

BLUEGRASS OFFICE PARK

4809 38TH ST S, FARGO, ND 58104


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

FOR LEASE



BEAUTIFUL CLASS A OFFICE SPACE FOR LEASE OFF 52ND AVE & I-29

SPACE AVAILABLE: 2,823 SF

BASE RENT: \$19.00 PSF | CAM: \$6.00 PSF

TENANT EXPENSES: Gas, Phone/Internet, Janitorial

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BLUEGRASS OFFICE PARK

4809 38TH ST S, FARGO, ND 58104



SPACE AVAILABLE

2,823 SF

BASE RENT

\$19.00 PSF

CAM ESTIMATE

\$6.00 PSF

RENT PER MONTH

\$5,881.25

TIA

Negotiable

TENANT EXPENSES

Natural Gas
Phone/Internet
Janitorial

CAM EXPENSES

Electricity
Sewer/Water/Garbage
Taxes/Specials/Insurance
Snow/Lawn

PROPERTY DESCRIPTION:

Now leasing this space in the new, beautifully designed Class A office building at the Bluegrass Office Park off 52nd Ave S along I-29! Just ½ mile off the 52nd Ave and I-29 interchange, this 2,823 SF office space provides direct 1st floor access with ample front-door parking around two sides. The space has large windows with high ceilings and is ready for tenant fit-up. The property also features great signage options on the building and the large boulevard pylon sign. This fantastic property is meant for businesses looking for a professional image in a Class A building with an excellent and visible location.

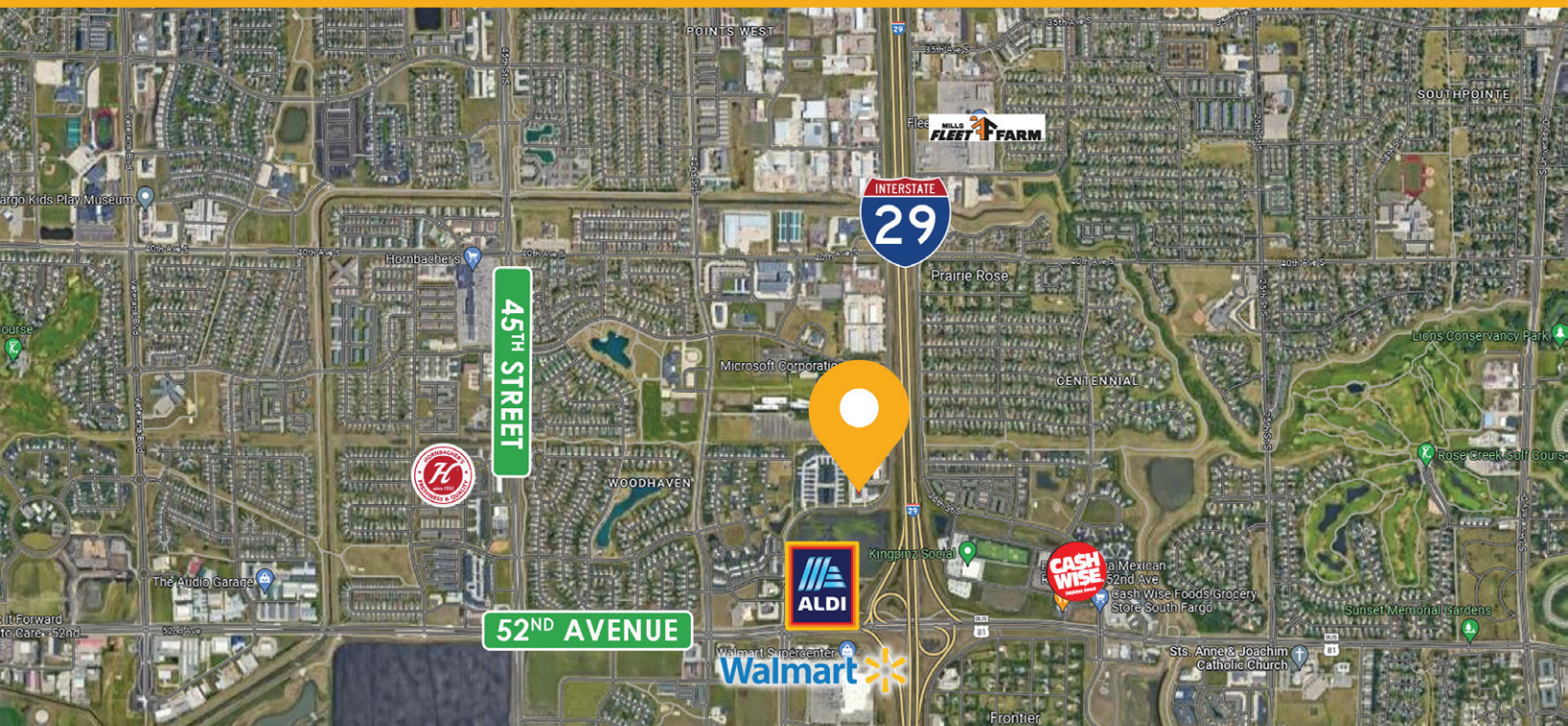
FEATURES:

