

Retail & Office | For Lease

CBRE

Crossroads Mixed-Use Center

27,000+ SF Retail & Office

3216 - 3232 13th Ave S
Fargo, ND 58103



Property Details

CBRE is proud to present turnkey office & retail solutions at the Crossroads Mixed-use Center on 13th Ave in Fargo, ND. The property features attractive ground-level retail opportunities with newly-refreshed second story office space. Anchored by SCHEELS Home & Hardware, the site benefits from strong foot and vehicle traffic (20K VPD) with proximity to neighborhoods, retail, and hospitality amenities.

Total Available SF	27,396
First Floor	16,308 SF
Suite 3210-3214	4,000 SF
Suite 3216	2,000 SF
Suite 3218	2,000 SF
Suite 3220	1,928 SF
Suite 3222	1,840 SF
Suite 3228-3230	4,540 SF
Second Floor	11,088 SF
Lease Rate PSF/yr, NNN	\$12.00-\$14.00
Est. Total OpEx PSF/yr	\$3.50
Year Built	1976
Parcel Number	01-2580-00010-000
Acres of Land	5.8
Stories / Floors	2

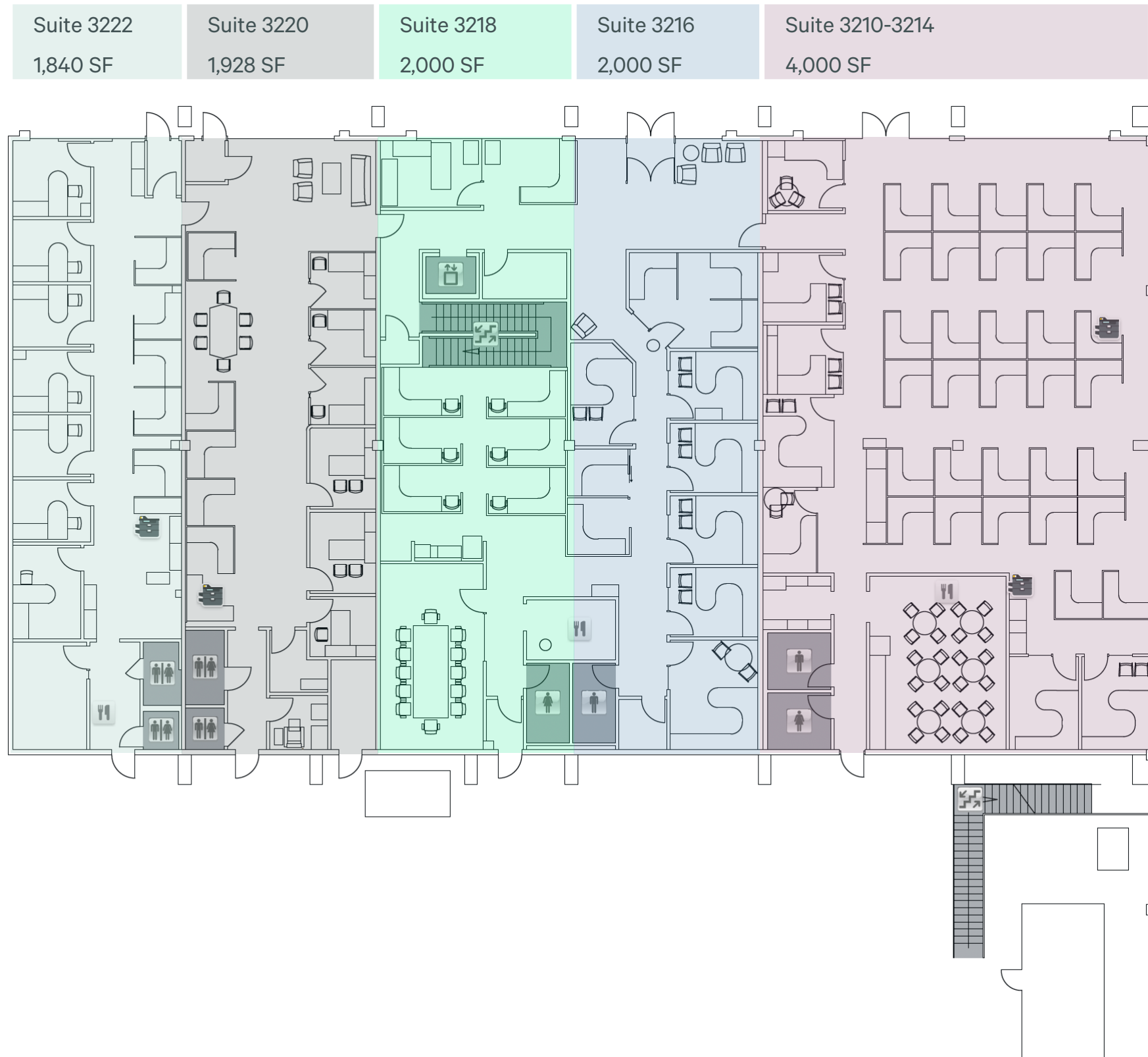


Property Highlights

- Turn-key, Updated Office Space
- Divisible in Attractive Increments
- TI Allowance Available
- Ample Parking - Reserved Spaces Available
- Common Reception with Elevator
- Property Refresh Underway
- 1st Floor Retail Suites
- 13th Avenue S Frontage
- Anchored by SCHEELS and Cash Wise
- 20,000+ VPD
- Multiple Kitchenettes, Breakrooms, Meeting Space



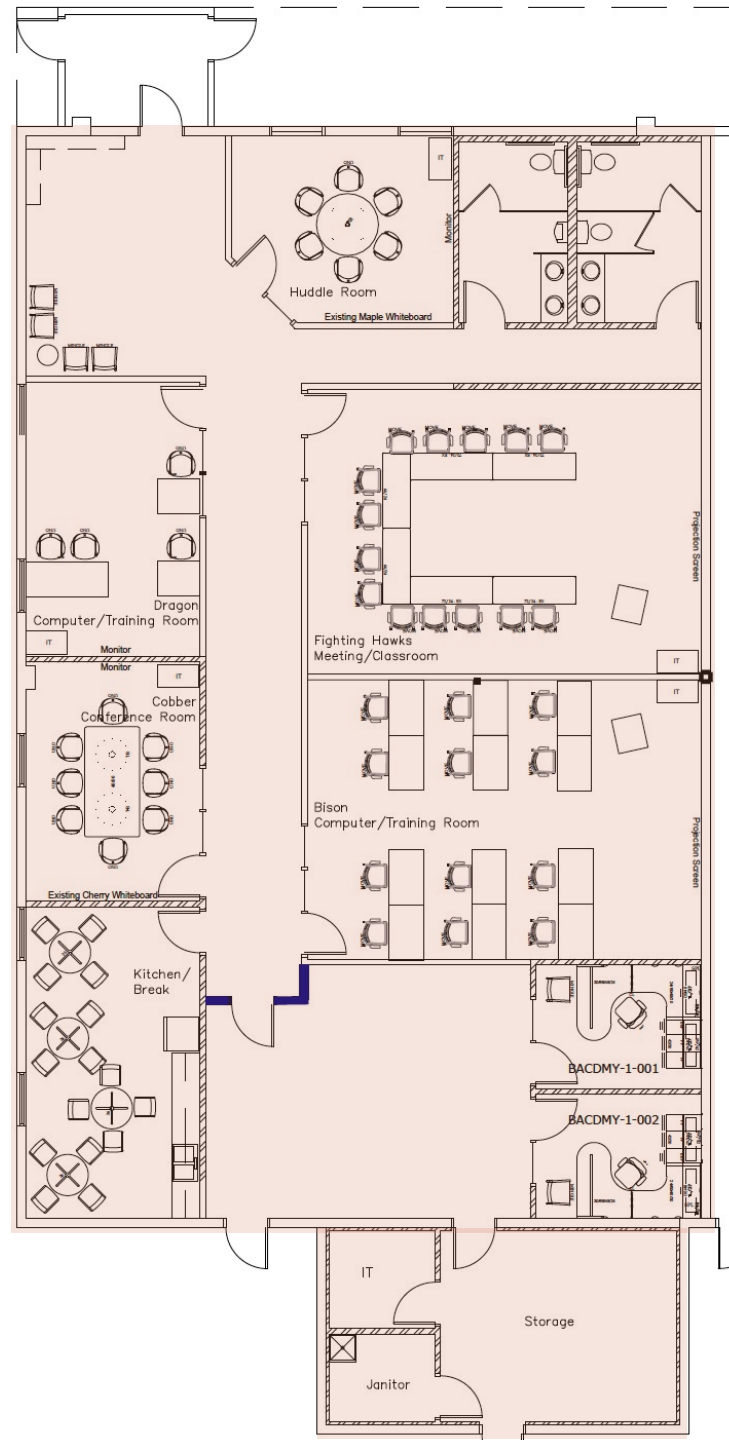
1st Floor Plan - 16,308 sq. ft.



