COMMERCIAL SPACE FOR LEASE IN DOWNTOWN FARGO

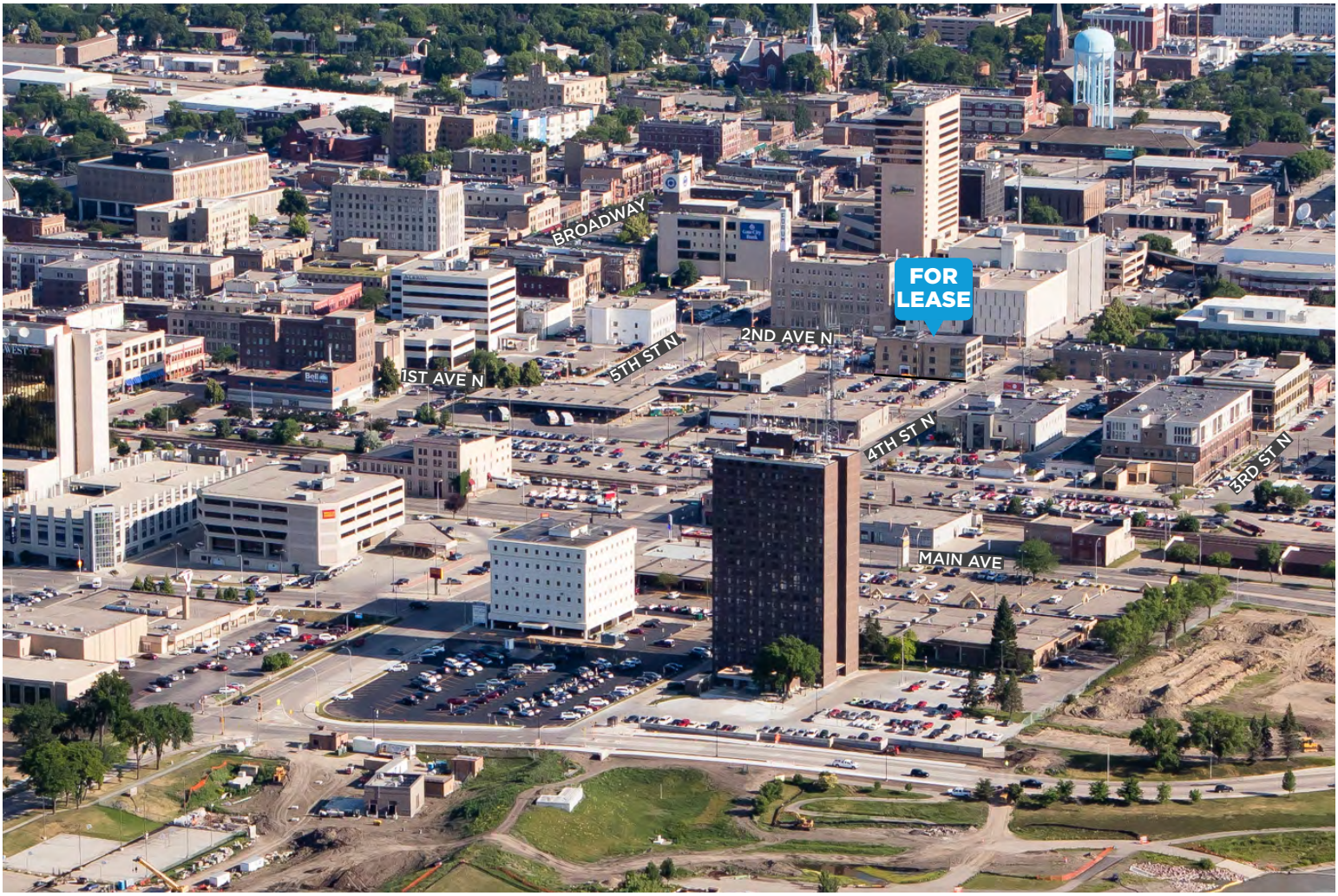
Cam Knutson
Commercial Agent
701.289.7000
cam@kilbournegroup.com

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

kcr
KILBOURNE COMMERCIAL REAL ESTATE

LOUDON
64 4TH ST N

PROPERTY DETAILS



FEATURES

Loudon has abundant office space that can be built to suit your needs. Offering flexibility of design, Loudon is a beautifully revitalized historic property. Loudon is part of the downtown Renaissance Zone which allows future tenants North Dakota State income tax benefits.

