

CoSchedule Building

502 1ST AVE N, FARGO, ND 58102


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



DOWNTOWN OFFICE BUILDING FOR SALE OR SUITES FOR LEASE

Building Size: 18,568 SF

Sale Price: \$2,695,000

Space Available: 4,475 - 9,915 SF

Gross Rate: \$13.50 - \$17.50 PSF (No CAM)

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www.goldmarkcommercial.com

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BUILDING SIZE

18,568 SF

SALE PRICE

\$2,695,000

PARCEL NUMBER

01-1520-00120-000

YEAR BUILT

1902 (renovations in 22/23)

SPACE AVAILABLE FOR LEASE

Suite 101: 5,440 SF
Suite 201: 4,475 SF

GROSS RENT (NO CAM)

1st Floor: \$17.50 PSF
2nd Floor: \$13.50 PSF

TENANT EXPENSES

Janitorial
Phone/Internet

LANDLORD EXPENSES

Heat/Electric
Snow/Lawn
Taxes/Insurance/Specials
Water/Sewer/Garbage

PROPERTY DESCRIPTION:

Imagine stepping into a workspace where the past and present merge to inspire innovation and growth. Ideal for businesses on the rise, these offices offer the perfect blend of charm and functionality. Bathed in natural light, the exposed brickwork and original beams inspire creativity. It's more than an office; it's a statement that your business is here to make an impact.

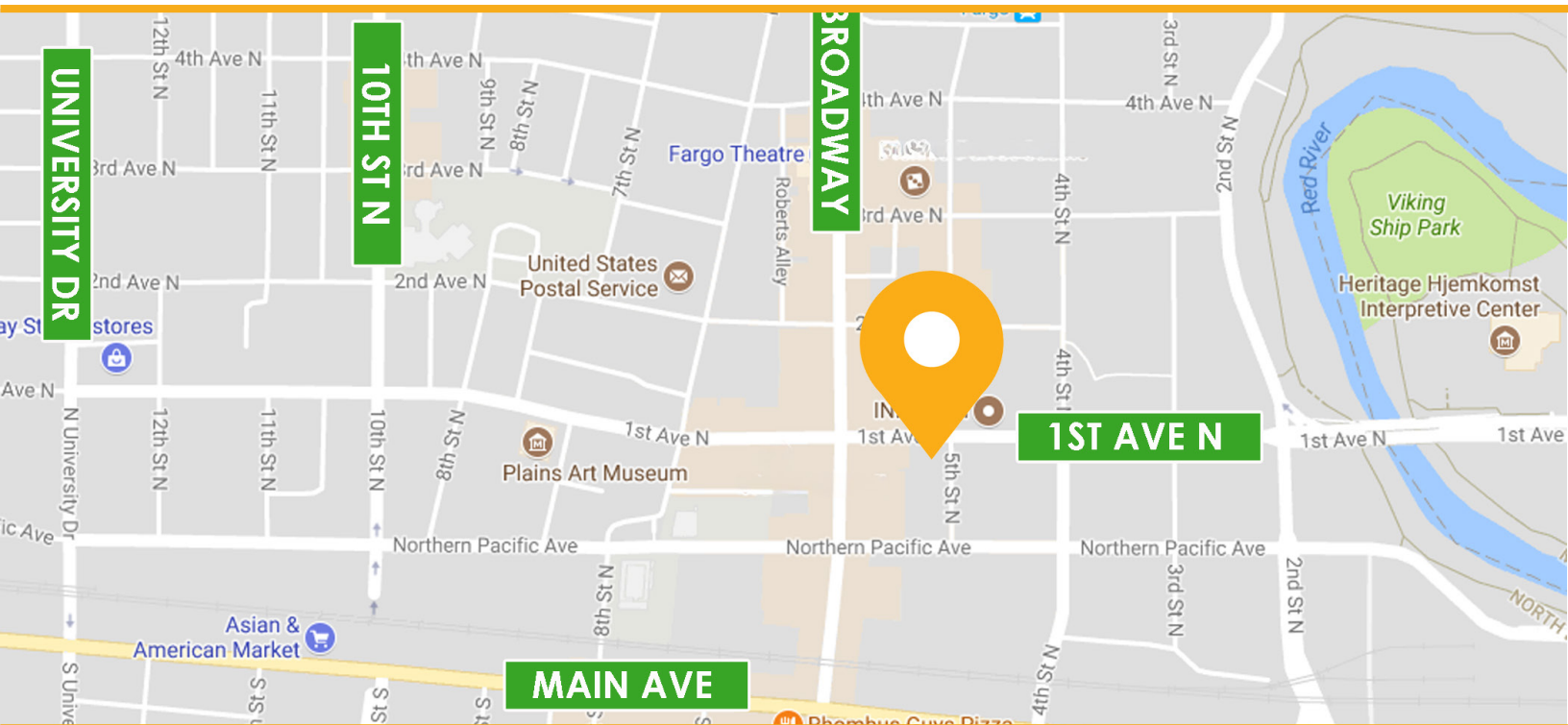
Keyless card reader access on all doors to the building and the tenant spaces. Security cameras and door access systems recently installed to protect the common areas. Parking spaces are available upon request for an additional monthly fee.

