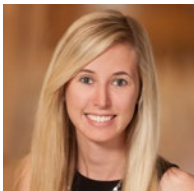


OFFICE SPACE FOR LEASE IN DOWNTOWN FARGO

Exchange Building • 502 1st Ave N, Fargo, ND 58102

*Recently renovated
and move-in ready!*



Claire Smith
Commercial Agent
701.289.7000
claire@kilbournegroup.com

Kilbourne Commercial Real Estate
210 Broadway
Suite 300
Fargo, ND 58102





Specifications

- Commercial office space
- Parking and storage available
- \$4.00 CAM

Total Space Available

First Floor - Suite A Available 8/1/20

- \$11/SF base rent
- 5,017 max contiguous SF

Second Floor

- \$12/SF base rent
- 4,767 max contiguous SF

Description

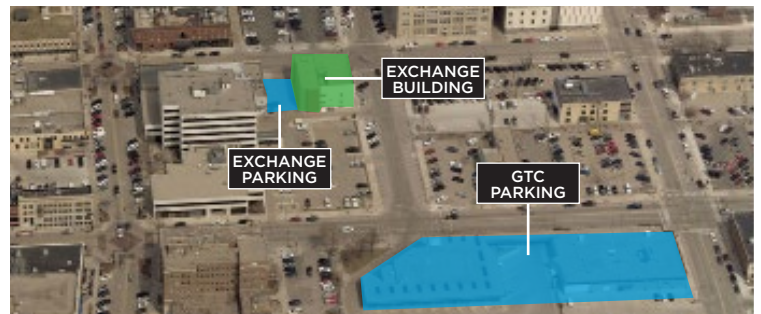
Formerly known as the Gibb Building, the Exchange Building is a historic office building in downtown Fargo, currently home to multilevel office space. The Exchange Building has a WalkScore® of 95, meaning daily errands from this building do not require a car. The building is within close proximity to restaurants, coffee shops, and unique retail stores.

History

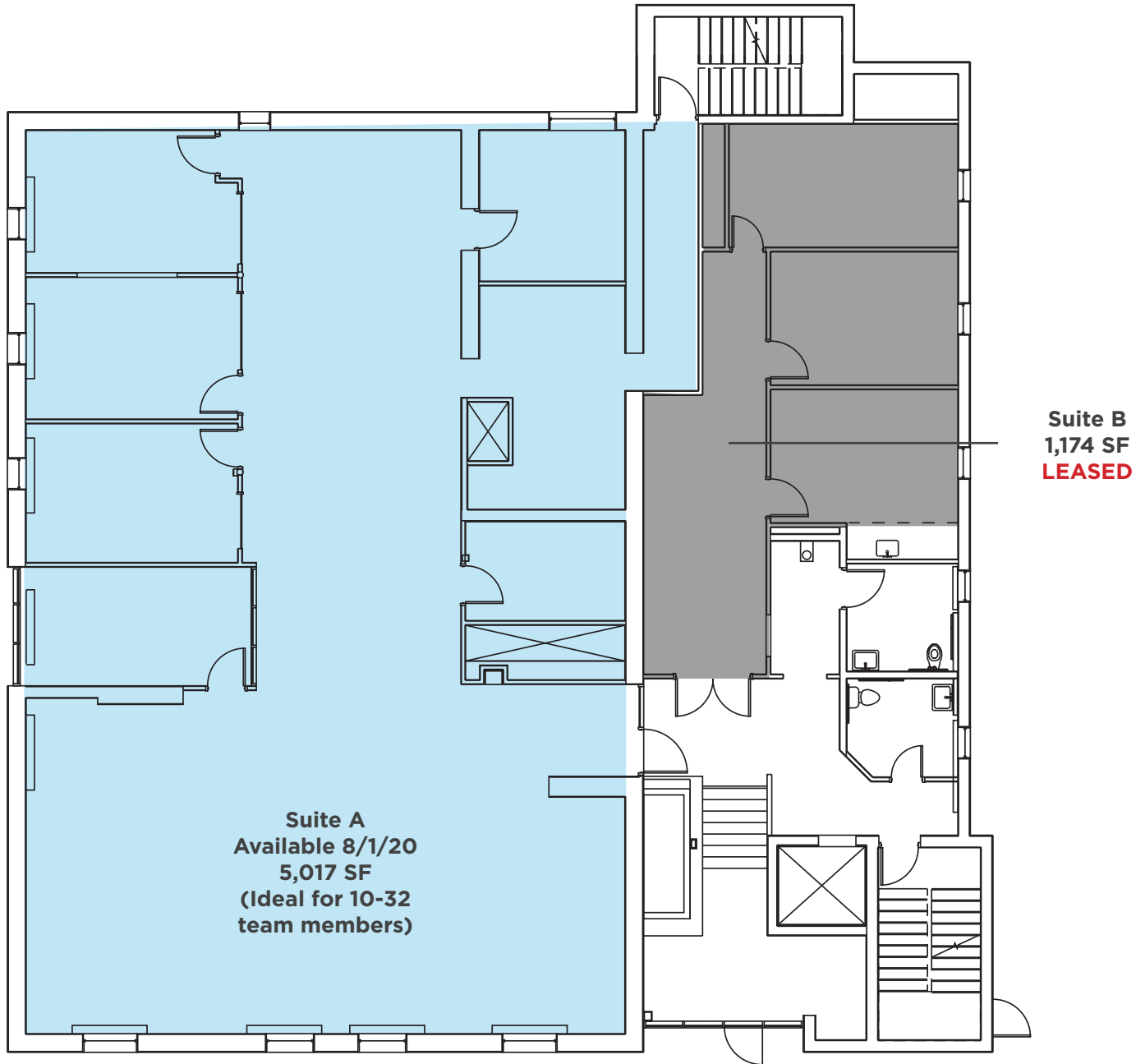
Originally called the Telephone Building, 502 North 1st Avenue was built in 1902 with an addition in 1982. In the 1930s, this building was the headquarters of the Chamber of Commerce of Fargo, Commercial Welfare Association of Fargo, Community Chest, Commons' Club, Exchange Club, Fargo Aeronautic Club, Fargo Business Woman's Club, Kiwanis Club, Lions' Club, North Dakota State Fair Association, and Rotary Club.

