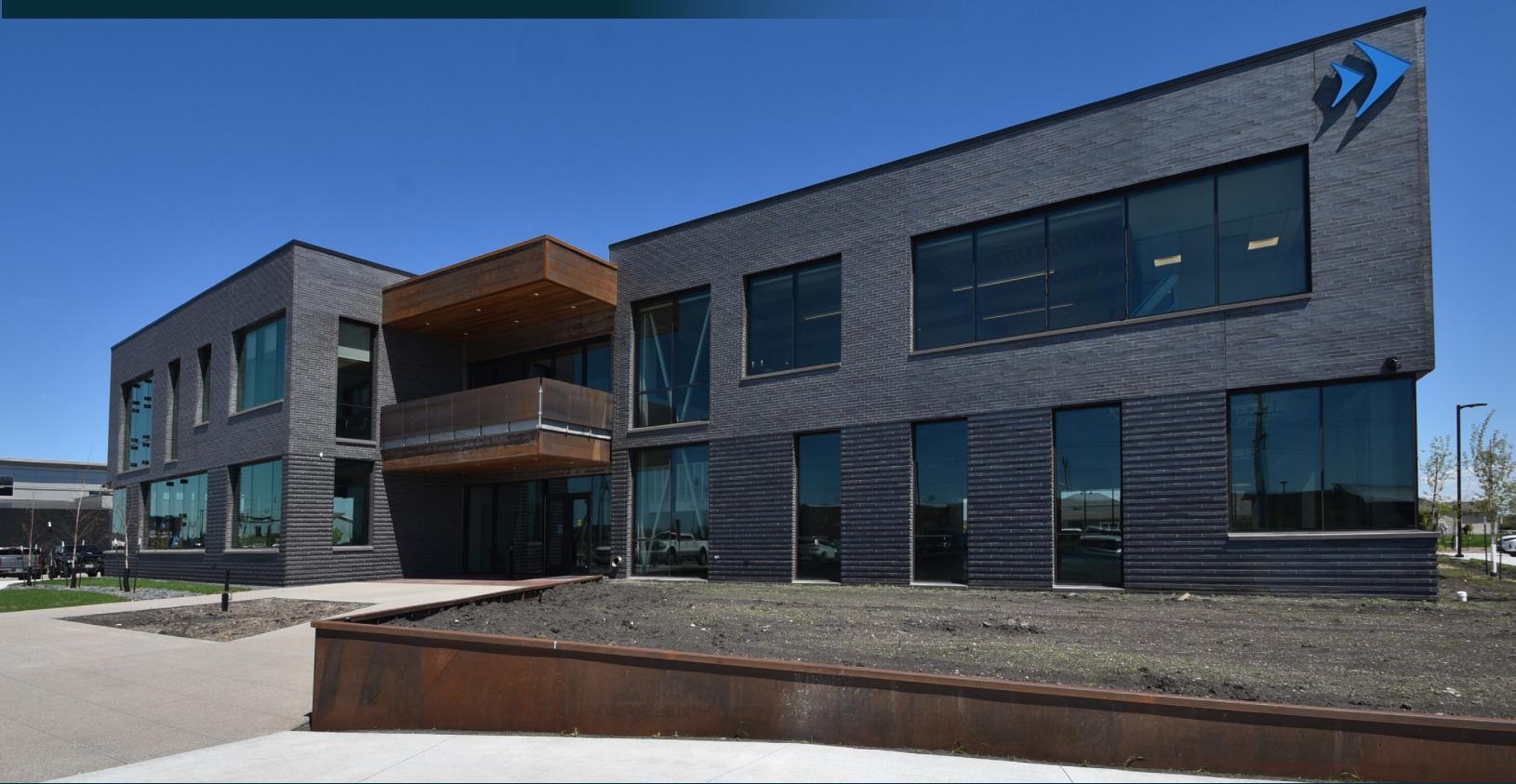


# VETERANS BLVD CLASS A OFFICE

5651 38<sup>TH</sup> AVE S, FARGO, ND 58104



**FOR LEASE**



**AMAZING CLASS A OFFICE SPACE ON VETERANS BLVD**

Space Available: 6,504-13,941 SF

Base Rent: \$24.00 PSF

CAM: \$7.00 PSF

Tenant Expenses: Janitorial, Phone/Internet

**Andy Westby | 701.239.5839**

[andy.westby@goldmark.com](mailto:andy.westby@goldmark.com)

