

PARKWAY OFFICE BUILDING

1749 38TH ST S, FARGO, ND 58103


GOLDMARKTM
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



16,000 SF OFFICE WITH EXCELLENT I-29 VISIBILITY

Sale Price: \$3,500,000

Space Available: 16,937 SF

Base Rent: \$13.50 PSF | CAM: \$4.00 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

PARKWAY OFFICE BUILDING

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SALE PRICE

\$3,500,000

SIZE

16,937 SF (13,180 SF main floor, 3,757 SF basement)

YEAR BUILT

1979

PARCEL NUMBER

01-380000020-000

2023 TAXES

\$28,274.27

BASE RENT | MONTHLY RENT

\$13.50 PSF | \$24,699.79

CAM \$4.00 PSF

Taxes/Specials/Insurance
Snow/Lawn
Maintenance

TENANT EXPENSES

Electric/Gas/Phone/Internet
Water/Sewer/Garbage

PROPERTY DESCRIPTION:

For sale or lease: 16k+ SF office along I-29 near West Acres Mall, with over 75,000 vehicles passing by every day! Gain instant visibility to your business with this beautiful brick office building that features towering ceilings as high as 19', ample parking, and convenient proximity to amenities including West Acres Mall, numerous restaurants, hotels and much more.

The building features multiple open working areas, large offices, multiple conference/training rooms, kitchen/break room, and more. The finished garden level includes a large training room, two offices, bathrooms and storage. Recent improvements include a new roof, restriped parking lot, security cameras and updated HVAC controls.

Both on-building and boulevard pylon signage facing I-29 available. Do not miss out on the opportunity to make this high profile building your new home!

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.

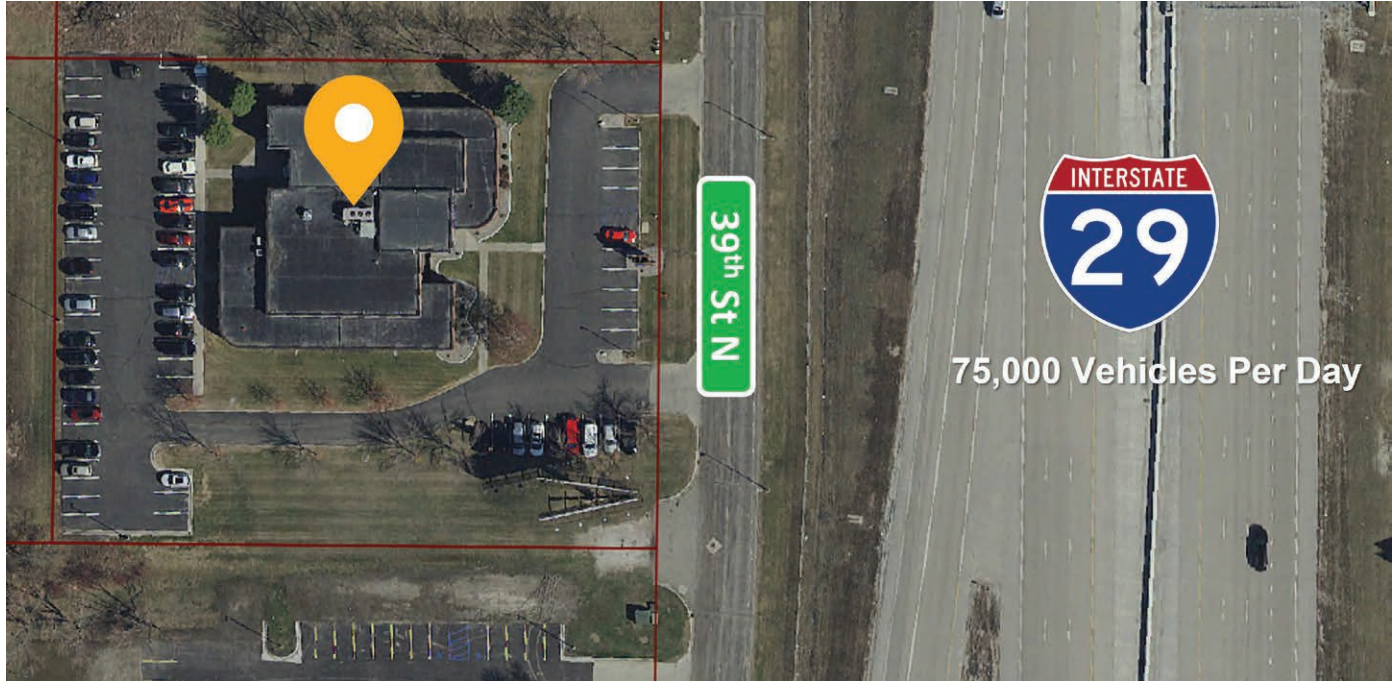


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**GOLDMARK™**
COMMERCIAL REAL ESTATE INC

