

Space for Lease

118 Broadway North, Fargo, ND 58102
MLS #24-452 & 24-491



Property Description:

Welcome to the historic Black Building in the heart of downtown Fargo. Various suites available including main floor retail, third floor office space as well as fully furnished offices on the fifth floor. The Black Building has direct access to the skyway. Parking spaces available in adjacent Kesler building for rent.

Available Spaces:

Main Floor (Sub-dividable)	7,103 SF
2nd Floor: Space B	2,854 SF
2nd Floor: Suite 208	8,107 SF
3rd Floor	4,345 SF
5th Floor	818 SF
5th Floor - Suite 504	154 SF



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

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Main Floor



KEY METRO DEMOGRAPHICS



263,000
metro-area residents

17.5%
population growth in 10 years

23,000
new jobs in 10 years

2.4%
unemployment rate

31%
Fargo residents aged 18-34

30,000
college students attending area universities

65%
young adults from the area who stay in Fargo-Moorhead for work

43%
people in the metro with a Bachelor's degree or higher

MULTIFAMILY MARKET

5,000
new residents in the metro area per year

35%
annual income increase for renters in 10 years

2X
number of renters with an income of \$75,000-\$100,000 compared to 2013

45,000
multifamily units across the metro area


2,700
market-rate units in the downtown core

1,400
new multifamily units added to the metro area per year

200
new multifamily units in core neighborhoods per year

\$1 BILLION
average annual value of building permits issued 2018-2022

DOWNTOWN RESIDENTS



4,100
people living downtown

47%
family households

31
average age

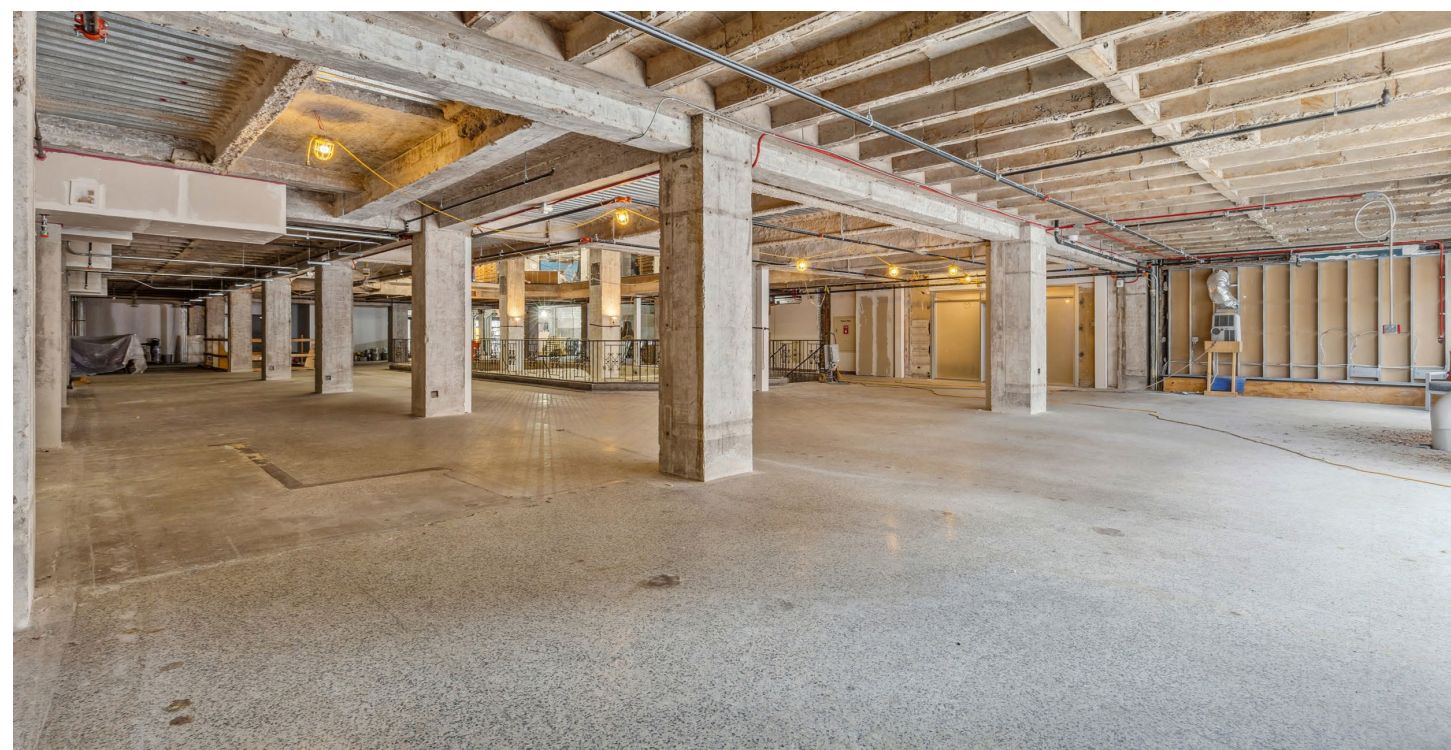
49%
female residents

51%
male residents

50%
household with pets

5,000
new residents by 2032

Sources:
 Fargo-Moorhead Regional Housing Needs Analysis
 and Strategies, FM MetroCOG, July 2023
 North Dakota Job Service
 Building Industry Association of the
 Red River Valley
 U.S. Census Bureau