SPECIFICATIONS

- Commercial space available for lease
- Build to suit
- Total space available: 10,590 SF
- Lot size: 5,600 SF
- NNN lease
- CAM charges estimated at $4/SF
- Renaissance zone benefits for five years
- On site parking available

Cam Knutson
Commercial Agent
701.289.7000
cam@kilbournegroup.com

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

kcr
KILBOURNE COMMERCIAL REAL ESTATE

HISTORY

Throughout the 20th century, the Loudon Building has hosted some of Fargo's most long standing enterprises. The rubber stamp operation, Fargo Rubber Stamp Works – one of Fargo's oldest businesses – moved their production to the Loudon building in 1966 after a fire destroyed their former headquarters at 510 1st Ave N. For about 70 years, the business led production of rubber stamps, seals, celluloid buttons, ribbons and stickers until it was eventually sold to employees in 1976.

In that same year, an energy-saving effort led to its nearly 20 front windows being boarded up, insulated and its storefront coated with a crushed-rock finish. The stamp operation, which came to be known as FRS Industries, was sold in 2007 and then moved to Moorhead, MN, shortly thereafter.

By 2012, the Loudon building's future looked uncertain. Having seen historic photos of Loudon's once lovely brick facade and abundant windows – envisioning it as a site from which future companies could continue serving the Fargo community – Kilbourne Group saved the block-long building from bidders aiming to raze it to make way for more parking.

Loudon now boasts 22,000 square feet of light-filled space and shows excellent potential for an open, loft-style office space that showcases the structure's original architectural materials. In May, 2015, the Fargo-Moorhead Heritage Society awarded Kilbourne Group with a renovation award for its rehabilitation of the Loudon building.

