

# Office Space for Lease

5650 34th Avenue S, Fargo, ND 58104

MLS #24-278 and 24-279



## ABOUT THE PROPERTY

Presenting a premier Class A office building on Veterans Blvd, in Fargo, ND. With two floors offering 5,000 SF each, floor-to-ceiling windows, elegant restrooms, monument signage, and optional underground parking for a fee, this space embodies professionalism and convenience for businesses.

\*Exclusion for banking and insurance services.



**JUSTIN GUSTOFSON, CCIM, REALTOR®**

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4609 33<sup>rd</sup> Ave S, Suite 400, Fargo, ND 58104

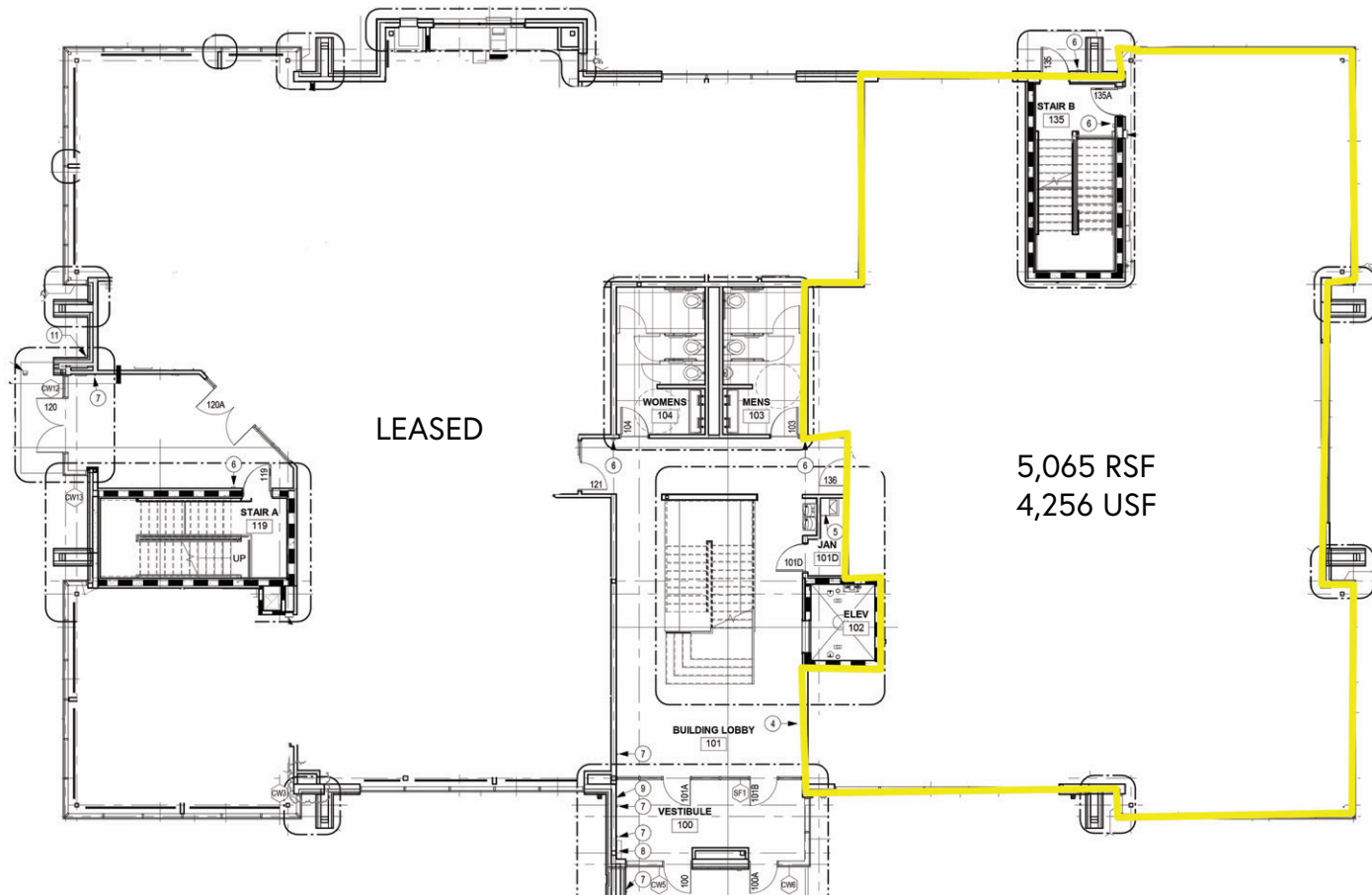
## OFFERING SUMMARY

LEASE RATE: \$25.00 PSF  
ESTIMATED CAM: \$8.00 PSF  
FIT-UP ALLOWANCE: \$50.00 PSF  
AVAILABLE SPACES: 4,256 SF on the First Floor  
4,420 SF on the Second Floor  
MINIMUM DIVISIBLE: 2,000 SF

