

HISTORIC UNION

1100 NP AVE. N, FARGO, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

OFFICE/RETAIL FOR LEASE



SPACE AVAILABLE FOR RETAIL AND/OR OFFICE IN BEAUTIFULLY RESTORED DOWNTOWN BUILDING!

Space Available: 4,073 SF (1st Floor) | 3,525 SF (Basement)

Base Rent: \$16.95 PSF (1st) | \$10.00 PSF (Basement)

NO CAM

Tenant Expenses: Utilities, Janitorial, Phone/Internet

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www.goldmarkcommercial.com

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SPACE AVAILABLE

4,073 SF - 1st Floor
3,525 SF - Basement

LEASE RATE

\$16.95 PSF - 1st Floor
\$10.00 PSF - Basement
NO CAM

TENANT EXPENSES

Utilities
Phone/Internet
Janitorial

OTHER TENANTS

Broadwater Capital
Rough Cut Social
KFI Engineers

NEIGHBORS

Wild Terra Cider
Brew Bird
Plains Art Museum
BrewHalla

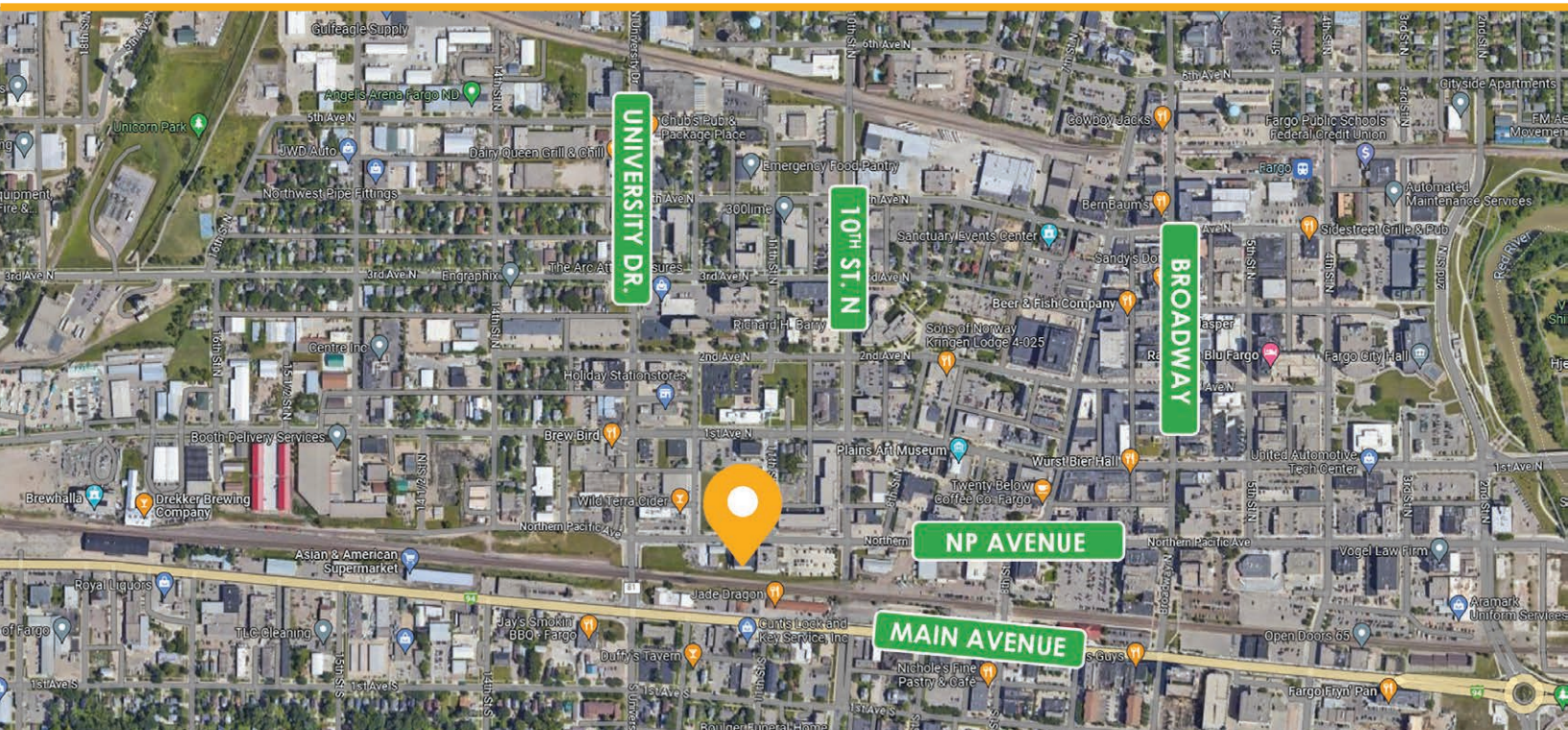
PROPERTY DESCRIPTION:

Welcome to the recently remodeled Historic Union building in a great, revitalized area of downtown Fargo! Enjoy gross leases with no CAM across spaces that are available on the main floor and basement that can fit a variety of office or retail users!

The first floor is perfect for retail or office use and includes access to an exterior patio area. This space features high ceilings, large windows, and an open floor plan that allows for flexible layout options. The basement can be accessed directly from the west side of the building and features storage/shop space, an office, and a walk-in cooler.

This great building is surrounded by other new, thriving businesses and buildings. The building is easily accessible and offers ample on-site and underground parking (available separately). Whether you're looking to open a retail store or establish an office, this building is the perfect opportunity to be a part of the vibrant downtown Fargo community.

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.



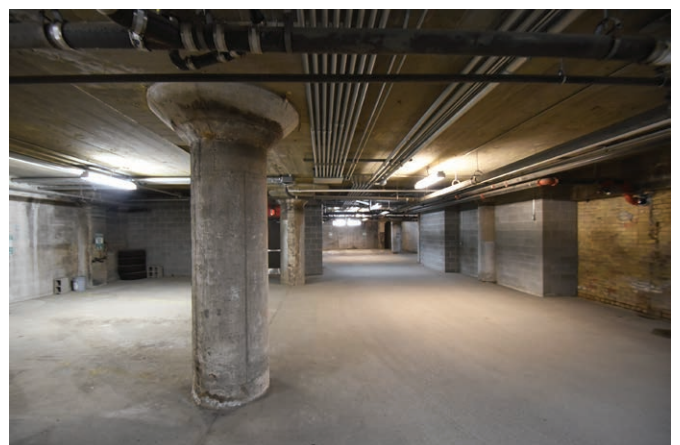
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PROPERTY FEATURES:

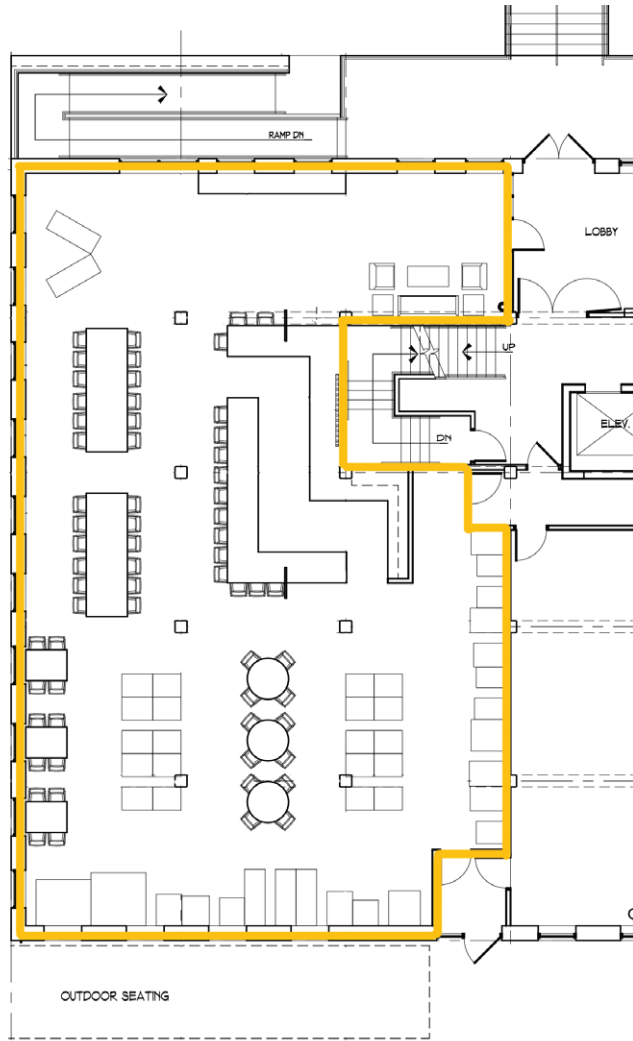
- Newly renovated historic building
- Wood timber, exposed brick and great natural light
- Onsite/underground parking available
- Beautiful/clean fit-up
- Gross leases with NO CAM, utilities by tenant
- Patio area on 1st floor
- Basement perfect for production or storage



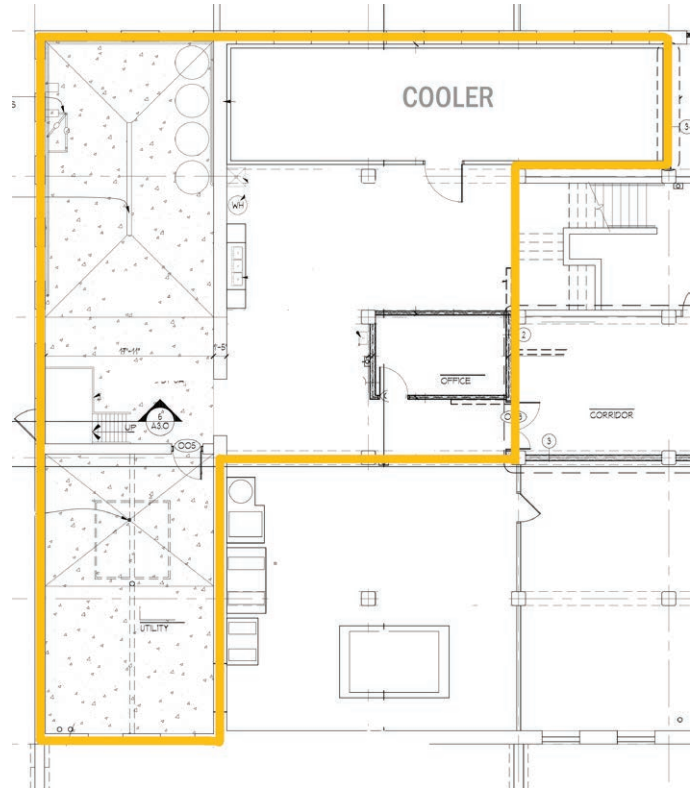
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1ST FLOOR

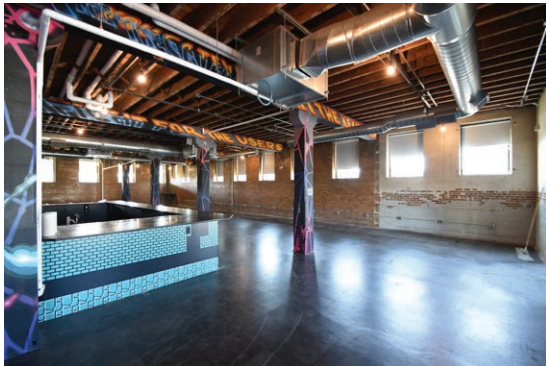


BASEMENT

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