Cam Knutson
Commercial Agent
701.289.7000
cam@kilbournegroup.com

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

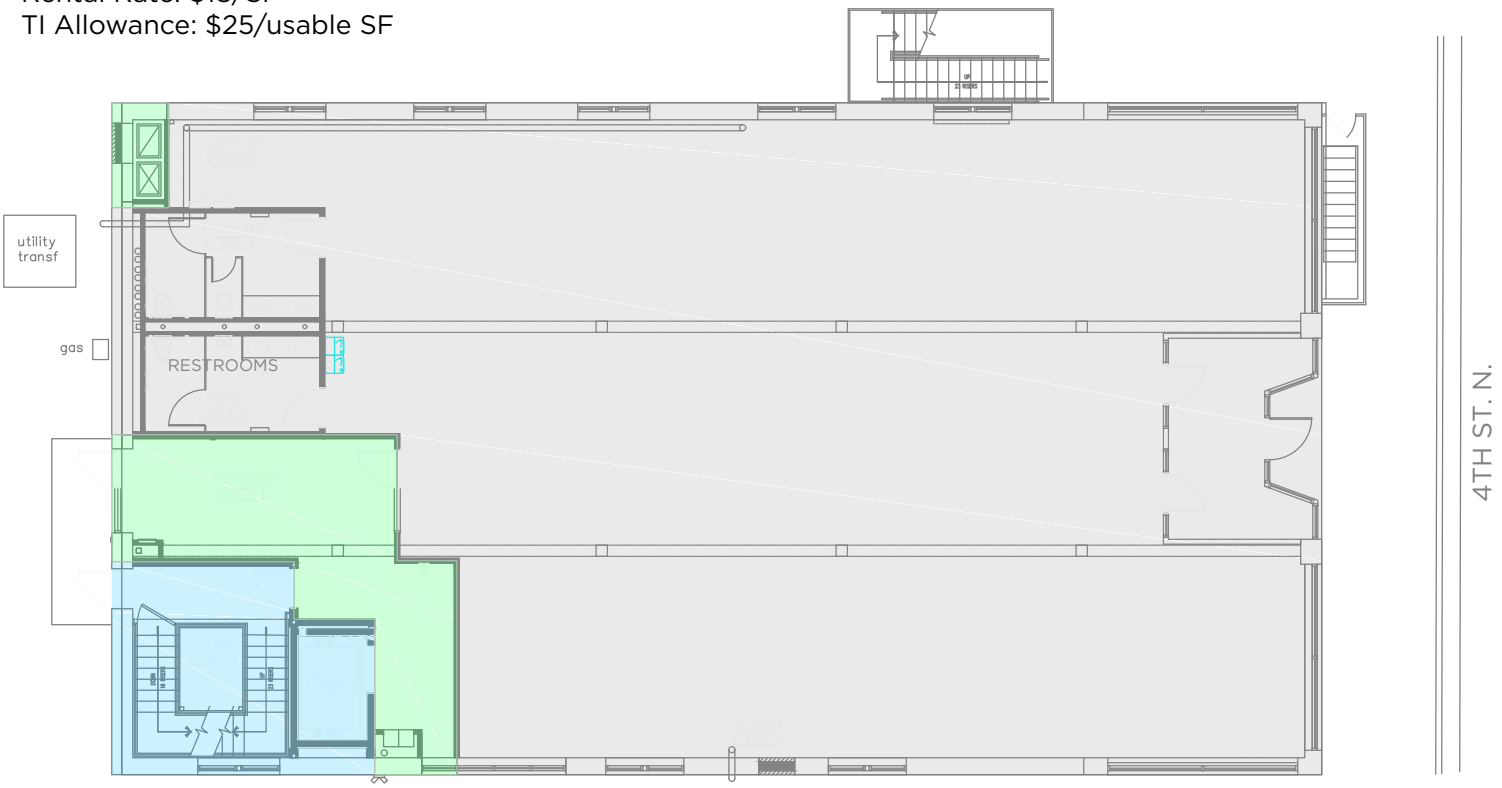
KILBOURNE COMMERCIAL REAL ESTATE

LOUDON
64 4TH ST N

FLOOR 1
BUILD TO SUIT

FIRST FLOOR:

- 5,021 Rentable SF
- Rental Rate: $18/SF
- TI Allowance: $25/usable SF



Key:

Tenant Space
Common Area A
Common Area B
Common Area C

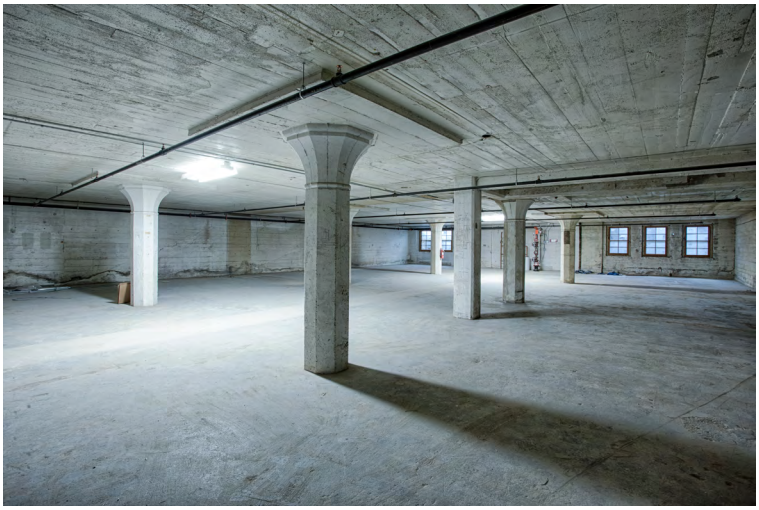
Cam Knutson
Commercial Agent
701.289.7000
cam@kilbournegroup.com