- Excellent South Fargo location just off 52nd Ave and I-29
- Beautiful, architecturally designed building
- Building and pylon signage available
- Ample parking
- Great natural light
- Ready for tenant fit-up

NEIGHBORS

- Balance Tax and Accounting
- Apex Physical Therapy
- Vaaler Insurance
- Microsoft
- Holiday Gas Station
- Aldi
- Starbucks
- Walmart

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.



BLUEGRASS OFFICE PARK

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FLOORPLAN



SITEPLAN



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INTERIOR PHOTOS



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EXTERIOR PHOTO



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DEMOGRAPHICS

5-MINUTE DRIVE TIME

KEY FACTS

15,508

Population

33.1

Median Age



Average Household Size

\$86,072

Median Household Income

BUSINESS



492

Total Businesses



8,076

Total Employees

INCOME



\$86,072

Median Household Income



\$53,053

Per Capita Income



\$120,540

Median Net Worth

EDUCATION



No High School Diploma



14%

High School Graduate



28%

Some College



53%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT



White Collar



Blue Collar



Services

69.4%

14.7%

15.9%



Unemployment Rate

2023 Households by income (Esri)

The largest group: \$200,000+ (16.4%)

The smallest group: <\$15,000 (3.5%)

Indicator ▲	Value	Diff	
<\$15,000	3.5%	-4.7%	
\$15,000 - \$24,999	5.7%	-1.5%	
\$25,000 - \$34,999	8.0%	-2.3%	
\$35,000 - \$49,999	10.4%	-2.0%	
\$50,000 - \$74,999	15.5%	-0.1%	
\$75,000 - \$99,999	13.4%	-0.5%	
\$100,000 - \$149,999	16.2%	+1.8%	
\$150,000 - \$199,999	10.9%	+2.3%	
\$200,000+	16.4%	+7.1%	

Bars show deviation from 38017 (Cass County)

10-MINUTE DRIVE TIME

KEY FACTS

87,043

Population

33.5

Median Age



Average Household Size

\$74,021

Median Household Income

BUSINESS



2,894

Total Businesses



45,394

Total Employees

INCOME



\$74,021

Median Household Income



\$46,562

Per Capita Income



\$94,310

Median Net Worth

EDUCATION



No High School Diploma



18%

High School Graduate



32%

Some College



48%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT



White Collar



Blue Collar



Services

66.7%

16.0%

17.3%



Unemployment Rate

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (15.6%)

The smallest group: <\$15,000 (6.5%)

Indicator ▲	Value	Diff	
<\$15,000	6.5%	-1.7%	
\$15,000 - \$24,999	6.5%	-0.7%	
\$25,000 - \$34,999	9.9%	-0.4%	
\$35,000 - \$49,999	12.4%	0	
\$50,000 - \$74,999	15.1%	-0.5%	
\$75,000 - \$99,999	13.6%	-0.3%	
\$100,000 - \$149,999	15.6%	+1.2%	
\$150,000 - \$199,999	8.9%	+0.3%	
\$200,000+	11.5%	+2.2%	

Bars show deviation from 38017 (Cass County)

15-MINUTE DRIVE TIME

KEY FACTS

183,537

Population

33.3

Median Age



Average Household Size

\$65,230

Median Household Income

BUSINESS



7,105

Total Businesses



114,902

Total Employees

INCOME



\$65,230

Median Household Income



\$41,372

Per Capita Income



\$84,361

Median Net Worth

EDUCATION



No High School Diploma



19%

High School Graduate



33%

Some College



43%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT



White Collar



Blue Collar



Services

64.1%

18.8%

17.2%



Unemployment Rate

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	8.9%	+0.7%	
\$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	13.5%	-0.4%	
\$100,000 - \$149,999	14.7%	+0.3%	
\$150,000 - \$199,999	7.5%	-1.1%	
\$200,000+	9.2%	-0.1%	

Bars show deviation from 38017 (Cass County)