

TYKE BUILDING

2600 3RD AVE N, FARGO, ND 58102


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE



TOTALLY REMODELED NORTH FARGO OFFICE
LOCATED AT THE CORNER OF 25TH ST. & 3RD AVE N.

Size: 750 - 5853 SF
Gross Rent: \$15.00 PSF

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www.goldmarkcommercial.com

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SPACE AVAILABLE

750 - 5,853 SF

GROSS RENT

\$15.00 PSF

MONTHLY RENT

\$938 - \$7,316/month

TENANT EXPENSES

Janitorial

TI ALLOWANCE

Negotiable

NEIGHBORS

Furniture Mission of the Red River Valley
Thunder Coffee Roastery
DSG (Dakota Supply Group)
Custom Graphics
Fargo Police Department
Lynnes Welding Training
Fargo City Public Works Department
O'Day Tank & Steel
Brewhalla Market
Drekker Brewery

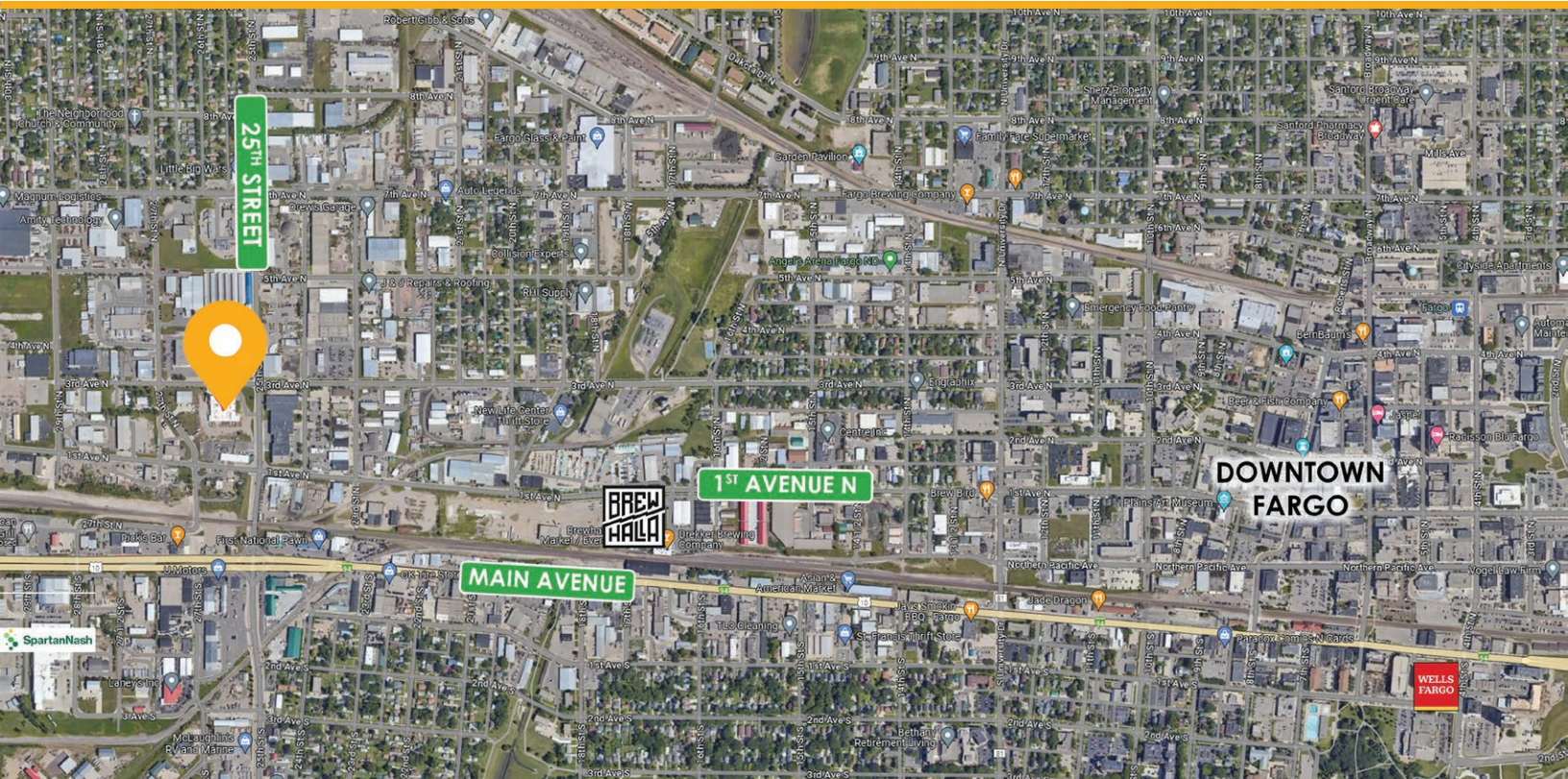
PROPERTY DESCRIPTION:

This unique office space, nestled between vibrant downtown Fargo and the bustling industrial park, offers an unparalleled opportunity for new or established tenants looking to make a mark. The area is a hub of activity, surrounded by manufacturing and civic organizations, providing ample networking opportunities. The north-facing view floods the space in natural light, creating an inviting atmosphere that's sure to inspire. Whether you need a private area or an expansive open space, this location can be tailored to your needs. Complete with a private, lockable door and two exclusive bathrooms, it promises comfort and convenience. With negotiable tenant fit-up allowances, you can customize the space to reflect your company's brand and culture. Don't miss out on this chance to elevate your business in a space that's as dynamic and forward-thinking as you are.