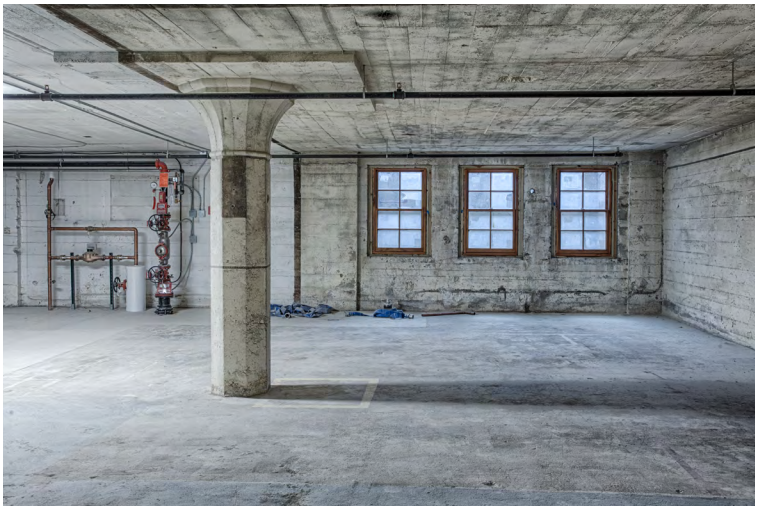
Kilbourne Commercial Real Estate
210 Broadway, Suite 300
Fargo, ND 58102