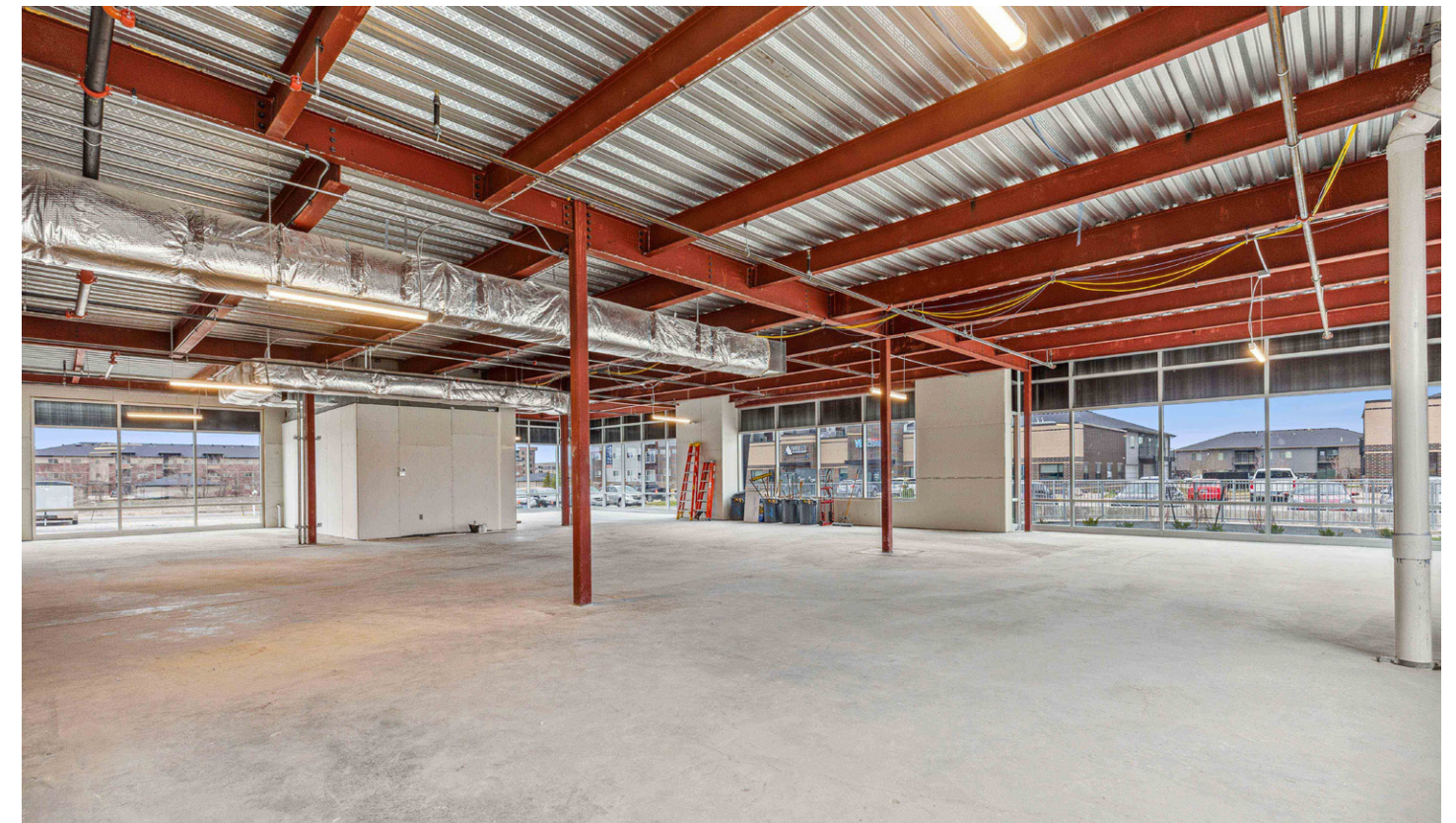
## ADDITIONAL INFORMATION

BUILDING SIZE: 24,655 SF  
YEAR BUILT: 2023

## FIRST FLOOR



