

OFFICE SPACE FOR LEASE

BLACK BUILDING • BROADWAY • DOWNTOWN FARGO



Black Building
118 Broadway N
Fargo, ND 58102



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210 Broadway
Suite 300
Fargo, ND 58102

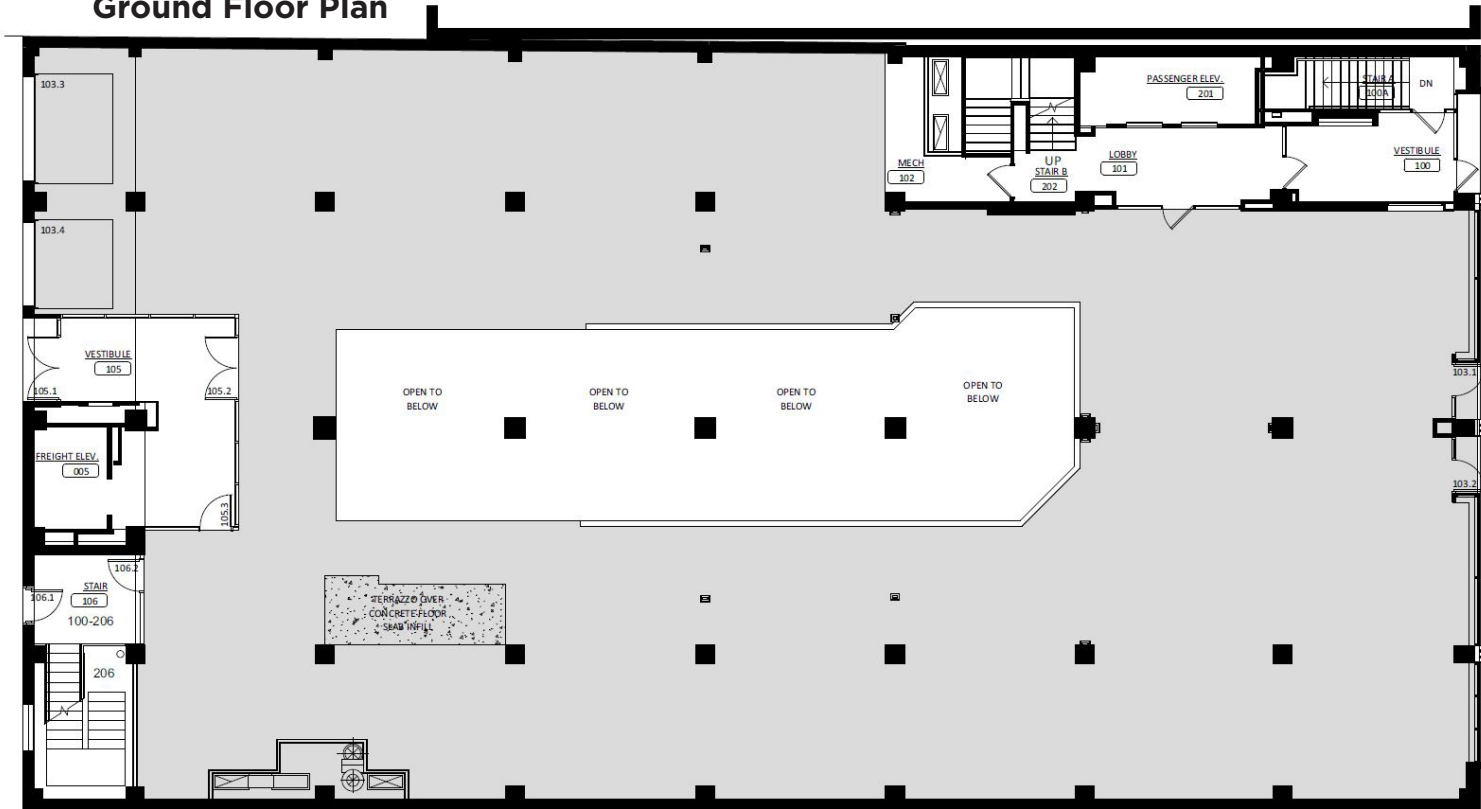
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REAL ESTATE



Unit Details

Floor	Size	Status
Lower		Office or Storage
Ground	8,500sf	Available for Lease
Mezzanine		Full Floor Leased
2	12,000 SF	Available for Lease
3	5,500 SF	Partly Leased
4		Full Floor Leased
5	Single Offices	Full Floor Leased
6	2,800- 8,400 SF	Available for Lease
7	2,800- 8,400 SF	Available for Lease
8	2,800- 8,400 SF	Available for Lease

Ground Floor Plan



Floor plans and labels are for illustration purposes only.



Description

Class A office space available for lease in the iconic Black Building in downtown Fargo. The cornerstone was laid and construction began in 1930; recently the Black Building was added to the National Register of Historic Places. Major renovations have begun to modernize and renovate this landmark building.

Amenities

- Refurbished terrazzo floors throughout
- Art deco design
- Skyway access
- Rooftop patio

Parking

- 1,200 parking spaces added to downtown Fargo within the last three years.
- 69 dedicated heated parking spaces
- Multiple parking options available

Walkability

This location is considered a Walker's Paradise, with a Walkscore® of 97.

Leasing Information

Property type	Commerical Office for Lease
Property name	Black Building
Rent starting at	\$18 - \$24/ SF NNN
CAM	\$5 / SF
TI allowance	\$25.00 / SF
Minimum rentable SF	2,800 SF
Taxes	Included in CAM
Snow removal	Included in CAM
Heat	Included in CAM
SWG	Included in CAM
Phone / Internet	Paid by tenant
Janitorial	Paid by tenant
Property condition	Ready to be fit-up

Floors 2-3 & 6-8 can be contiguous

Information is deemed to be reliable but is not guaranteed.