**Goldmark Commercial Real Estate**

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

# VETERANS BLVD CLASS A OFFICE

5651 38<sup>TH</sup> AVE S, FARGO, ND 58104



## SPACE AVAILABLE

North Side: 6,504 SF  
South Side: 7,437 SF  
Total: 13,941 SF

## BASE RENT

\$24.00 PSF

## CAM ESTIMATE

\$7.00 PSF

## TIA

Negotiable

## TENANT EXPENSES

Phone/Internet  
Janitorial

## CAM EXPENSES

Electricity  
Heat/Air/Gas  
Taxes/Specials  
Insurance  
Snow/Lawn  
Sewer/Water/Garbage

## PROPERTY DESCRIPTION:

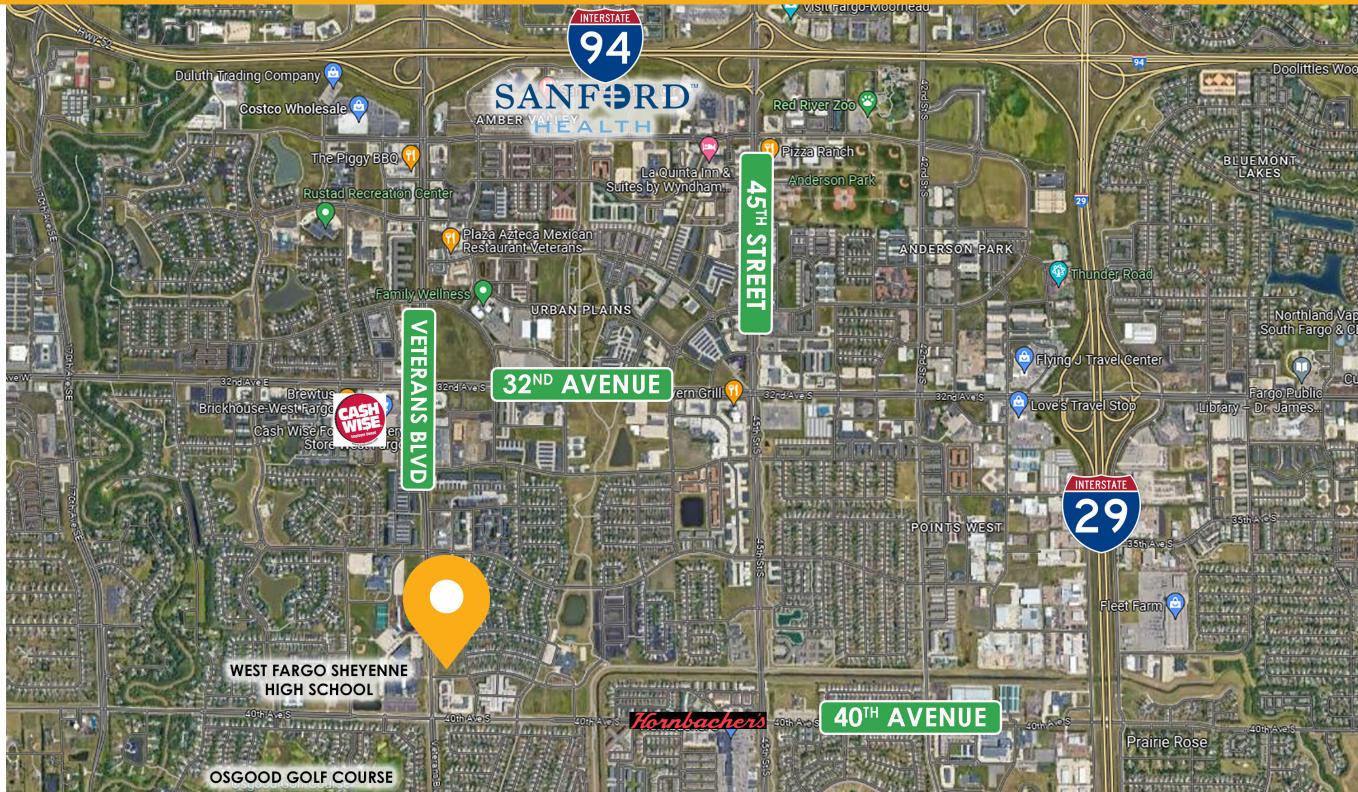
Now leasing this new construction, Class A office space in the beautiful new Bank Forward Corporate/Administrative Office building on Veterans Boulevard in South Fargo!