Parking

12 off street parking spaces on site. Additional parking is available at the GTC lot, one block away.



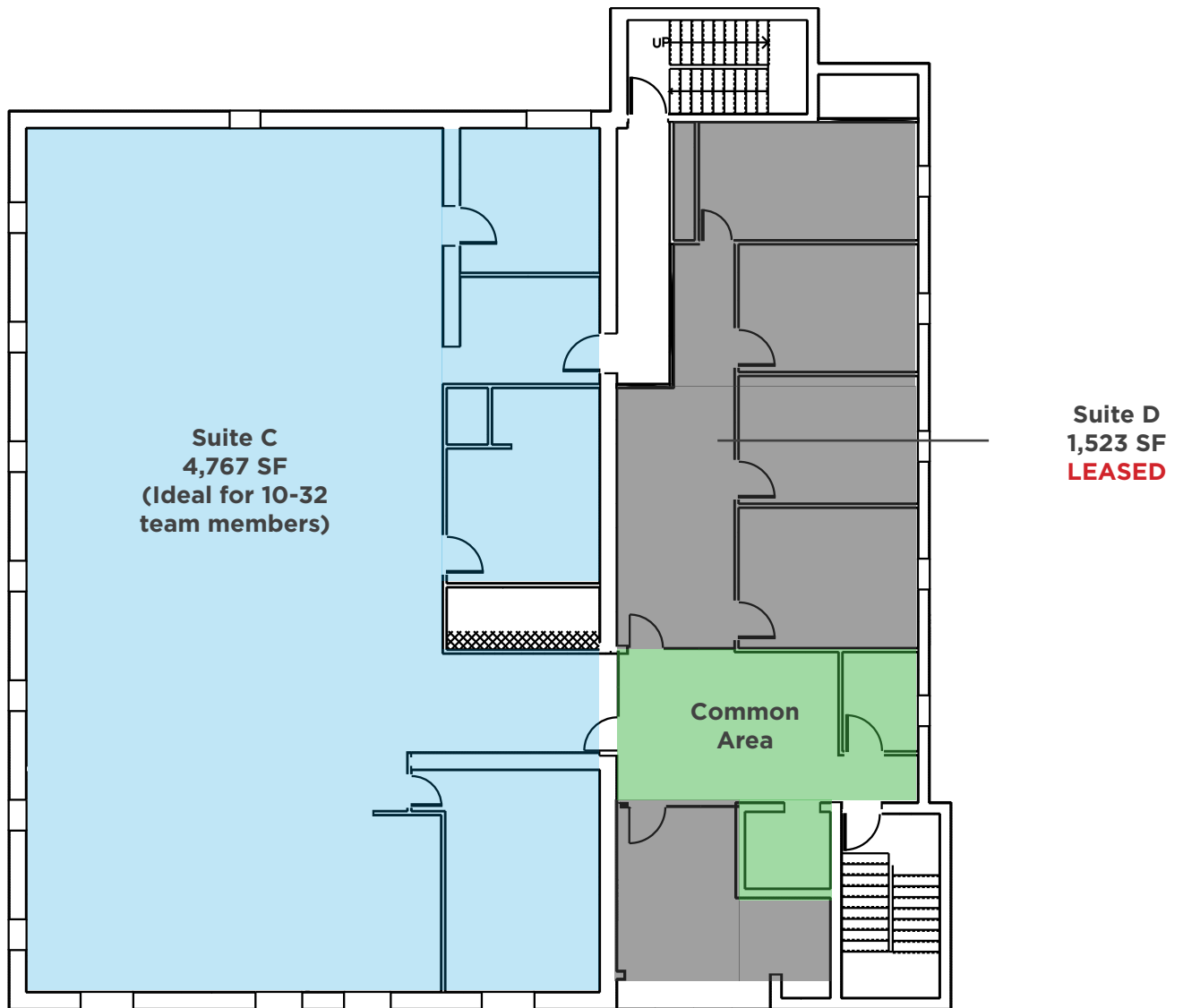
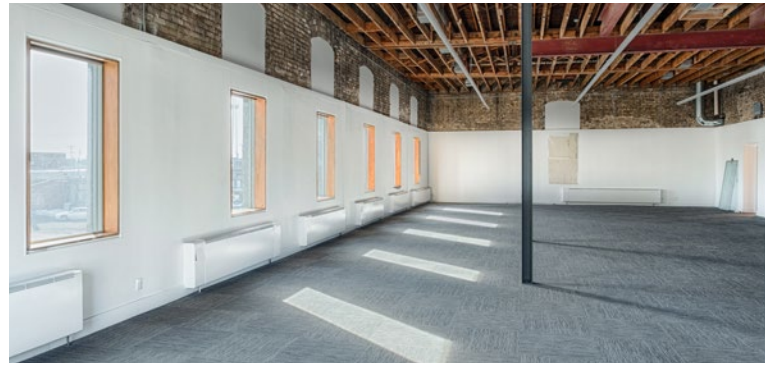