Building for sale as investment opportunity or owner-occupier.

NEIGHBORING BUSINESSES:

- Fargo Forum
- Vinyl Taco
- Gate City Bank
- JL Beers
- Blarney Stone & Many More!

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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PARCEL VIEW



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FIRST FLOOR

SUITE 101: 5,440SF

- 6 private offices
- 2 huddle rooms
- Large open work space
- Large conference room
- Large breakroom/kitchen
- Two bathrooms

- MONTHLY RENT: \$7,933.33

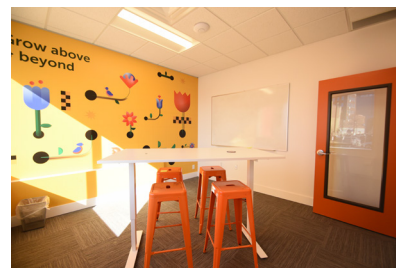
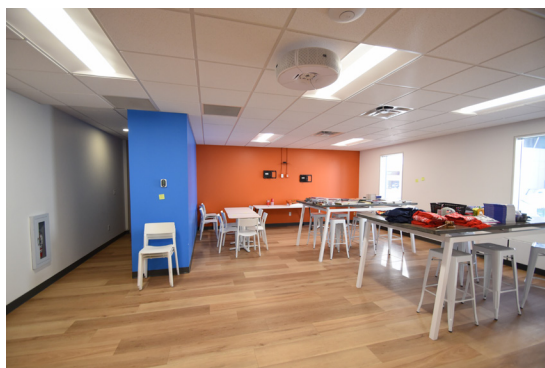
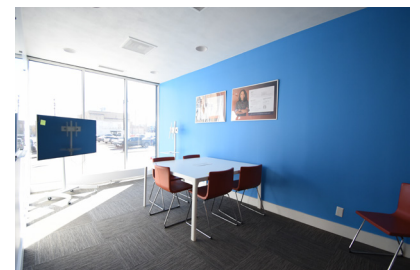
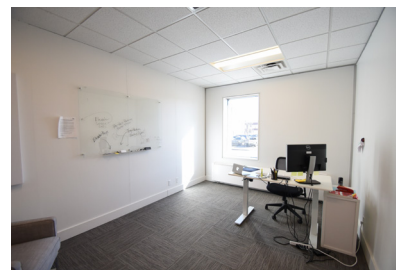