Ideally located just north of 40th Ave S, this nearly 14,000 SF office space provides direct 1st floor access and can be demised for 1-2 tenants. With soaring floor-to-ceiling windows and spacious 14' open ceilings, the space can accommodate a flexible office plan including multiple offices, conference rooms and open spaces. The property also features great signage options on the large boulevard pylon sign, with ample parking around the building. Perfect for businesses looking for a professional image in a Class A building.

## NEIGHBORING BUSINESSES:

- [Bank Forward](#)
- [West Fargo Sheyenne High School](#)
- [Sanford Health clinic](#)
- [Scooter's Coffee](#)
- [Holiday Convenience Center](#)
- [Osgood Golf Course](#)

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.

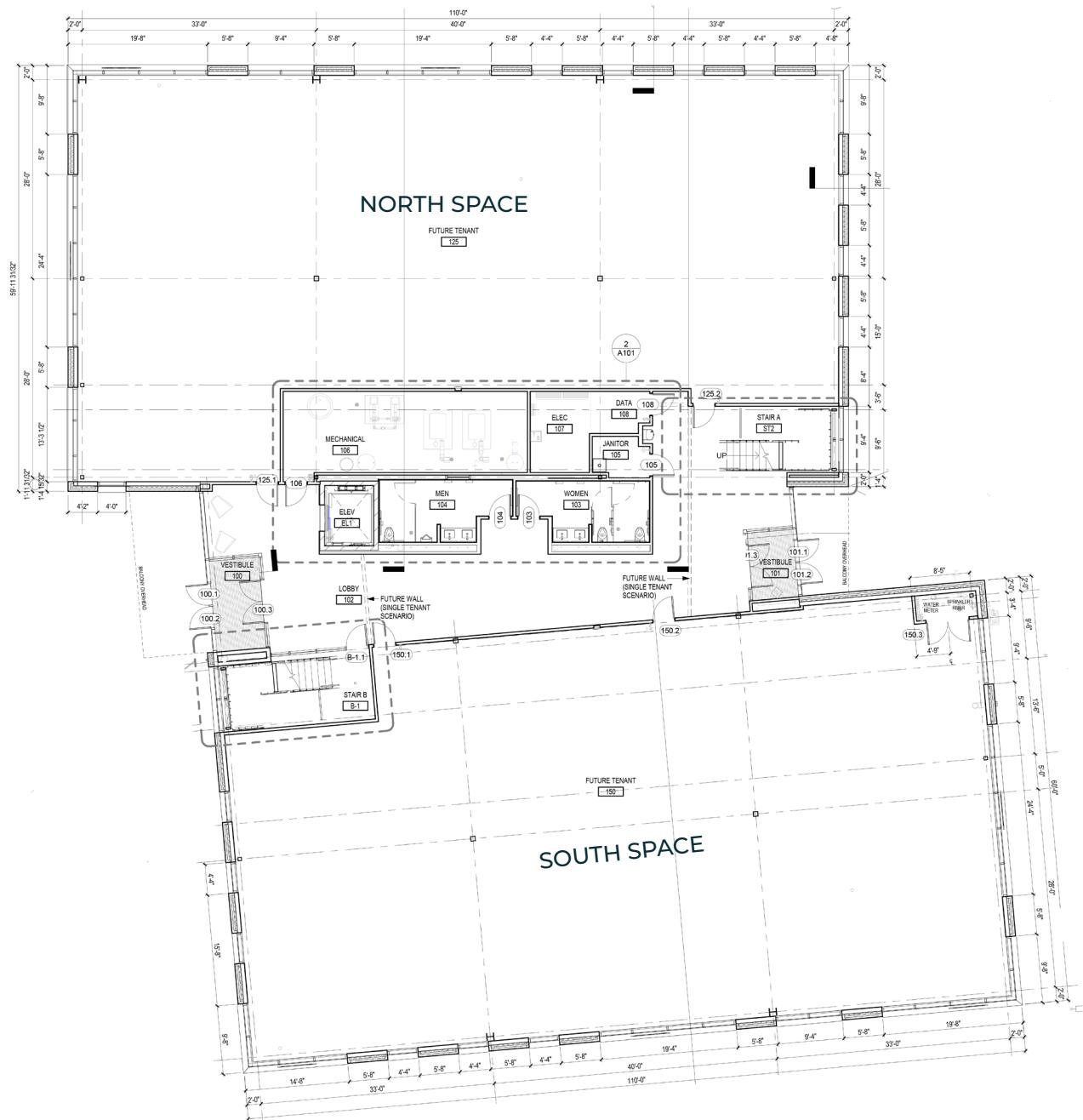


