

OFFICE BUILDING FOR LEASE



WEST 45TH BUSINESS CENTER

200, 300, 400 S 45th Street, Fargo, ND 58103



LORI IBACH

701.371.1621

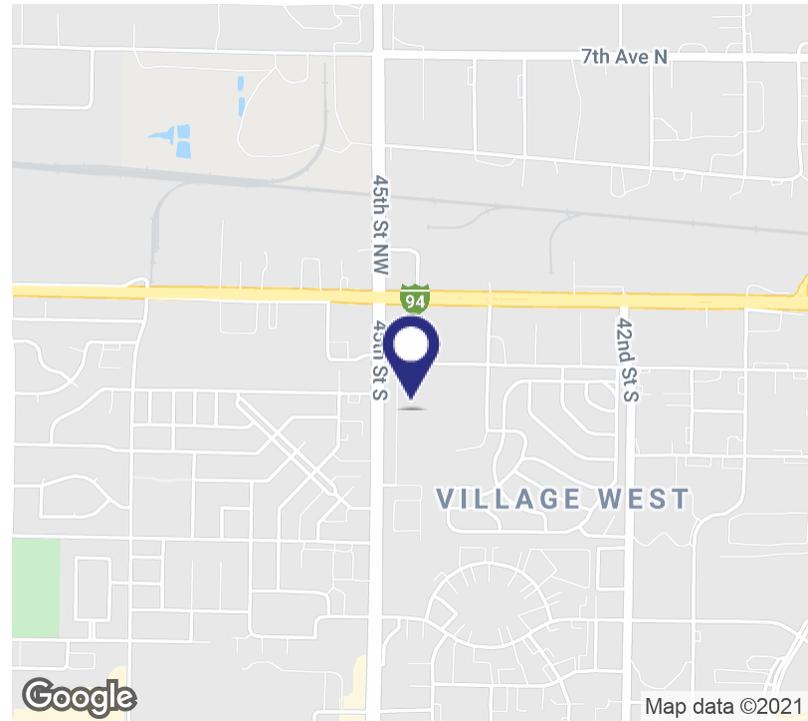
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OFFERING SUMMARY

Lease Rate:	\$12.50 SF
CAM	\$5.05 SF
Building Size:	220,264 SF
Available SF:	1,055 - 18,758 SF

PROPERTY OVERVIEW

Taxes, SWG, Snow/Lawn, Insurance, Repairs and Maintenance included in CAM
Tenant responsible for Janitorial, Phone/Internet, and Utilities
Neighboring businesses include: Wells Fargo Service Center, NAU Country Insurance, and Sanford Patient Financial Services

PROPERTY HIGHLIGHTS

- West 45th Business Center offers an excellent, high traffic location with great visibility, flexible design, and convenient access to meet the needs of commercial, office, retail, and warehouse clients in a distinctive, first class atmosphere.



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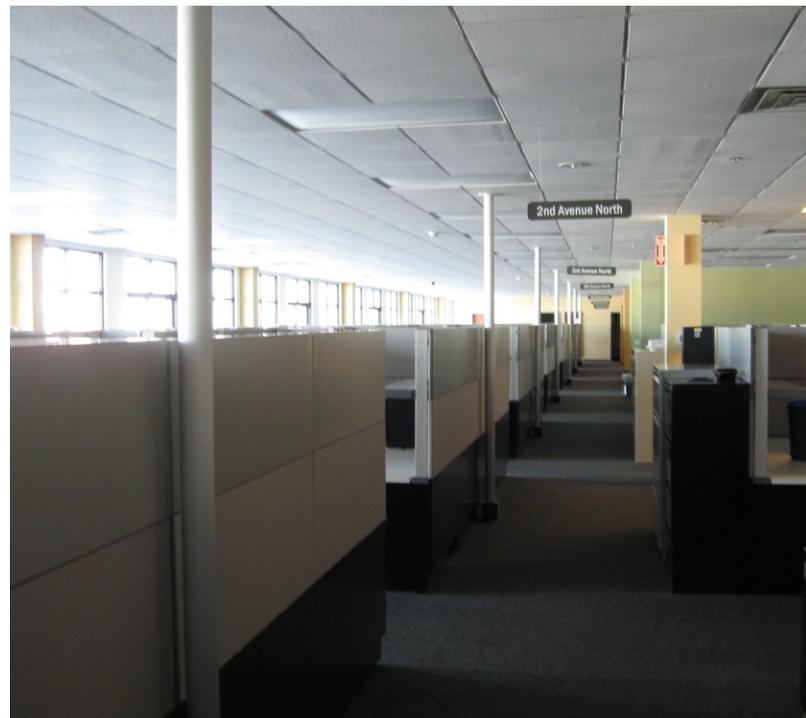
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real estate

