



Downtown Space Available for Lease

721 1st Avenue North, Fargo, ND 58102

MLS #20-187

Property Description: Office space for lease in prime downtown location, next to Quentin N. Burdick U.S. Courthouse and across from the Plains Art Museum. The available space is gutted and ready to be fit up, it includes high ceilings and potential for a unique downtown space. The building has new HVAC ventilation, is sprinkled, and has a new Heating/ Cooling system. HVAC and water are stubbed into the available space. There are 3 entries to the West, North, and East and available parking is on the North and East sides. The South end of the building is occupied by the VA Community Resource and Referral Center.

Rentable SF: Approx. 4,170 SF (Can be subdivided: 1,932 SF - 4,170 SF)

Usable SF: Approx. 3,793 SF (Can be subdivided: 1,647 SF - 3,793 SF)

Lease Price: \$12.00 PSF

Est. CAM: \$4.95 PSF

Tenant Expenses: Electric, SWG, Janitorial, Phone/Internet

Parking: 11 + nearby street parking and parking ramp

Availability: Immediately to be Fit-up

Traffic Count: 13,975 AADT on University Drive N, south of 1st Avenue N
2021 Traffic Count information collected from www.fmmetrocog.org/resources/traffic-counts



PROPERTY RESOURCES GROUP

Brad Sturn, REALTOR®
701.499.3914
brad@prgcommercial.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

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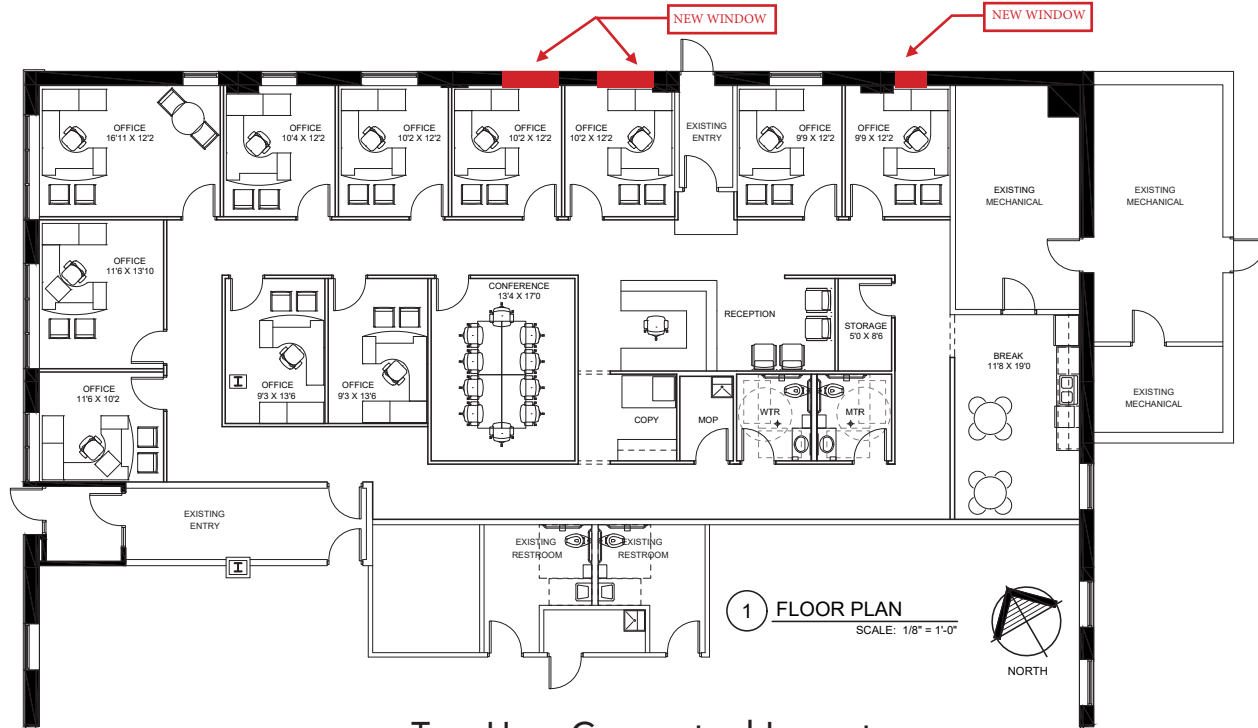
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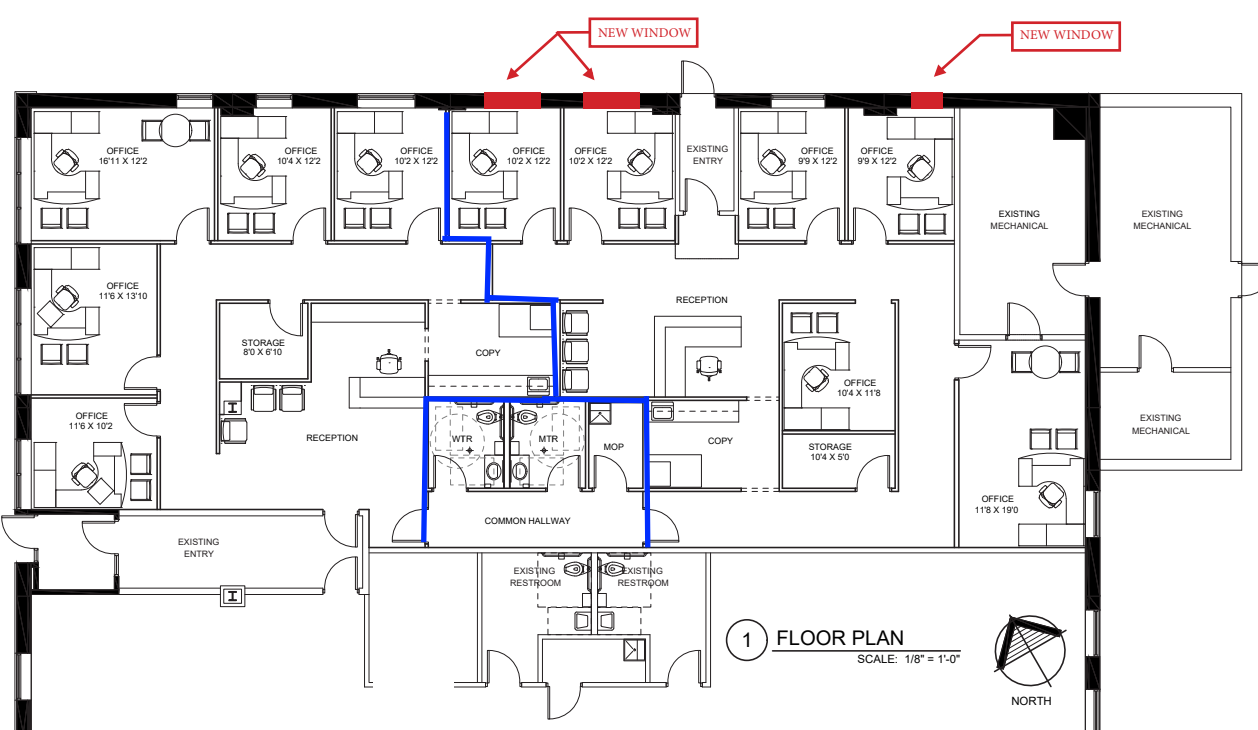
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*Conceptual Floor Plans