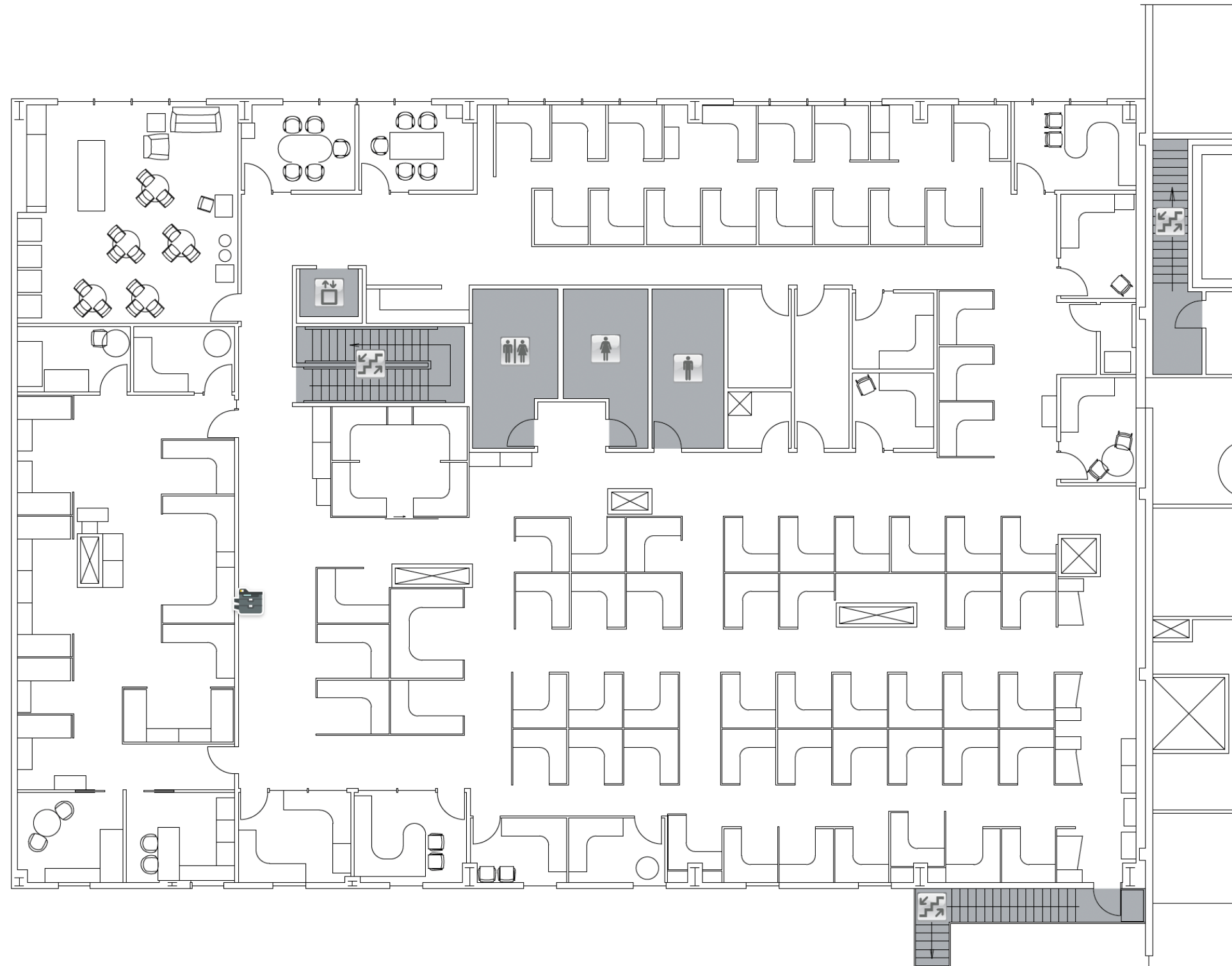
1st Floor Plan - 16,308 sq. ft.

Suite 3228 - 3230

4,540 SF



2nd Floor Plan - 11,088 sq. ft



Planned Renovations





Let's Connect!

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