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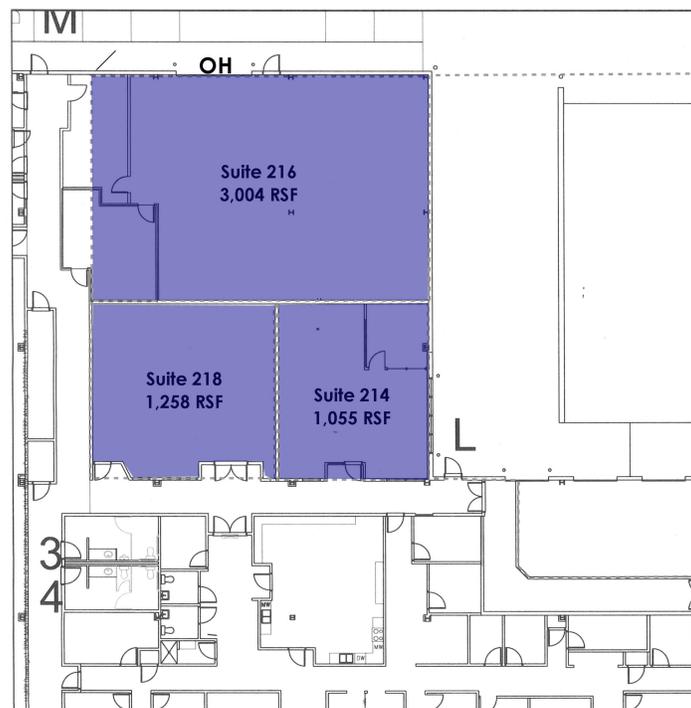
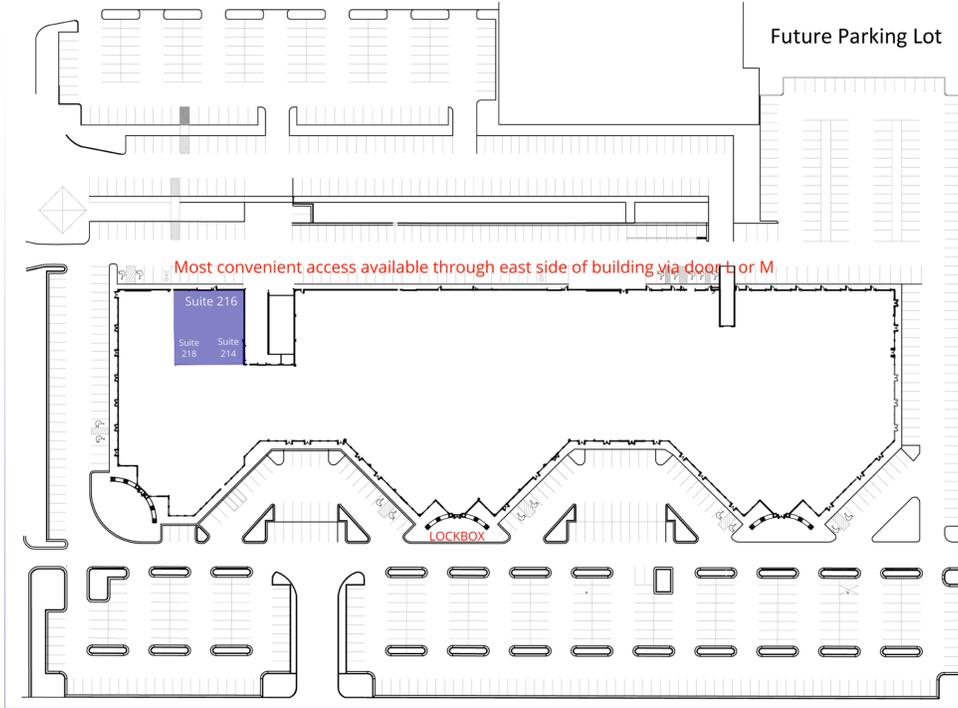