# VETERANS BLVD CLASS A OFFICE

5651 38<sup>TH</sup> AVE S, FARGO, ND 58104

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

FLOORPLAN



## PROPERTY FEATURES:

- Excellent South Fargo location on Veterans Boulevard near 40th Ave S
- Beautiful, architecturally designed building
- 1st floor space with floor-to-ceiling windows and 14' ceilings
- Ample parking
- Signage options

# VETERANS BLVD CLASS A OFFICE

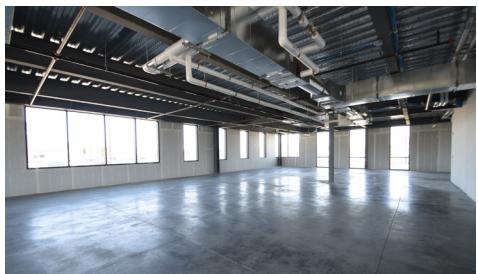
5651 38<sup>TH</sup> AVE S, FARGO, ND 58104

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

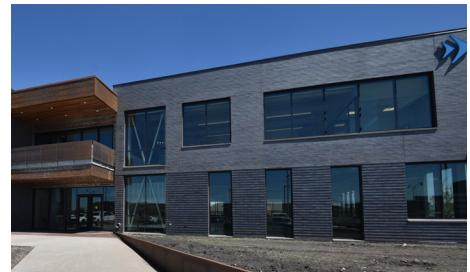
INTERIOR PHOTOS



NORTH SPACE



SOUTH SPACE



NORTH SIDE

**Andy Westby** | 701.239.5839

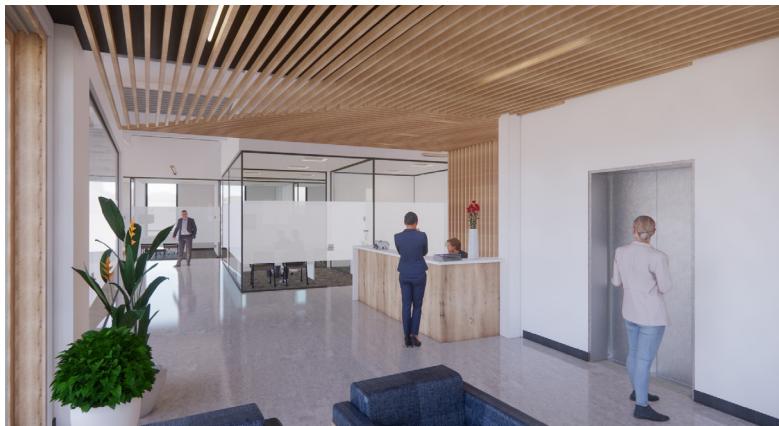
[andy.westby@goldmark.com](mailto:andy.westby@goldmark.com)