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FIRST FLOOR



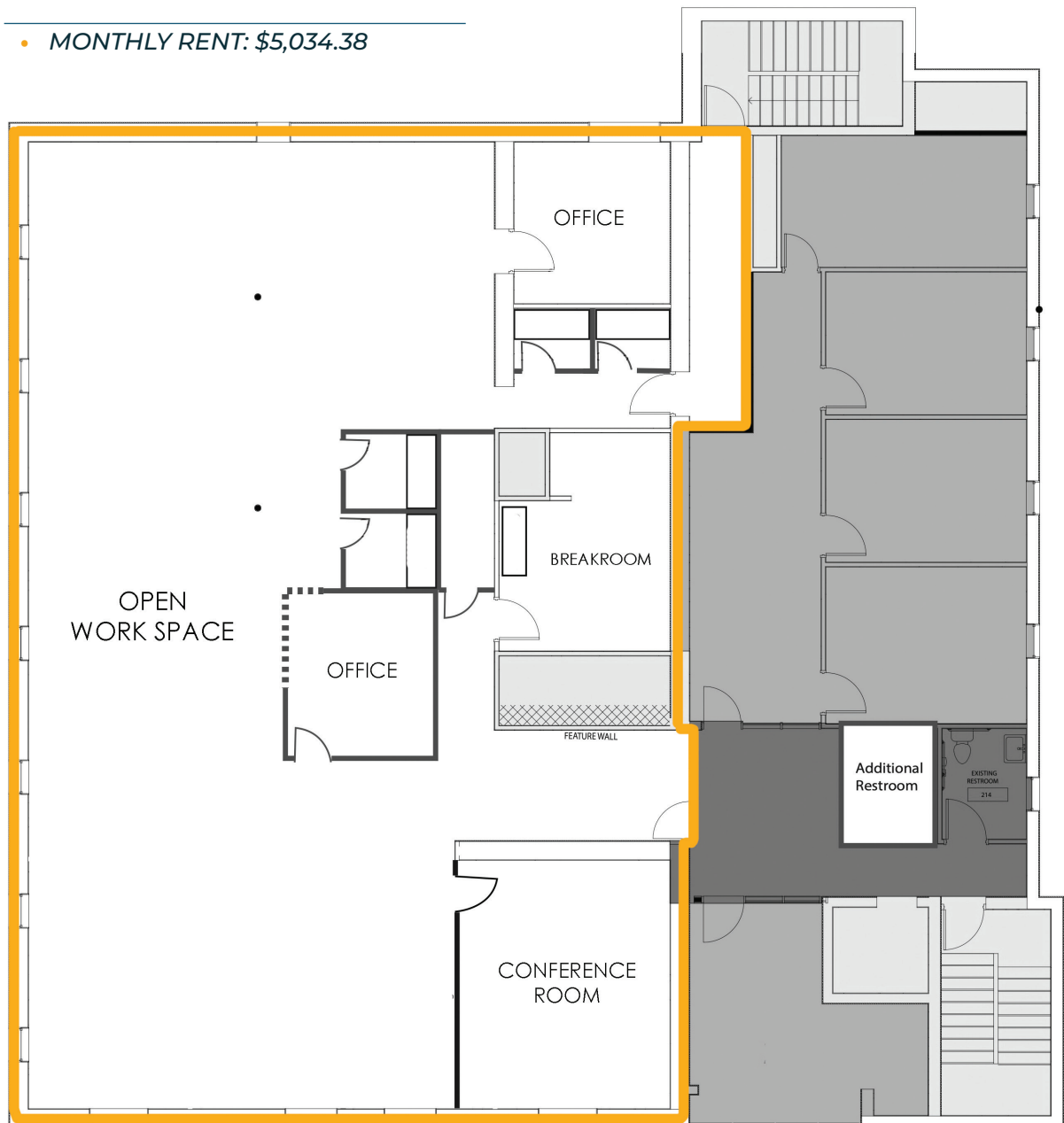
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SUITE 201: 4,475 SF

- Two private offices
- Four huddle rooms
- Large open work space
- Kitchenette/breakroom
- Conference room
- Two shared bathrooms