Single User Conceptual Layout
Approx. 4,170 SF



Two User Conceptual Layout
Approx. 4,170 SF

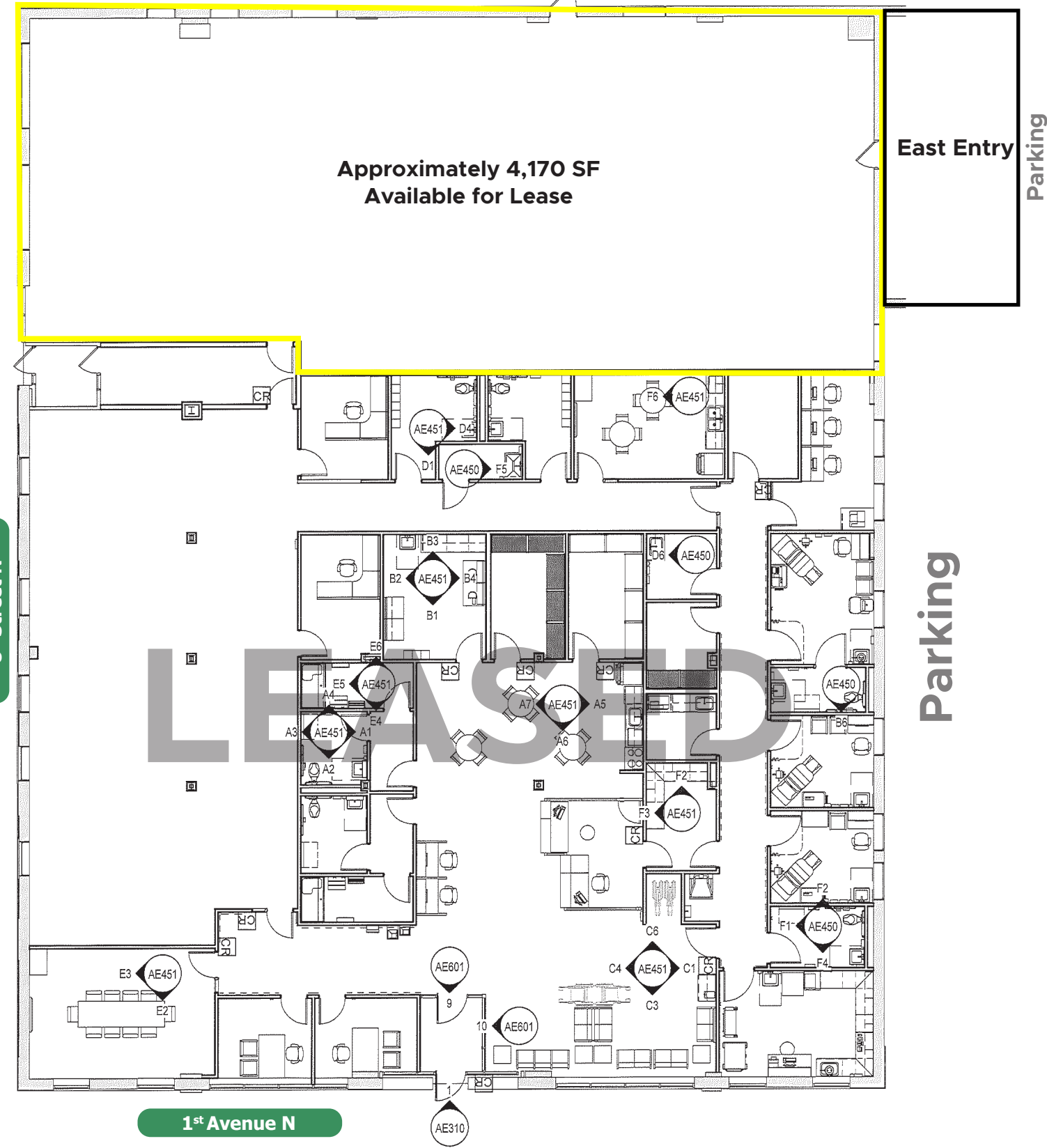


8th Street N

1st Avenue N

Parking

North Entry



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