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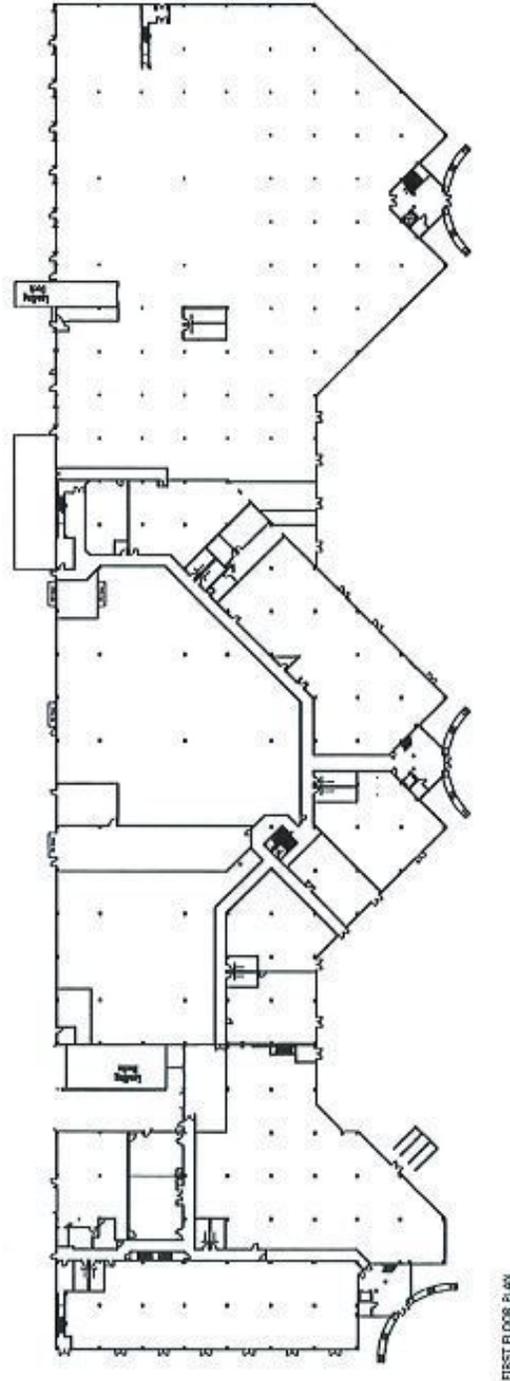
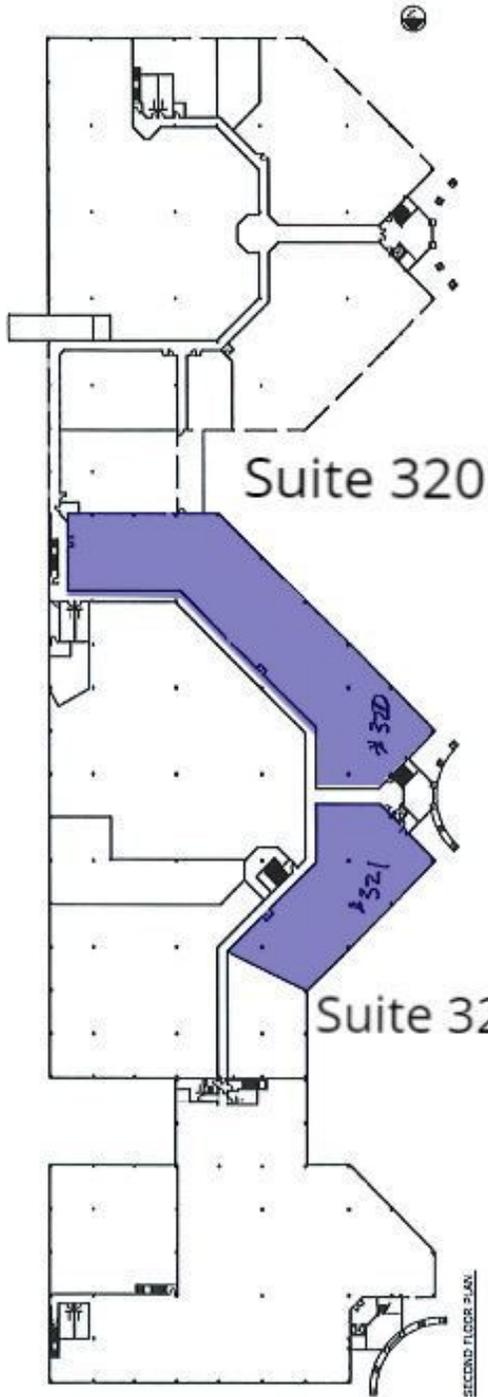
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