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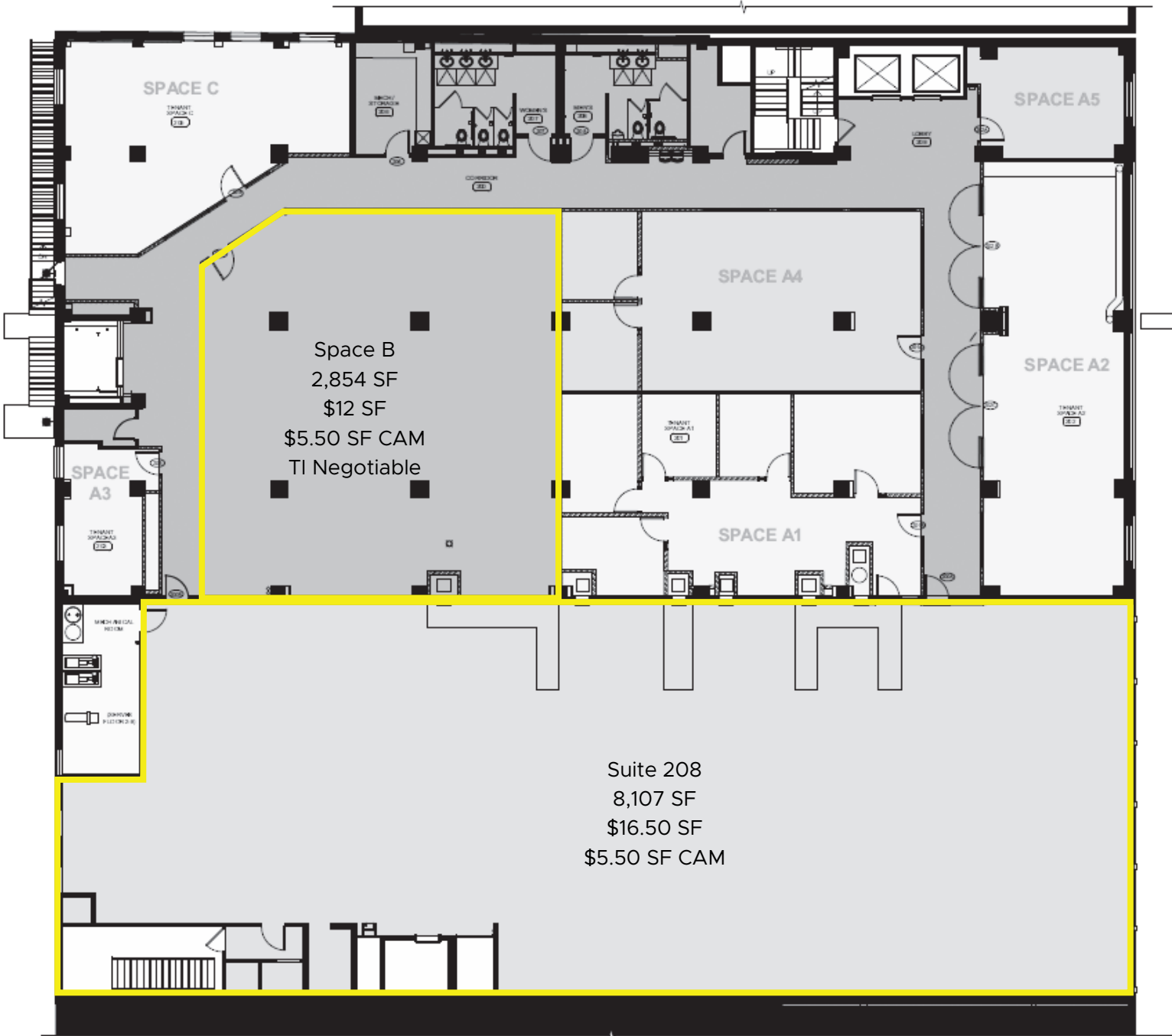
