OFFICE SPACE AVAILABLE ON BROADWAY

BUILDING FEATURES

The renovated Loretta Building honors the beauty of several historic architectural materials, including original brick and wood, through respectful restoration.

The Loretta Block offers 48,000-plus square feet of office, retail and commercial space. The renovation introduces contemporary amenities, a rooftop patio and inspiring modern materials such as raw steel, zinc shakes and glass. The materials, old and new alike, are thoughtfully connected within the building's interior space.

SPECIFICATIONS

- Office space for lease on Broadway
- Total space available: 5,055 SF
- Gross lease
- Located next to the brand new Roberts Commons parking garage
- Secured RFID (key-fob) access
-

BUILDING FEATURES

- Positioned directly across from the future Block 9 mid-rise, mixed-use development, and public plaza
- Direct access to Broadway & Roberts Alley
- Loretta building is considered a Walker's Paradise, with a WalkScore® of 97, meaning daily errands do not require a vehicle.

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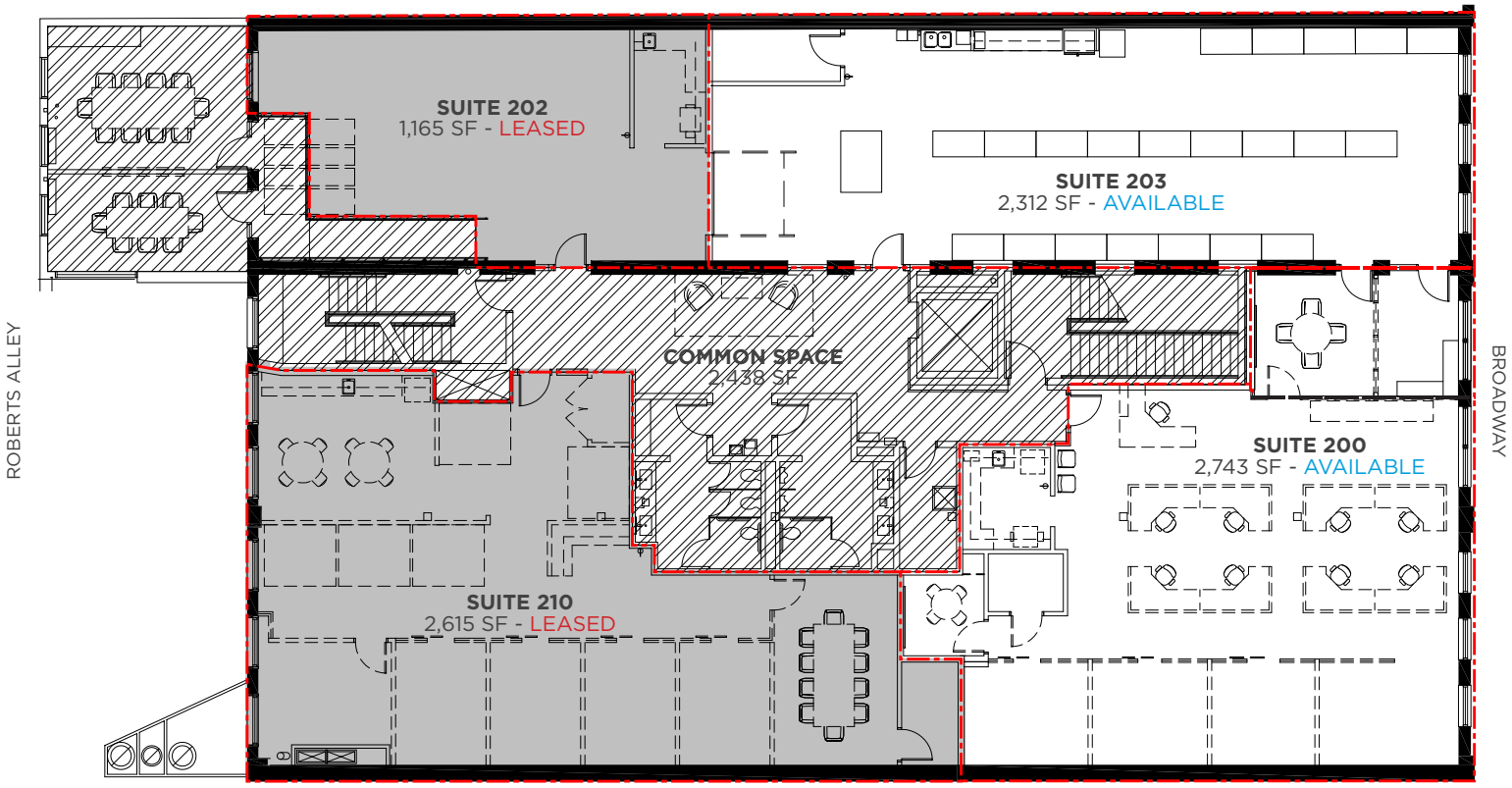
SUITE 200
2,743 rentable SF
$24/SF