- MONTHLY RENT: \$5,034.38

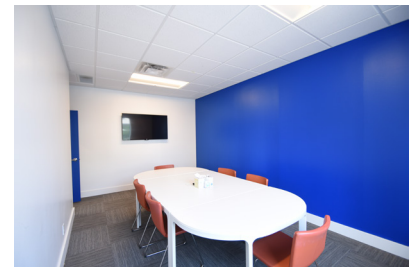


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SECOND FLOOR



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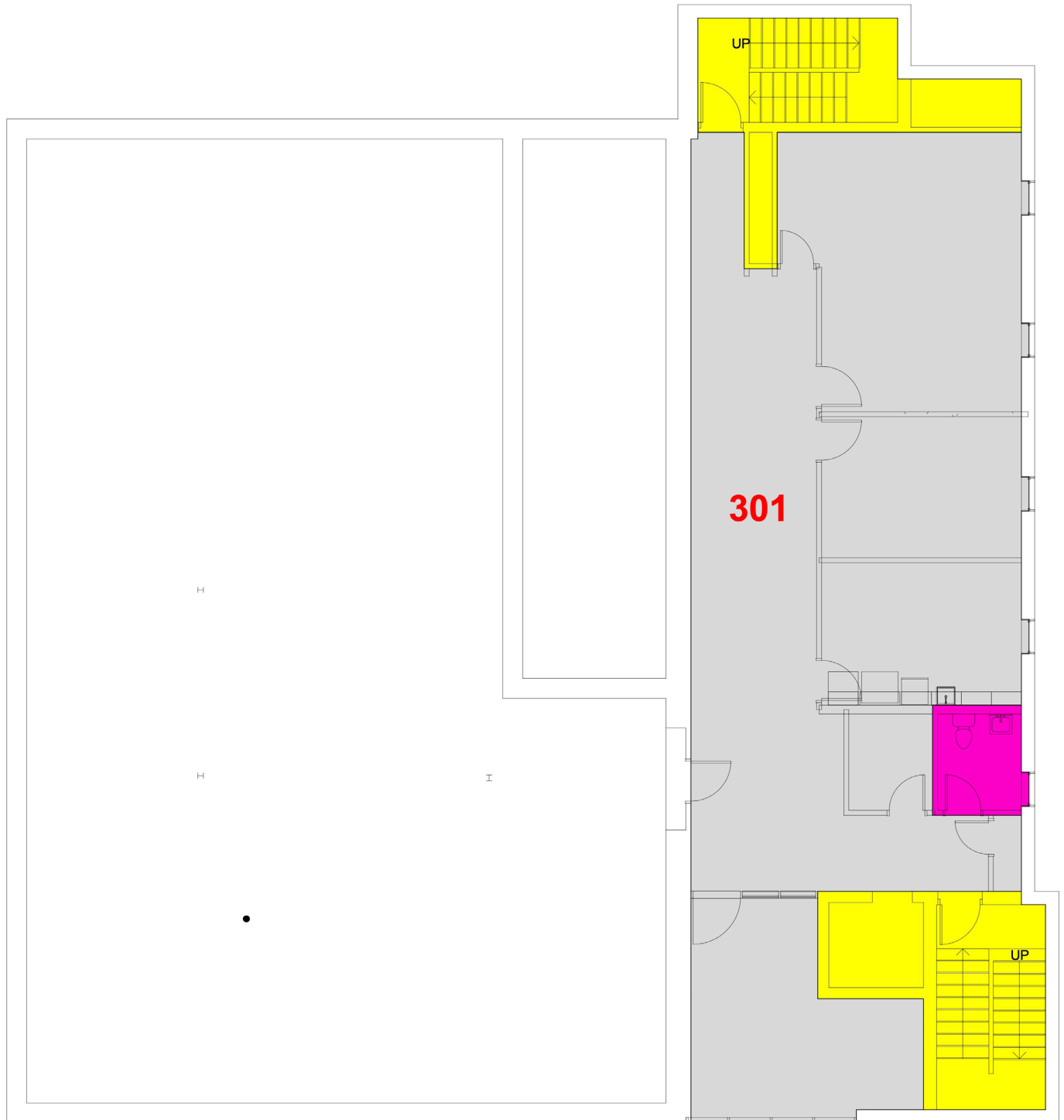
COMMON SPACES/EXTERIOR



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THIRD FLOOR LAYOUT



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BASEMENT LAYOUT



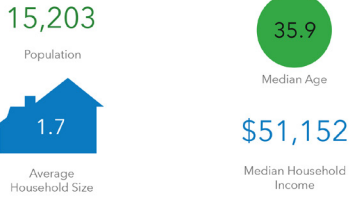
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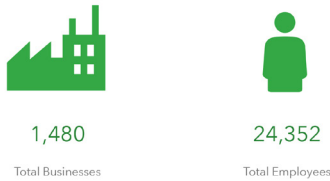
DEMOGRAPHICS

1-MILE RADIUS

KEY FACTS



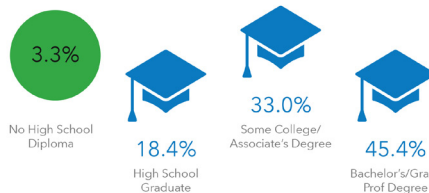
BUSINESS



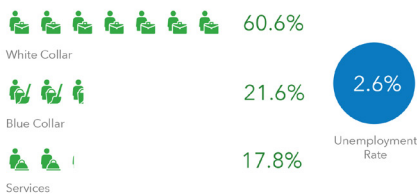
INCOME



EDUCATION



EMPLOYMENT



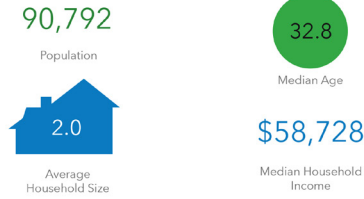
2025 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (16.9%)
The smallest group: \$200,000+ (5.2%)