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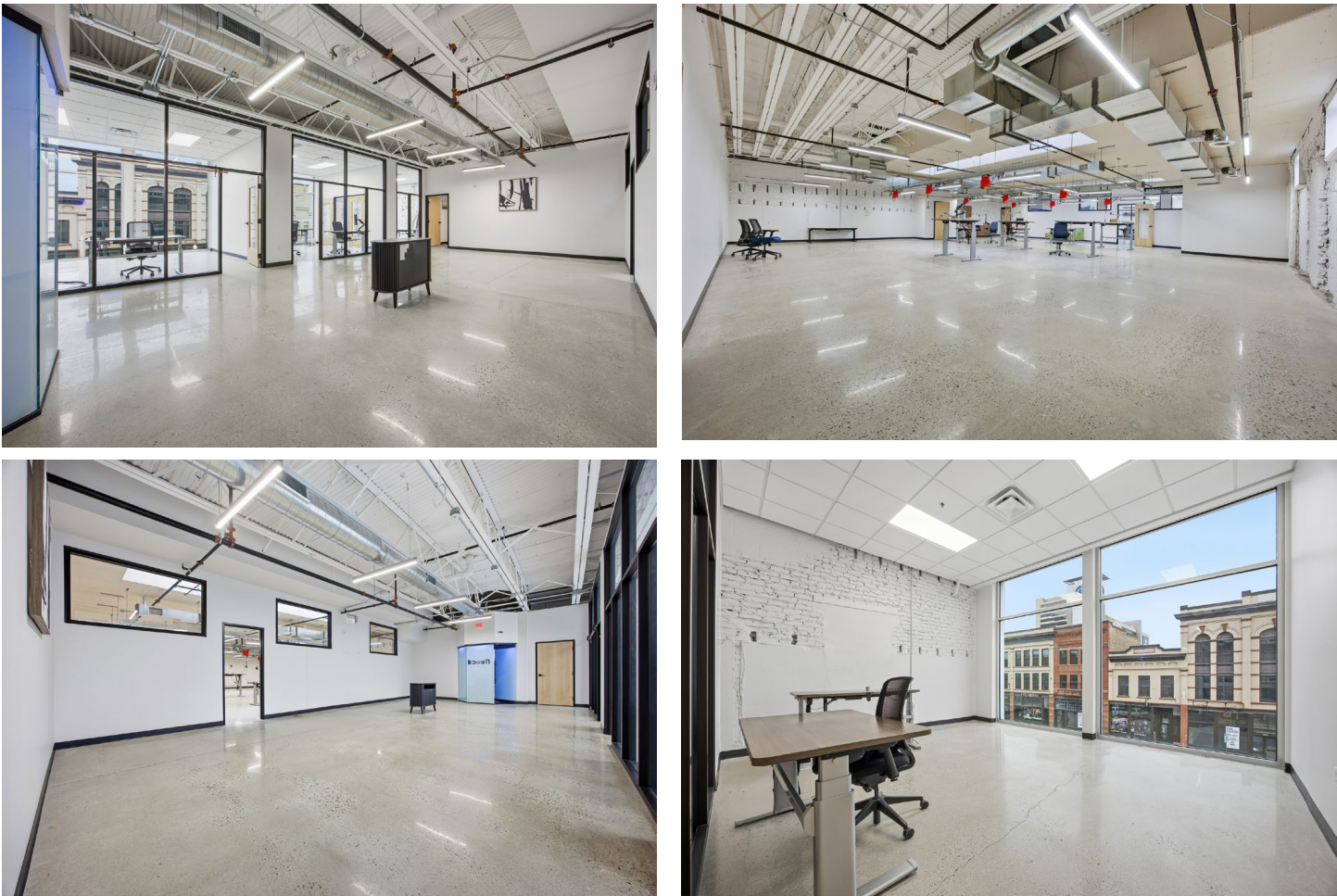
2nd Floor