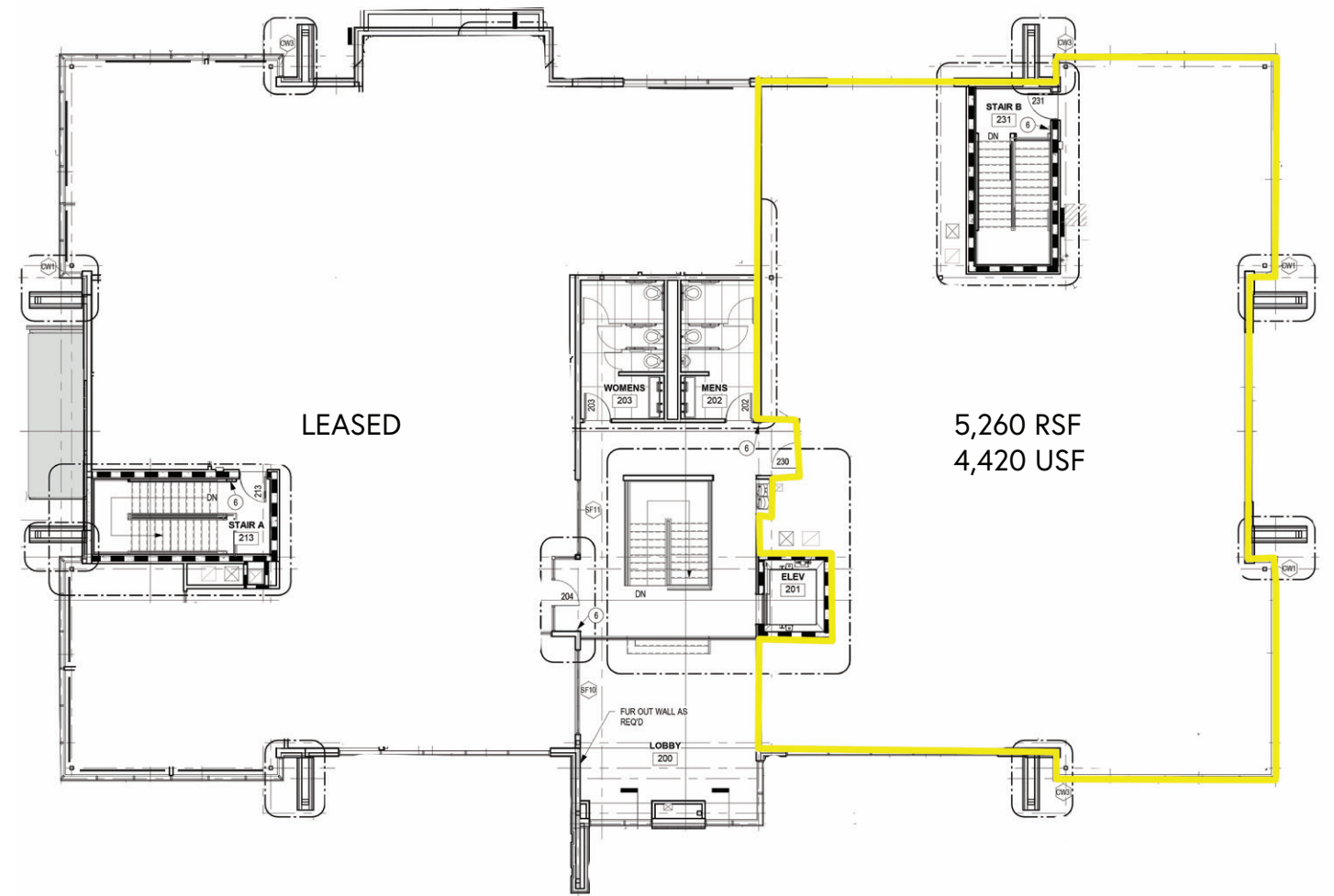
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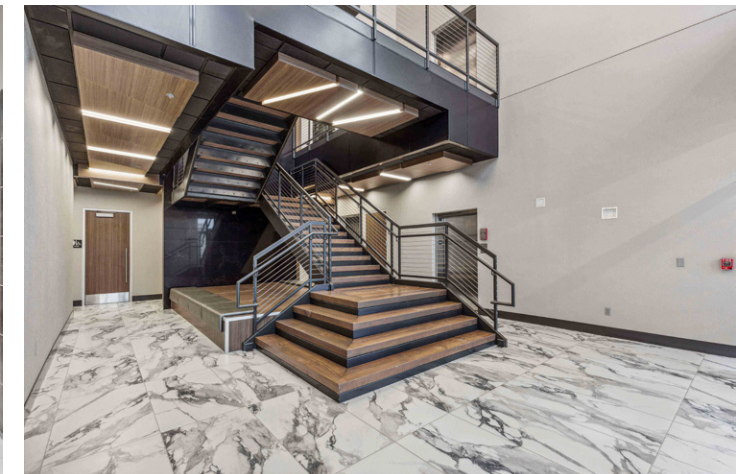
## SECOND FLOOR