kcr
KILBOURNE COMMERCIAL REAL ESTATE

LOUDON
64 4TH ST N

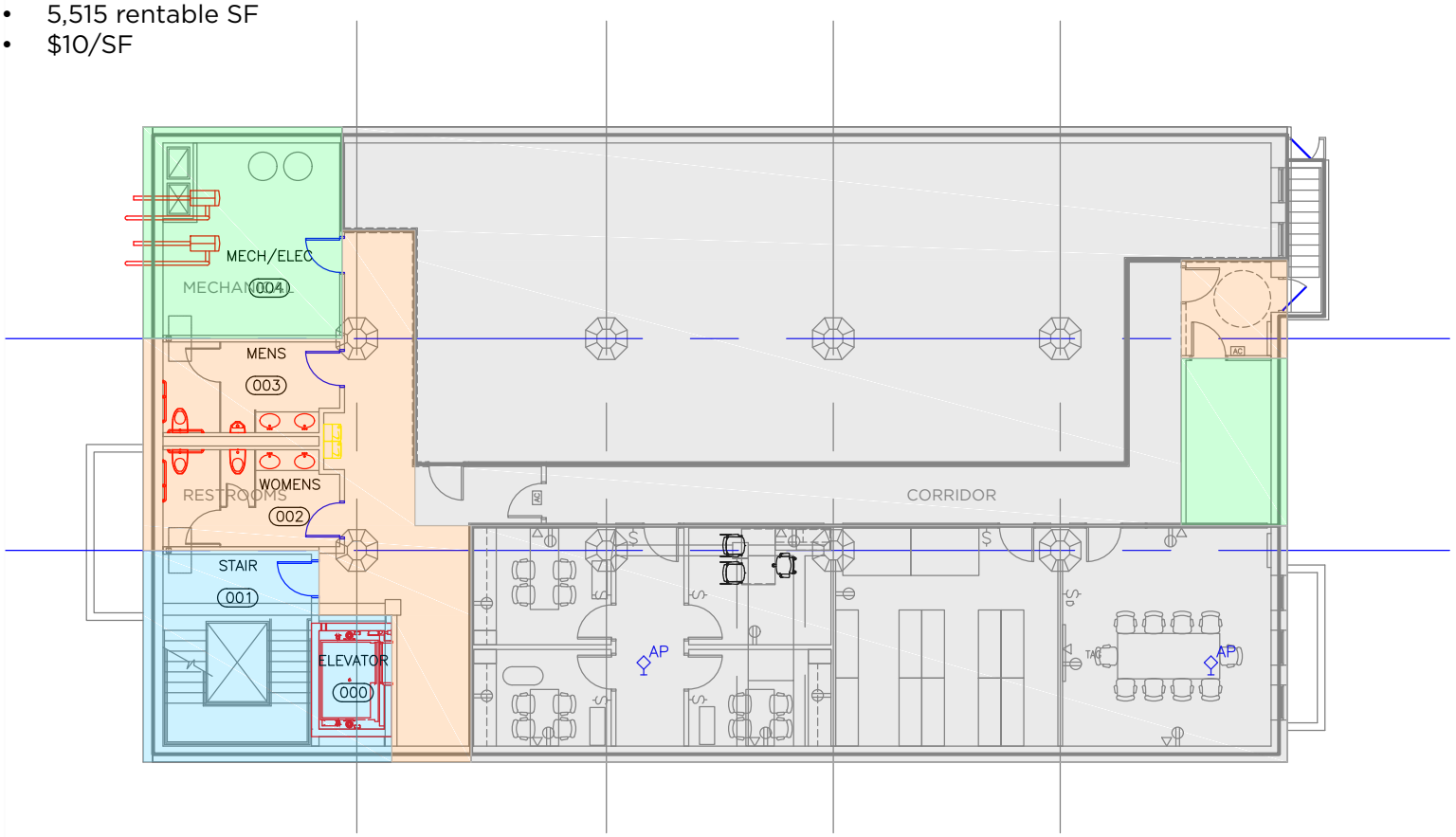
LOWER LEVEL





LOWER LEVEL:

- 5,515 rentable SF
- $10/SF



Key:

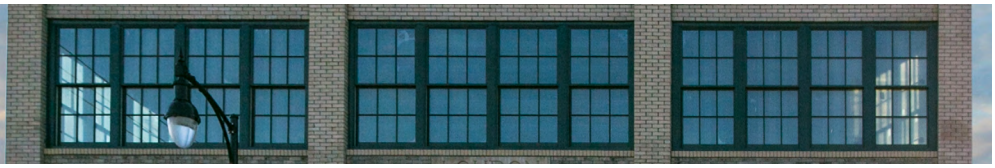
- Tenant Space
- Common Area B
- Common Area A
- Common Area C

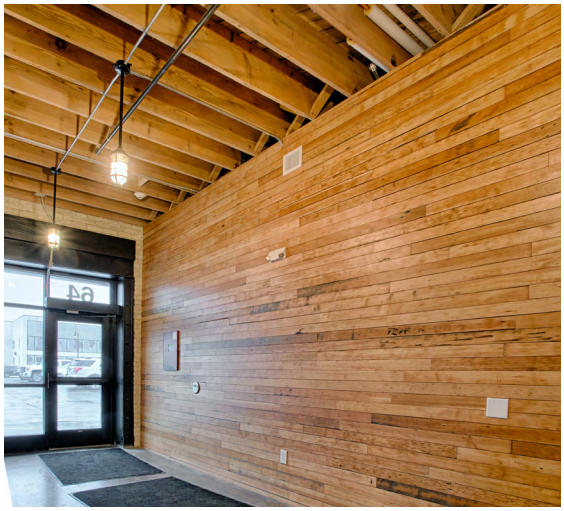
Cam Knutson
Commercial Agent
701.289.7000
cam@kilbournegroup.com

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

kcr
KILBOURNE COMMERCIAL REAL ESTATE

THE **LOUDON** EXPERIENCE





Cam Knutson
Commercial Agent
701.289.7000
cam@kilbournegroup.com

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

kcr
KILBOURNE COMMERCIAL REAL ESTATE