# VETERANS BLVD CLASS A OFFICE

5651 38<sup>TH</sup> AVE S, FARGO, ND 58104



INTERIOR RENDERINGS



\*Interior renderings of 2nd floor finishes, for reference only

COMMON AREAS



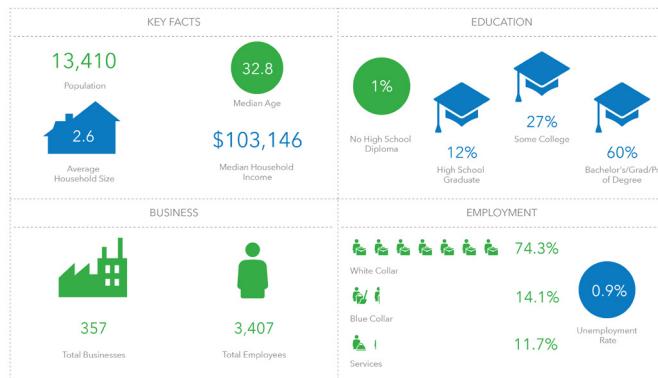
# VETERANS BLVD CLASS A OFFICE

5651 38<sup>TH</sup> AVE S, FARGO, ND 58104

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

## DEMOGRAPHICS

### Key Facts



5651 38th Ave S, Fargo, North Dakota, 58104  
Ring of 1 mile

### INCOME



### 2023 Households by income (Easi)

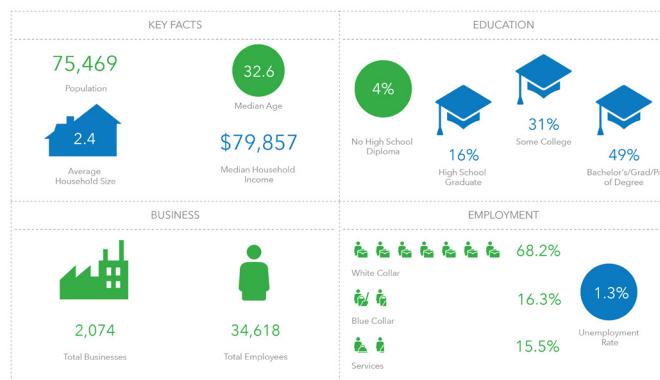
Indicator	Value	Diff
<\$15,000	3.1%	-3.1%
\$15,000 - \$24,999	3.6%	-3.6%
\$25,000 - \$34,999	5.6%	-4.2%
\$35,000 - \$49,999	9.5%	-2.9%
\$50,000 - \$74,999	13.8%	-1.8%
\$75,000 - \$99,999	10.3%	-3.6%
\$100,000 - \$149,999	22.1%	+7.7%
\$150,000 - \$199,999	10.8%	+2.2%
\$200,000+	19.2%	+9.9%

Bars show deviation from 38017 (Cass County)

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## 1-MILE

### Key Facts



5651 38th Ave S, Fargo, North Dakota, 58104  
Ring of 3 miles

### INCOME



### 2023 Households by income (Easi)

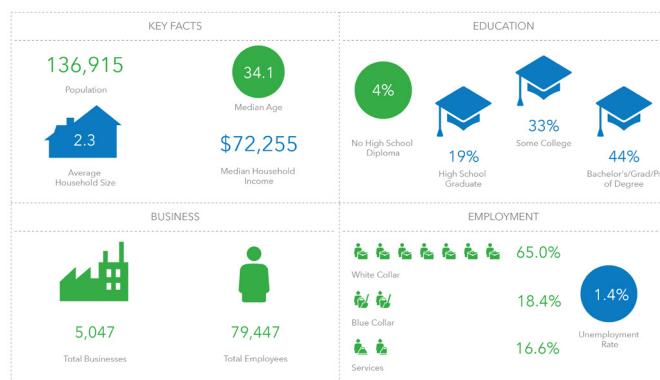
Indicator	Value	Diff
<\$15,000	6.4%	-1.8%
\$15,000 - \$24,999	5.4%	-1.8%
\$25,000 - \$34,999	8.6%	-1.7%
\$35,000 - \$49,999	11.0%	-1.4%
\$50,000 - \$74,999	14.9%	0.7%
\$75,000 - \$99,999	16.2%	+1.6%
\$100,000 - \$149,999	16.3%	+1.9%
\$150,000 - \$199,999	9.0%	+0.4%
\$200,000+	13.3%	+4.0%

Bars show deviation from 38017 (Cass County)

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## 3-MILE

### Key Facts



5651 38th Ave S, Fargo, North Dakota, 58104  
Ring of 5 miles

### INCOME



### 2023 Households by income (Easi)

Indicator	Value	Diff
<\$15,000	6.8%	-1.4%
\$15,000 - \$24,999	6.6%	-0.6%
\$25,000 - \$34,999	9.9%	-0.4%
\$35,000 - \$49,999	12.0%	-0.4%
\$50,000 - \$74,999	15.9%	+0.3%
\$75,000 - \$99,999	14.6%	+0.7%
\$100,000 - \$149,999	14.6%	+0.6%
\$150,000 - \$199,999	8.4%	-0.2%
\$200,000+	10.5%	+1.2%

Bars show deviation from 38017 (Cass County)

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## 5-MILES