporary interiors.
- **Expansive Floor Plan:** 122,000 SF of highly efficient space across 2 floors, designed to accommodate corporate headquarters, regional offices, or high-growth companies.
- **Prime Location & Visibility:** Strategically positioned with excellent exposure to I-29 and easy access to 52nd Ave S.
- **Class A Amenities:** High-end finishes, state-of-the-art infrastructure, and an inviting, professional atmosphere.
- **Flexible Leasing Options:** A unique chance to lease a landmark property tailored for corporate excellence.

This is a truly unmatched opportunity to elevate your business presence in Fargo. 3900 Great Plains Drive offers the space, prestige, and functionality needed to thrive in today's competitive landscape.

PROPERTY FEATURES:

- Premium architectural details and contemporary interiors
- Abundant natural light with large windows
- Prime location and visibility
- State of the art infrastructure
- Easy Access to I-29 via 52nd Ave

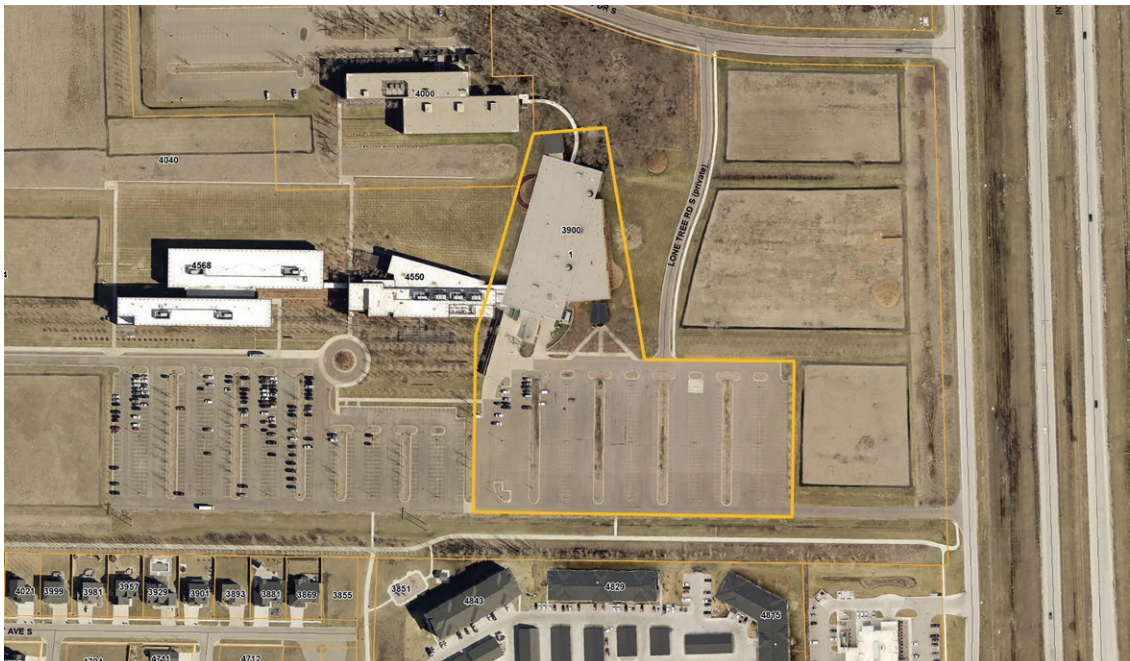
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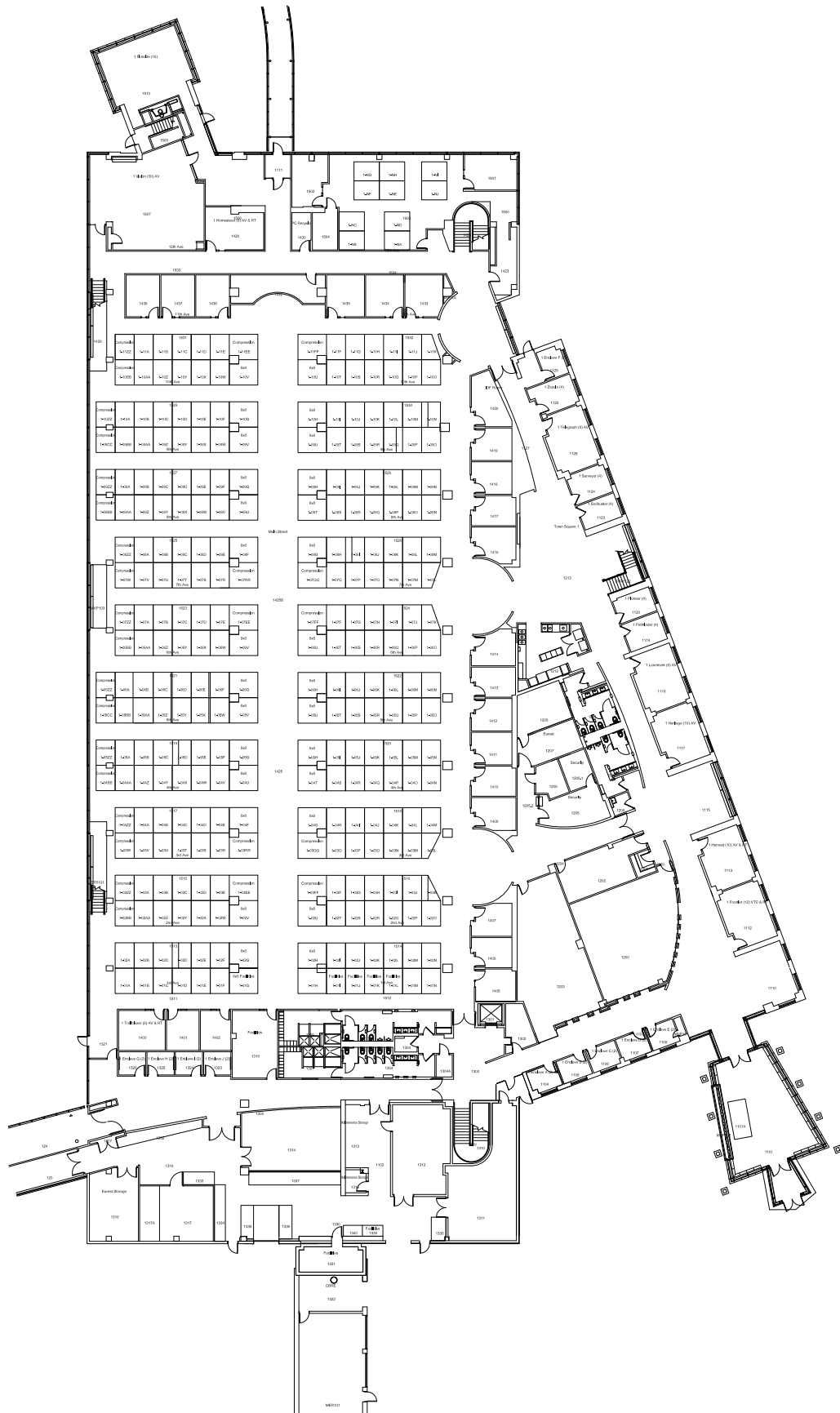
AERIEL VIEW