PARCEL VIEW



Parking: 65 spaces (3.8/1000)

Features:

- Excellent location with visibility to over 75k vehicles per day on I-29
- On-building and pylon signage
- High ceilings and great natural light
- Large offices/conference rooms
- Ample parking
- New roof and exterior LED lighting
- Modern HVAC controls
- Exterior security cameras
- Many amenities within 1 mile or less

Neighboring Businesses:

- West Acres Mall
- Hospice
- Heritage Homes
- Granite City
- Buffalo Wild Wings
- Delta by Marriott



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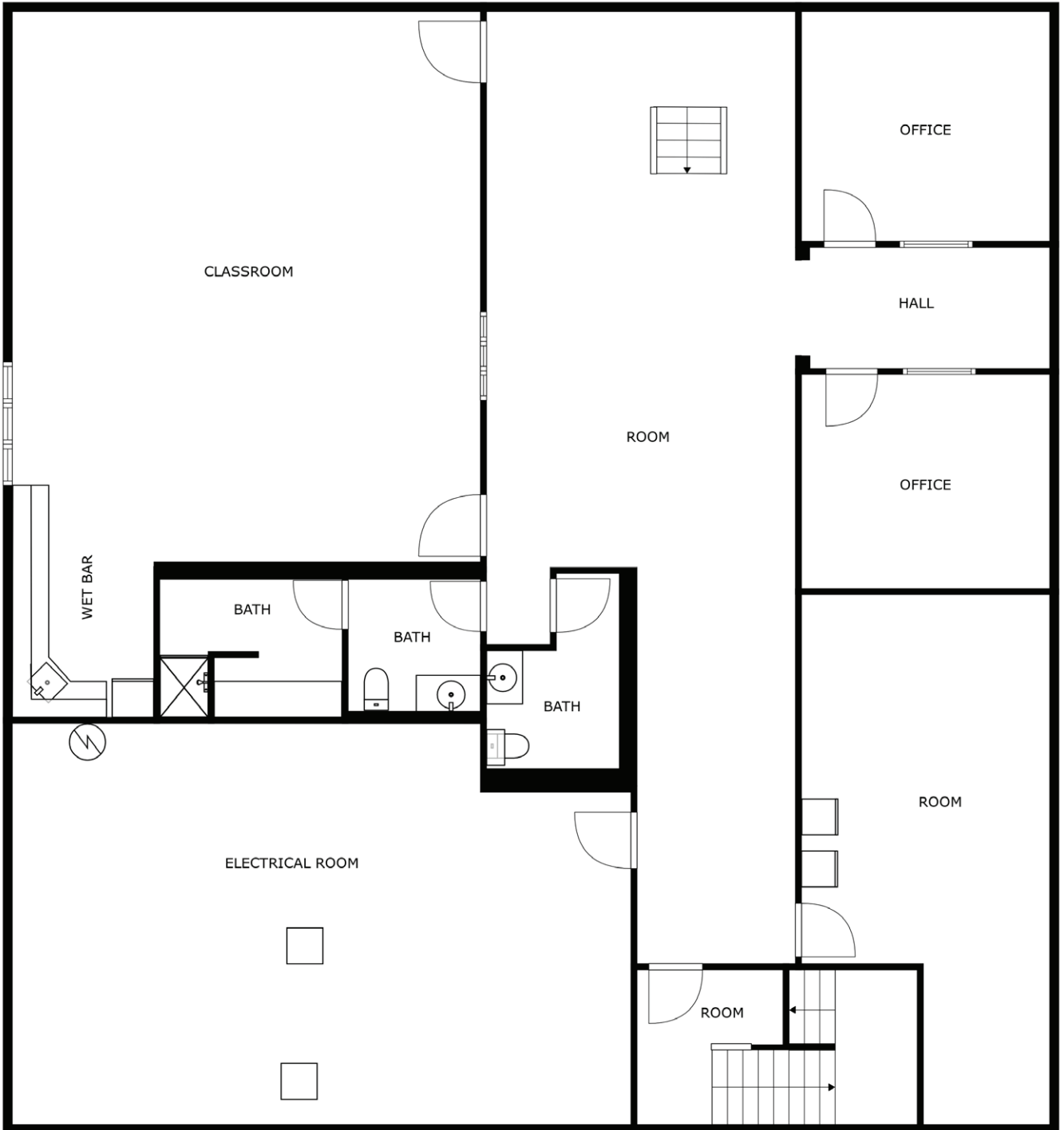
1ST FLOORPLAN