FEATURES:

- Totally refurbished
- Windows, windows, windows
- Lots of parking
- Signage on 25th Street

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.



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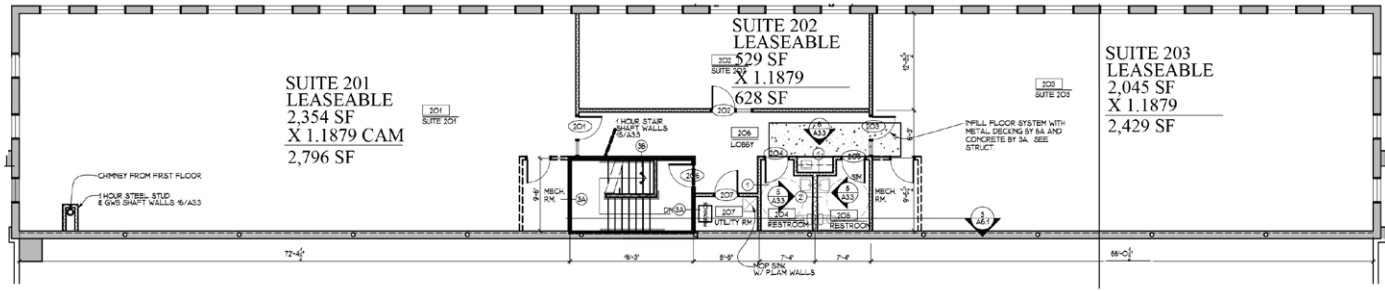

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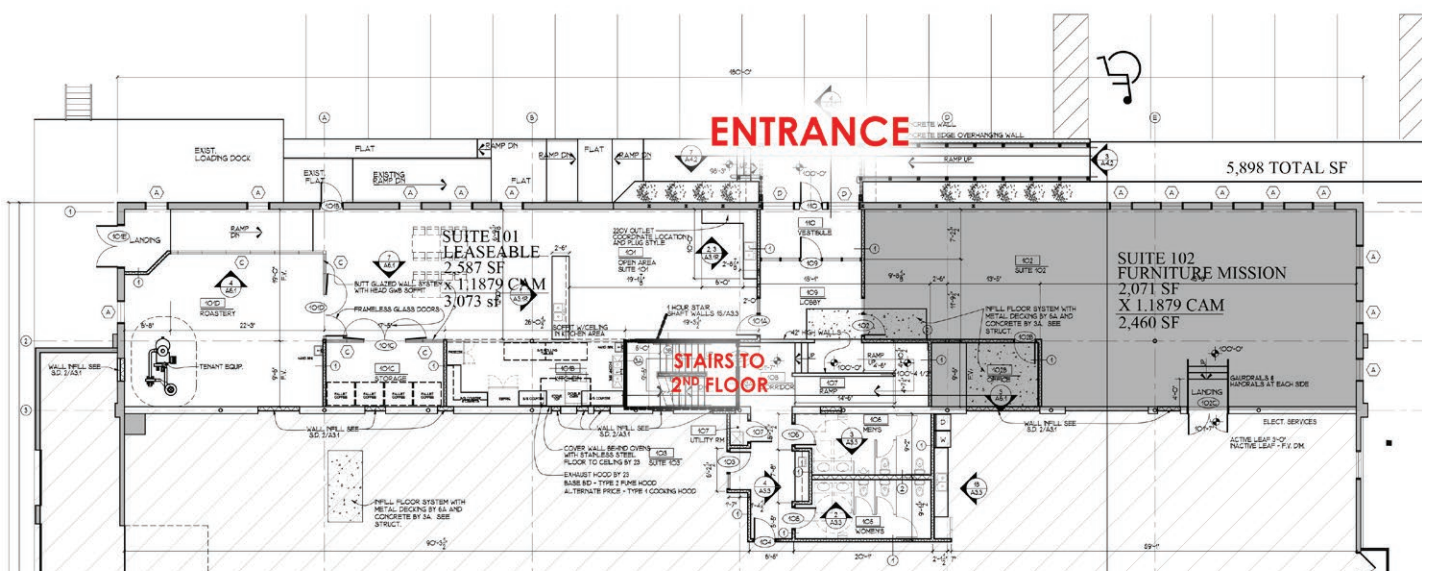
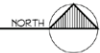
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*CONCEPT FLOORPLAN, CAN BE CUSTOMIZED FOR TENANT NEEDS



SECOND FLOOR PLAN
1/16" = 1'-0"



FIRST FLOOR PLAN
1/16" = 1'-0"