SUITE 203
2,312 rentable SF
$23/SF



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THE **LORETTA** EXPERIENCE

BOOK YOUR NEXT MEETING OR EVENT

Elevate: Executive Meeting Suite & Rooftop Terrace

Loretta's meeting and event space is unique to downtown Fargo with its many configurations available, classic furniture, audio-visual equipment and an unbeatable view of Broadway. The 'great room' area can be used as one indoor space or partitioned off for a social/staging area and private conference room. The pre-function area is part meeting room/part kitchenette featuring a large quartz island, access to refrigeration, microwave and food prep areas.

The conference area is beautifully furnished with sectional walnut tables and Eames Aluminum chairs. An expansive Planar video wall will provide the best presentation experience available, enhancing your message and meeting. Natural lighting and a bank of Broadway-facing windows will brighten your experience. Finally, access to the patio rounds out any function nicely. The large patio overlooking Broadway is perfect for sunny business lunch meetings or an evening social with colleagues.

The Loretta experience is about high interaction for a collaborative, vibrant office experience. Located on Broadway in the core of downtown Fargo, Loretta is just steps from surrounding businesses as well as a wide array of restaurants, coffee shops, entertainment venues. After a hard day's work, head down to the first floor or basement of the Loretta Building to Rosey's Bistro or the Boiler Room to enjoy unique libations and tasteful local favorites.

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HISTORY

Before being selected from among 150 submissions nationwide as Best Commercial Project in 2015 by Architects Challenge, the Loretta Building underwent a slew of renovations and improvements to its century-old frame. Built in the early 20th century, the Loretta was the brainchild of early Fargo businessman Peter Elliott, who named it after one of his youngest daughters. First arriving in the area via ox cart in 1873, Elliott worked on a steamboat and did survey work for the government before becoming a prominent downtown Fargo businessman. He also was a former alderman and mayor of the city.

The South portion of Loretta was finished in 1909, and in 1910, J.B. Bergstrom and George R. Crowe became the building's first tenants when they moved their furniture store into the southern two-thirds of the Loretta Block. The remaining one-third of the classical-style building was completed in 1912. Since then, the structure has housed all sorts of businesses, ranging from a cattle company and Scheel's Hardware to a hot dog shop, paint store, a stereo shop and, most recently, Billiards on Broadway. Thanks to extensive renovations and the addition of a fourth floor, today's Loretta Building is bigger, better and brighter than ever before.

Since the renovation, Loretta has increased from about 9,000 square feet of usable space to 48,000 square feet of prime retail, commercial and office space. It has been expanded with a new fourth floor of office and commercial space, highlighted by a rentable executive conference room and a walk-out patio that offers one of the best views of Broadway in downtown Fargo. Interior spaces are filled with natural light on every level, even including the basement – this is due to glass blocks inset on the sidewalk, large window wells and a walk-out, rear-building patio to maximize the natural light in the building's lowest level. Additionally, a light well on the second, third and fourth levels bring natural light into the innermost core of the building.

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