

# COMMERCIAL SPACE FOR LEASE

PRIME LOCATION • BROADWAY • DOWNTOWN FARGO



**Hancock Building**  
109 Broadway  
Fargo, ND 58102

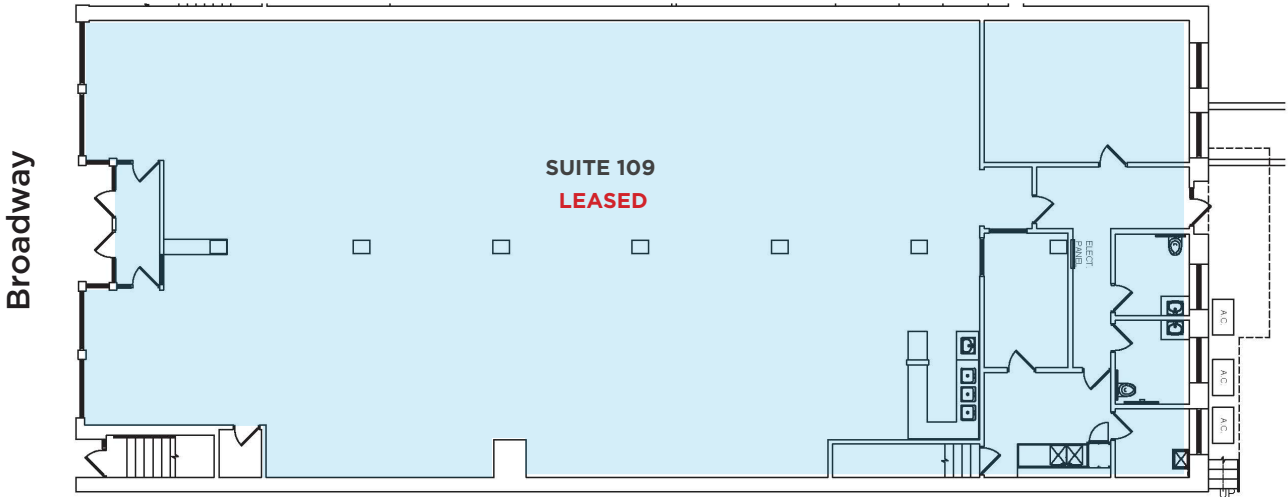


**Claire Smith**  
Commercial Realtor®  
701.203.9112  
[claire@kilbournegroup.com](mailto:claire@kilbournegroup.com)

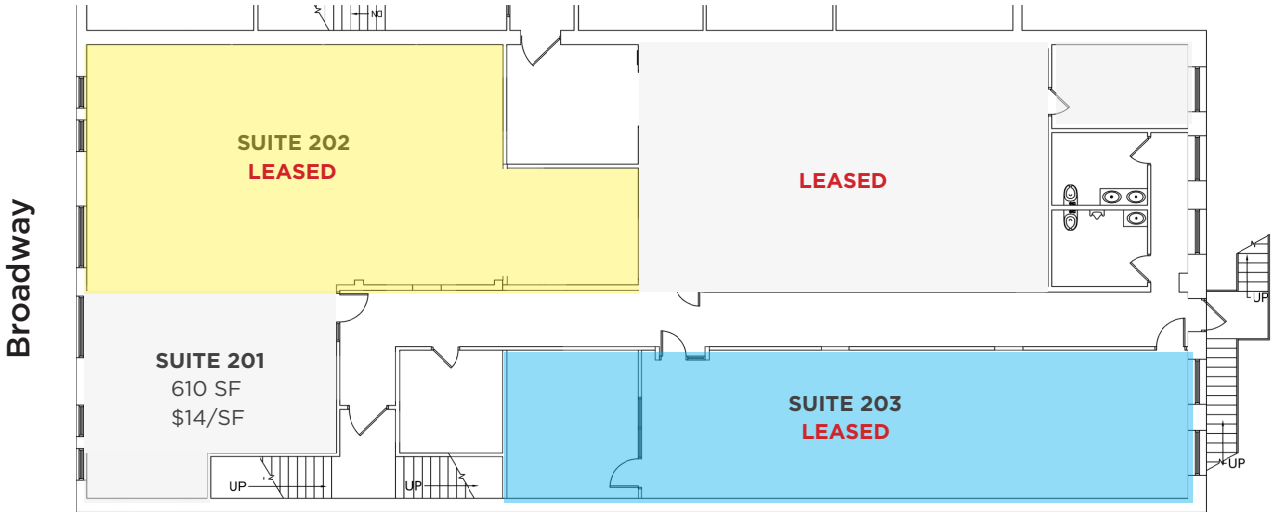
**Kilbourne Commercial Real Estate**  
210 Broadway  
Suite 300  
Fargo, ND 58102