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BASEMENT FLOORPLAN



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INTERIOR PHOTOS



PARKWAY OFFICE BUILDING

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EXTERIOR PHOTOS



PARKWAY OFFICE BUILDING

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1-MILE RADIUS

KEY FACTS



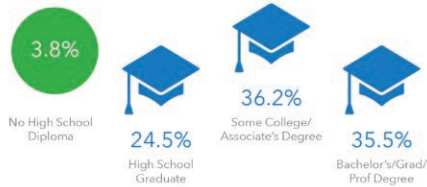
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



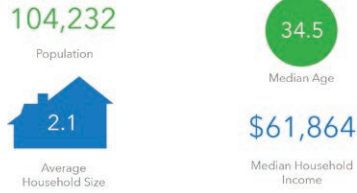
2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (27.0%)
The smallest group: \$150,000 - \$199,999 (4.1%)

Indicator ▲	Value	Diff
<\$15,000	14.1%	+5.0%
\$15,000 - \$24,999	6.3%	+0.3%
\$25,000 - \$34,999	7.7%	+1.5%
\$35,000 - \$49,999	17.0%	+5.3%
\$50,000 - \$74,999	27.0%	+7.7%
\$75,000 - \$99,999	10.4%	-2.7%
\$100,000 - \$149,999	8.3%	-6.9%
\$150,000 - \$199,999	4.1%	-3.7%
\$200,000+	5.0%	-6.6%

Bars show deviation from

3-MILE RADIUS

KEY FACTS



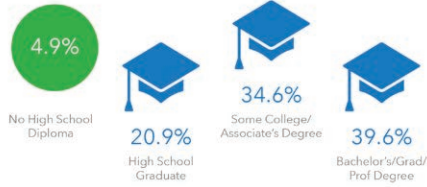
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



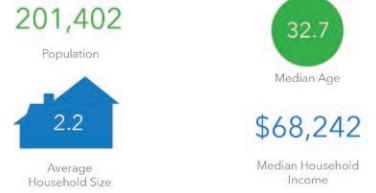
2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (21.7%)
The smallest group: \$150,000 - \$199,999 (5.6%)

Indicator ▲	Value	Diff
<\$15,000	9.5%	+0.4%
\$15,000 - \$24,999	7.4%	+1.4%
\$25,000 - \$34,999	7.5%	+1.3%
\$35,000 - \$49,999	13.1%	+1.4%
\$50,000 - \$74,999	21.7%	+2.4%
\$75,000 - \$99,999	14.4%	+1.3%
\$100,000 - \$149,999	12.7%	-2.5%
\$150,000 - \$199,999	5.6%	-2.2%
\$200,000+	8.2%	-3.4%

Bars show deviation from

5-MILE RADIUS

KEY FACTS



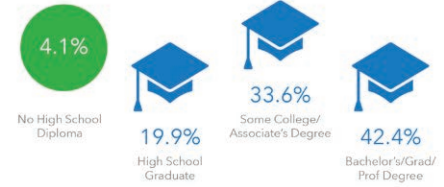
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (18.9%)
The smallest group: \$25,000 - \$34,999 (6.2%)

Indicator ▲	Value	Diff
<\$15,000	10.3%	+1.2%
\$15,000 - \$24,999	6.7%	+0.7%
\$25,000 - \$34,999	6.2%	0
\$35,000 - \$49,999	11.7%	0
\$50,000 - \$74,999	18.9%	-0.4%
\$75,000 - \$99,999	14.1%	+1.0%
\$100,000 - \$149,999	15.1%	-0.1%
\$150,000 - \$199,999	6.9%	-0.9%
\$200,000+	10.0%	-1.6%

Bars show deviation from