Space B



Suite 208



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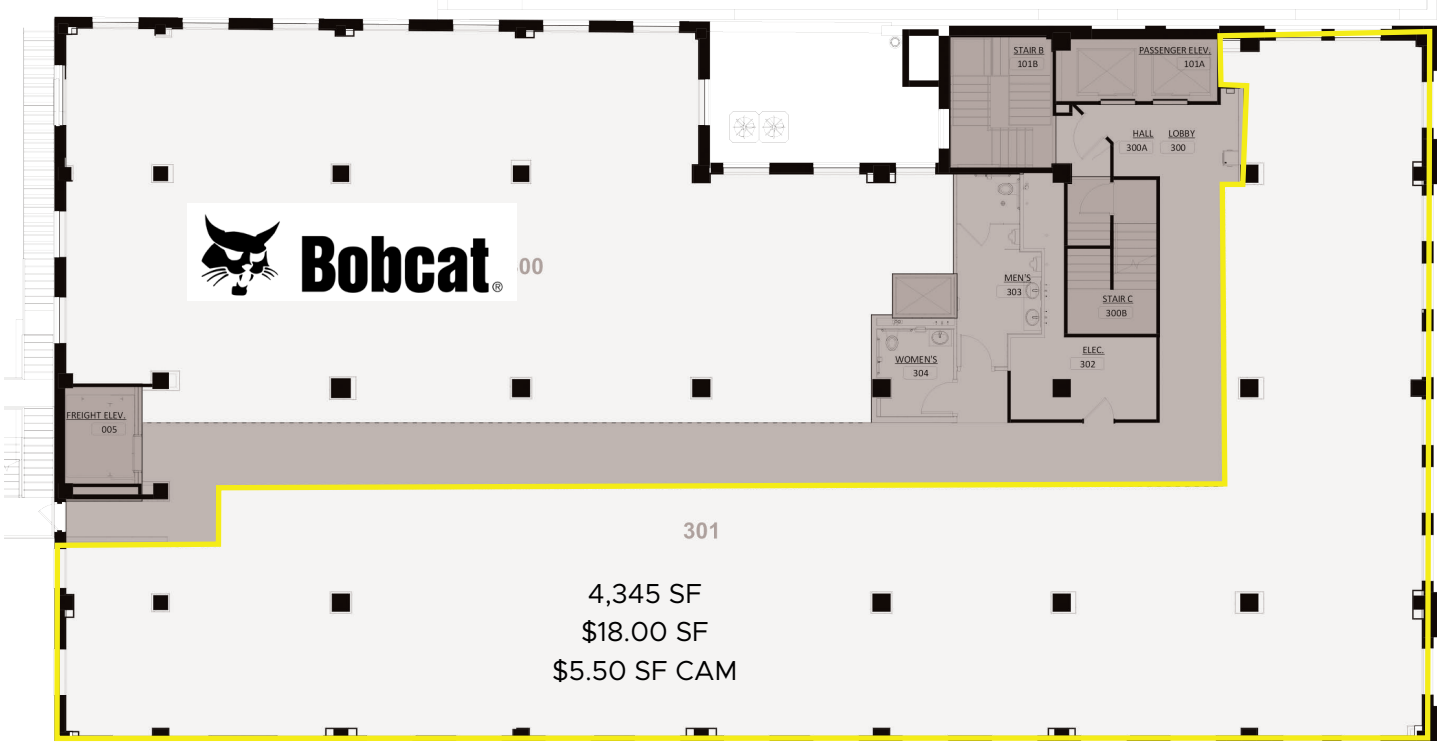
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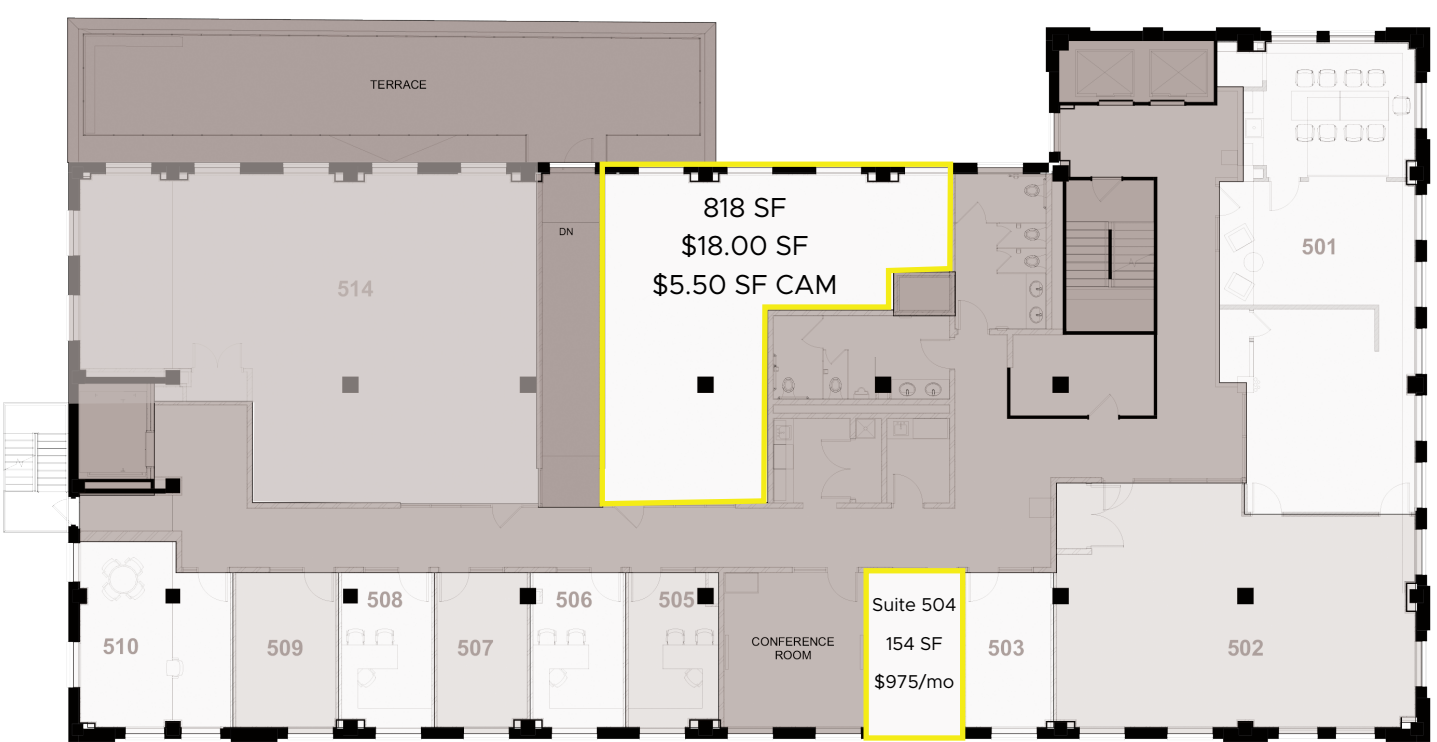
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3rd Floor



5th Floor



Shared Amenities

- Rooftop Patio
- Kitchenette
- Conference Room
- Wellness Room

FIFTH FLOOR OFFICE SUITES

Individual Suite Amenities

- Turn keys space
- Sit/Stand desk, chairs, cabinet
- Flexible lease durations
- One monthly bill (utilities included)