Indicator #	Value	Diff
<\$15,000	10.5%	+4.8%
\$15,000 - \$24,999	12.5%	+5.9%
\$25,000 - \$34,999	11.3%	+4.4%
\$35,000 - \$49,999	14.4%	+3.1%
\$50,000 - \$74,999	16.9%	+0.2%
\$75,000 - \$99,999	12.4%	-0.2%
\$100,000 - \$149,999	11.2%	-8.7%
\$150,000 - \$199,999	5.7%	-3.4%
\$200,000+	5.2%	-5.8%

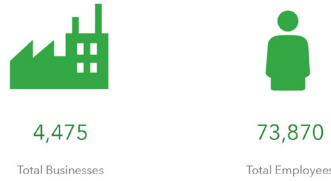
Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS



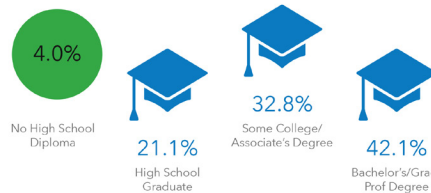
BUSINESS



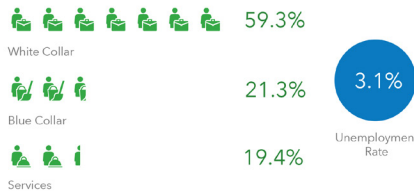
INCOME



EDUCATION



EMPLOYMENT



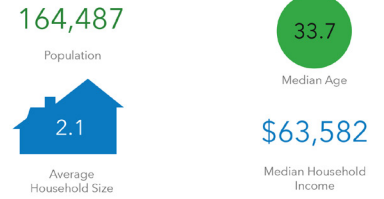
2025 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (19.2%)
The smallest group: \$200,000+ (6.2%)

Indicator #	Value	Diff
<\$15,000	8.9%	+3.2%
\$15,000 - \$24,999	9.1%	+2.5%
\$25,000 - \$34,999	9.4%	+2.5%
\$35,000 - \$49,999	13.1%	+1.8%
\$50,000 - \$74,999	19.2%	+2.5%
\$75,000 - \$99,999	12.2%	-0.4%
\$100,000 - \$149,999	15.1%	-4.8%
\$150,000 - \$199,999	6.7%	-2.4%
\$200,000+	6.2%	-4.8%

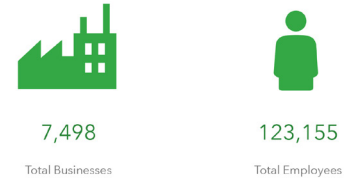
Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS



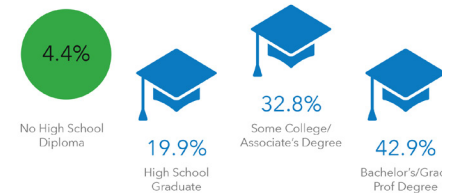
BUSINESS



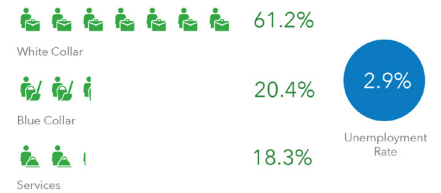
INCOME



EDUCATION



EMPLOYMENT



2025 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (19.1%)
The smallest group: \$200,000+ (6.8%)

Indicator #	Value	Diff
<\$15,000	7.8%	+2.1%
\$15,000 - \$24,999	8.1%	+1.5%
\$25,000 - \$34,999	8.8%	+1.9%
\$35,000 - \$49,999	12.5%	+1.2%
\$50,000 - \$74,999	19.1%	+2.4%
\$75,000 - \$99,999	13.0%	+0.4%
\$100,000 - \$149,999	16.5%	-3.4%
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\$200,000+	6.8%	-4.2%

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