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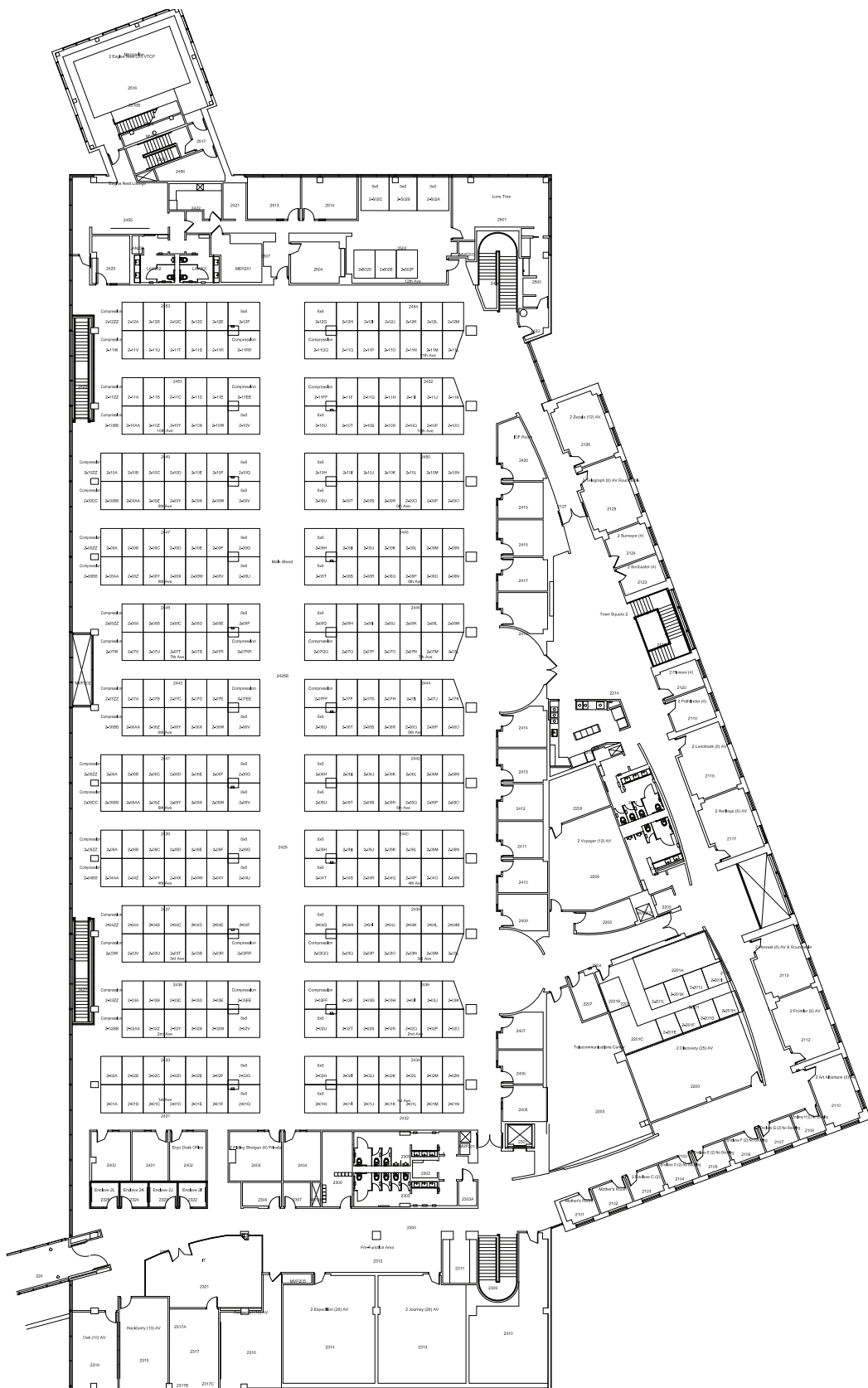
FLOORPLAN - 1ST FLOOR