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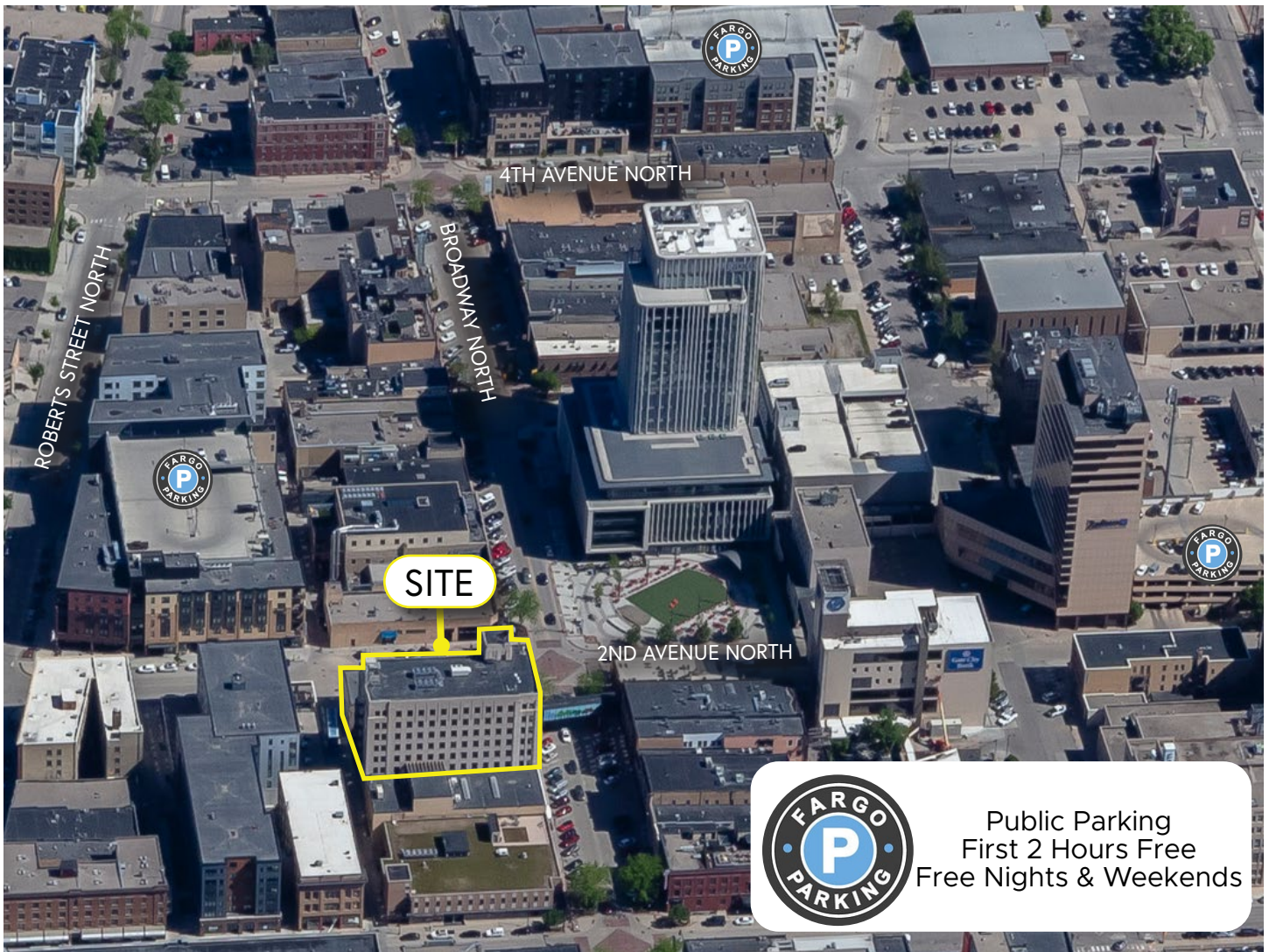


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