## SECOND FLOOR



## COMMON AREAS



## BUILDING NEIGHBORS

First Interstate Bank, Valley Crop Insurance, and Heritage Insurance



## NEIGHBORING BUSINESSES

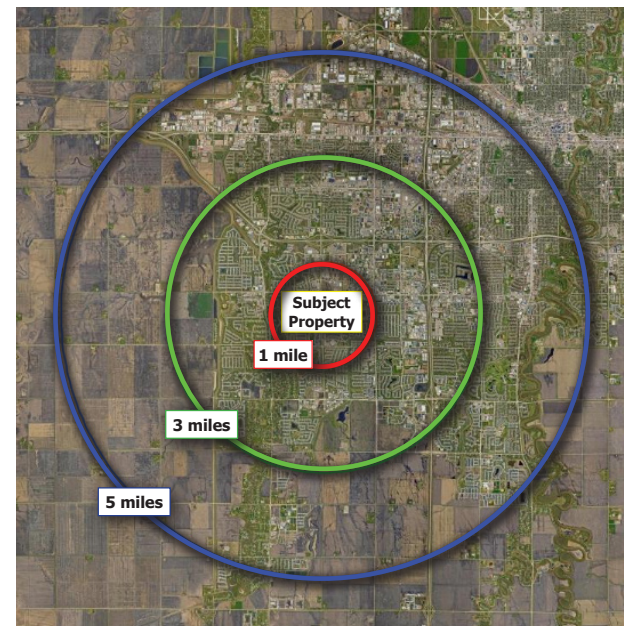
Holiday Gas Station, Scooter's Coffee, Vision Bank, Summit Center for Dentistry, Starbucks, and Cash Wise.



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 TOTAL POPULATION	14,400	83,517	141,071
2020 TOTAL HOUSEHOLDS	5,972	35,571	60,801
2020 MEDIAN HOUSEHOLD INCOME	\$88,559	\$77,557	\$70,656
2020 MEDIAN AGE	32.7	32.9	34.2

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST





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