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FLOORPLAN - 2ND FLOOR



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INTERIOR PHOTOS



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MECHANICAL SYSTEMS



PARKING

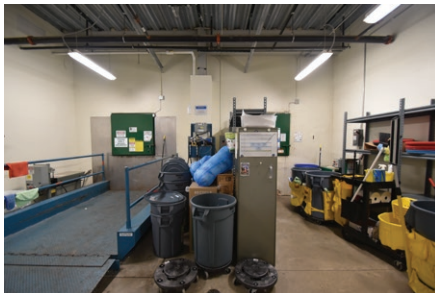


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LOADING ZONE



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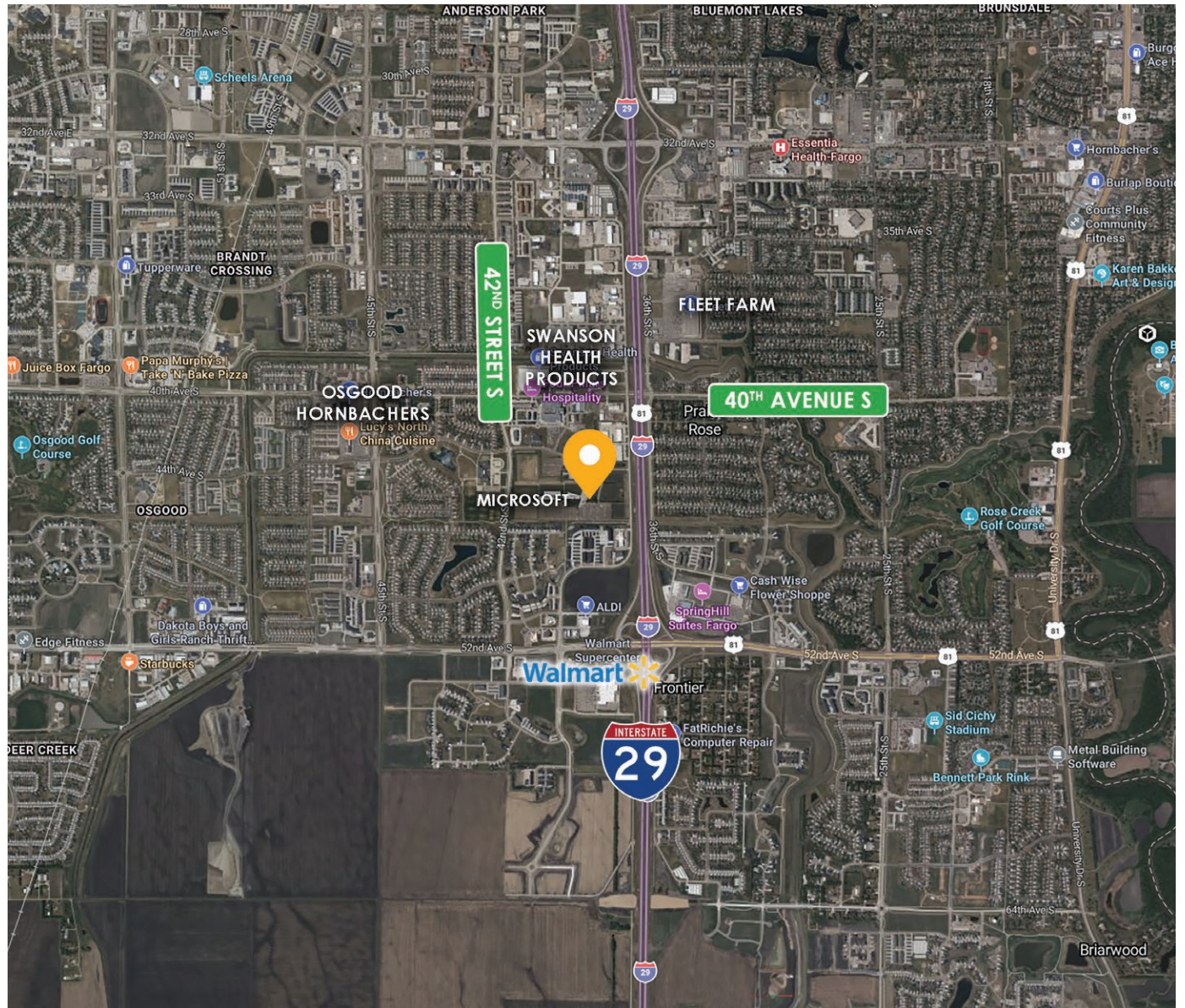