**kcr**  
KILBOURNE COMMERCIAL  
REAL ESTATE

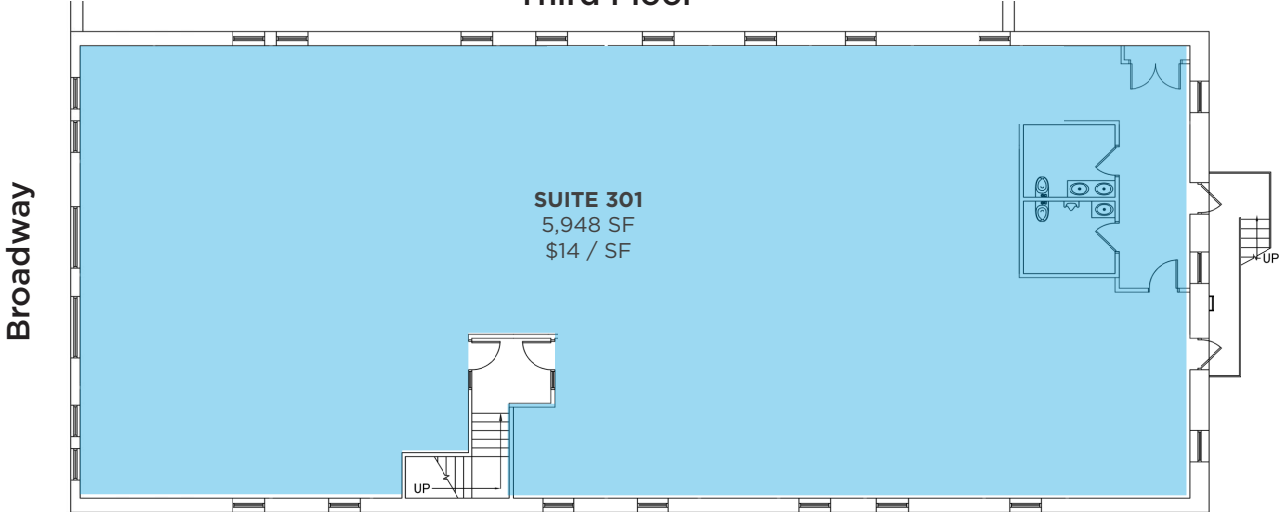
Ground Floor



Second Floor



Third Floor



Floor plans and labels are for illustration purposes only.





Description

The Hancock Building is located on Broadway across from the iconic Black Building in the heart of downtown Fargo. There is currently office space available on the 2nd and 3rd floors and retail space available on the ground floor. Neighboring businesses include Silver Lining Creamery, Replay Games, Third Drop Coffee, Taco Shop, and Scan Design.

Parking

The building is located within blocks of different parking options. The new parking garage at Roberts Commons offers parking spaces as well as free public bicycle parking. During the week, the first two hours are free to parking the garage.

Walkability

This location is considered a Walker’s Paradise, with a Walkscore® of 96 and BikeScore® of 94.

Leasing Information

Property type	Office and Retail
Property name	Hancock Building
Rental rate	\$14 / SF
CAM	\$4 / SF
Minimum rentable SF	610 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	Existing

Information is deemed to be reliable but is not guaranteed.