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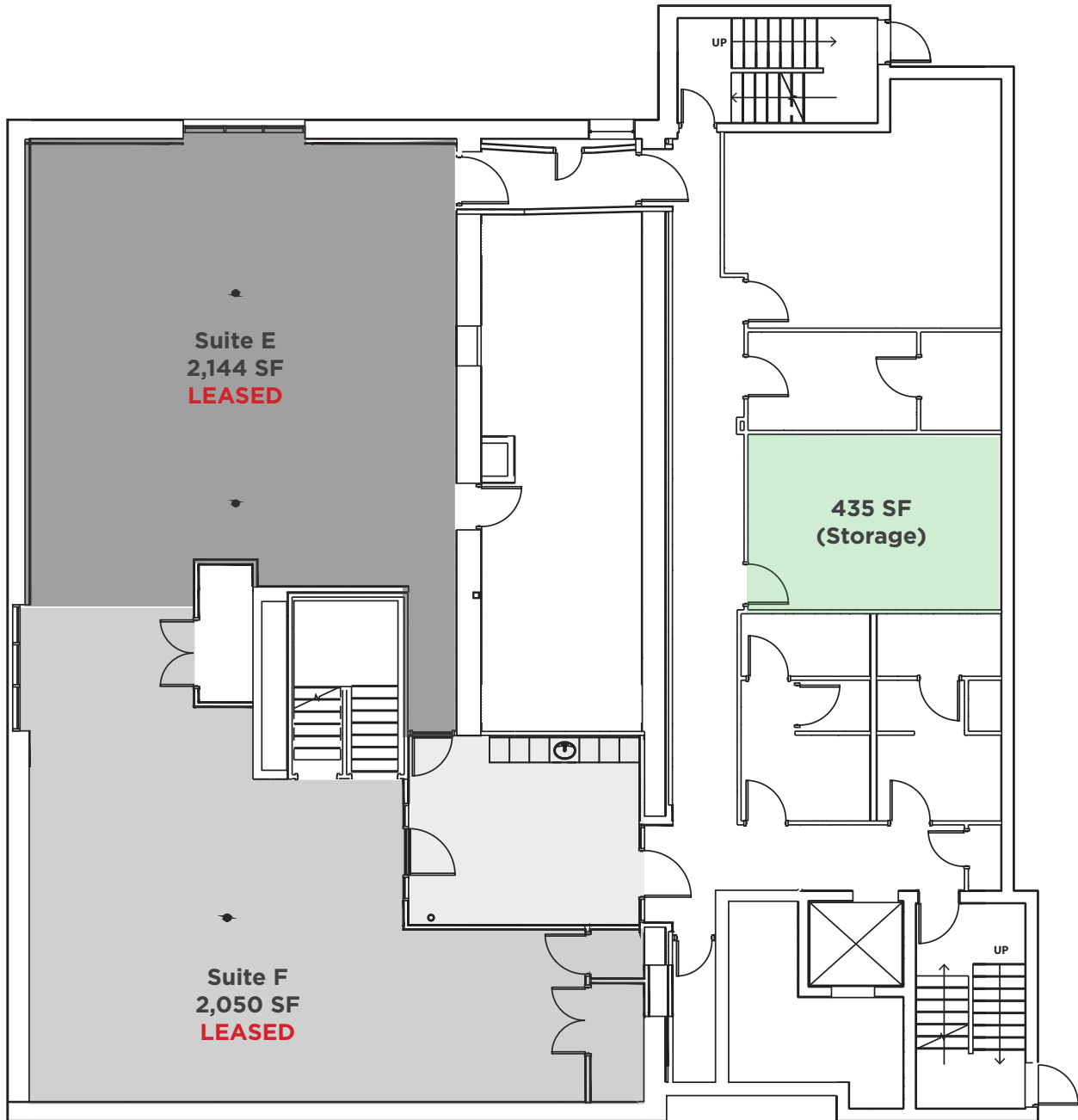
Suite A
Available 8/1/20
5,017 SF
(Ideal for 10-32
team members)

Suite B
1,174 SF
LEASED

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