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REFERENCE MAP



HORIZON OFFICE BUILDING

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DEMOGRAPHICS

1-MILE RADIUS

KEY FACTS

9,109

Population

34.7

Median Age



2.4

Average Household Size

\$80,912

Median Household Income

BUSINESS



346

Total Businesses



5,914

Total Employees

INCOME



\$80,912

Median Household Income



\$52,635

Per Capita Income



\$253,818

Median Net Worth

EDUCATION



2.7%

No High School Diploma



13.9%

High School Graduate



37.7%

Some College/ Associate's Degree



45.7%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



68.0%

White Collar



17.2%

Blue Collar



14.7%

Services



1.7%

Unemployment Rate

2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (22.4%)
The smallest group: <\$15,000 (1.7%)

Indicator ▲	Value	Diff	
<\$15,000	1.7%	-7.4%	
\$15,000 - \$24,999	4.2%	-1.8%	
\$25,000 - \$34,999	6.7%	+0.5%	
\$35,000 - \$49,999	11.9%	+0.2%	
\$50,000 - \$74,999	22.4%	+3.1%	
\$75,000 - \$99,999	11.0%	-2.1%	
\$100,000 - \$149,999	15.7%	+0.5%	
\$150,000 - \$199,999	6.3%	-1.5%	
\$200,000+	20.2%	+8.6%	

Bars show deviation from

3-MILE RADIUS

KEY FACTS

77,417

Population

33.1

Median Age



2.3

Average Household Size

\$74,655

Median Household Income

BUSINESS



2,533

Total Businesses



35,175

Total Employees

INCOME



\$74,655

Median Household Income



\$47,822

Per Capita Income



\$116,264

Median Net Worth

EDUCATION



2.8%

No High School Diploma



17.1%

High School Graduate



33.5%

Some College/ Associate's Degree



46.7%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



68.1%

White Collar



16.5%

Blue Collar



15.5%

Services



1.7%

Unemployment Rate

2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (19.6%)
The smallest group: \$15,000 - \$24,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	7.3%	-1.8%	
\$15,000 - \$24,999	5.2%	-0.8%	
\$25,000 - \$34,999	5.8%	-0.4%	
\$35,000 - \$49,999	12.2%	+0.5%	
\$50,000 - \$74,999	19.6%	+0.3%	
\$75,000 - \$99,999	12.6%	-0.5%	
\$100,000 - \$149,999	16.3%	+1.1%	
\$150,000 - \$199,999	7.9%	+0.1%	
\$200,000+	13.0%	+1.4%	

Bars show deviation from

5-MILE RADIUS

KEY FACTS

160,201

Population

34.0

Median Age



2.3

Average Household Size

\$74,021

Median Household Income

BUSINESS



6,117

Total Businesses



89,828

Total Employees

INCOME



\$74,021

Median Household Income



\$45,169

Per Capita Income



\$126,385

Median Net Worth

EDUCATION



3.9%

No High School Diploma



19.4%

High School Graduate



33.7%

Some College/ Associate's Degree



43.1%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



65.4%

White Collar



19.2%

Blue Collar



15.4%

Services



1.7%

Unemployment Rate

2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (19.0%)
The smallest group: \$25,000 - \$34,999 (5.7%)

Indicator ▲	Value	Diff	
<\$15,000	8.4%	-0.7%	
\$15,000 - \$24,999	6.1%	+0.1%	
\$25,000 - \$34,999	5.7%	-0.5%	
\$35,000 - \$49,999	11.3%	-0.4%	
\$50,000 - \$74,999	19.0%	-0.3%	
\$75,000 - \$99,999	14.1%	+1.0%	
\$100,000 - \$149,999	16.1%	+0.9%	
\$150,000 - \$199,999	7.4%	-0.4%	
\$200,000+	11.8%	+0.2%	

Bars show deviation from

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FM METRO: WHERE BUSINESS IS BOOMING

ABOUT FARGO:

As North Dakota's largest city, Fargo is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the city is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate. With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

FM METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7 Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM's labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US