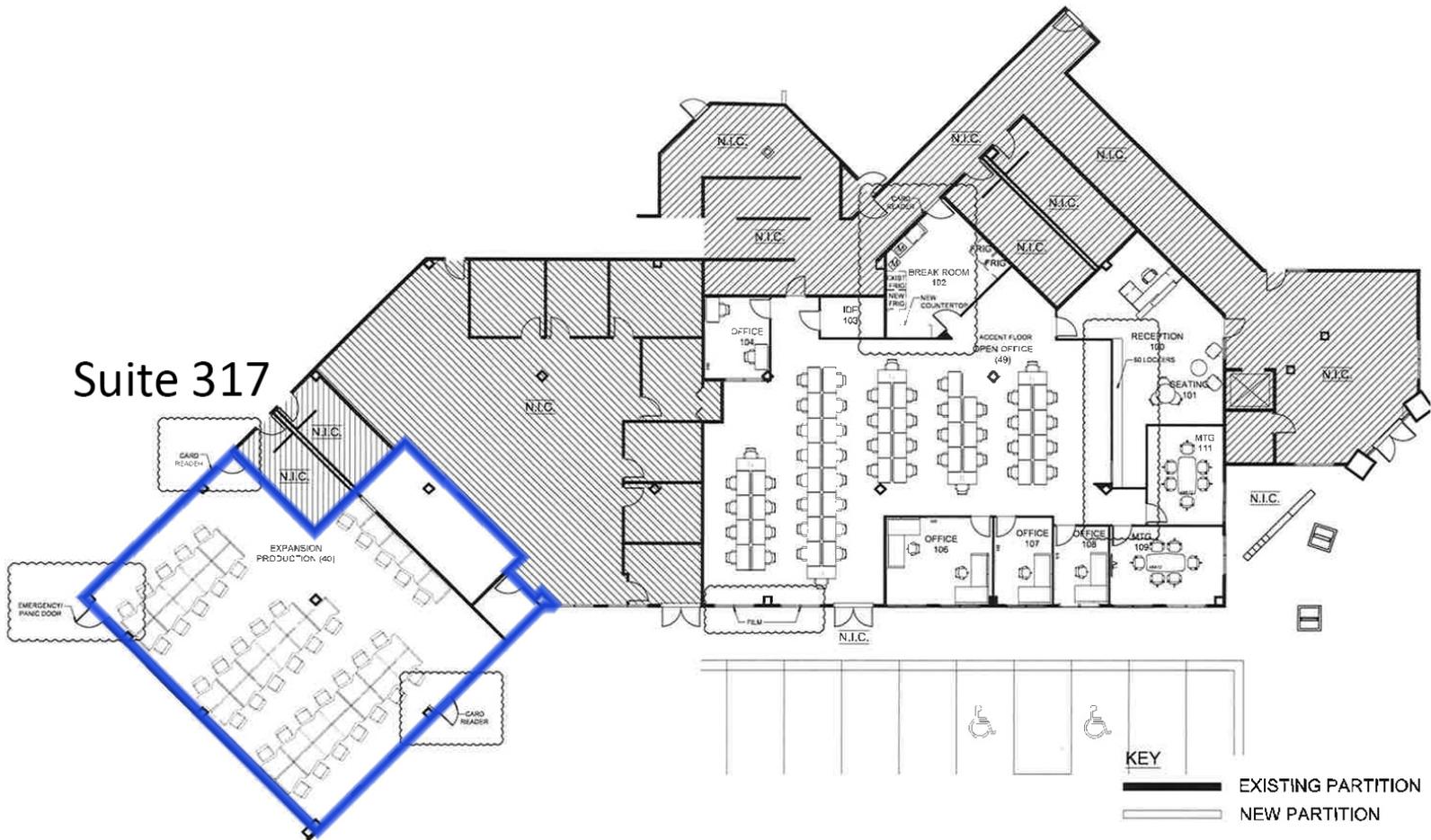
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Suite 317



Suite # 317 | 2,273 RSF



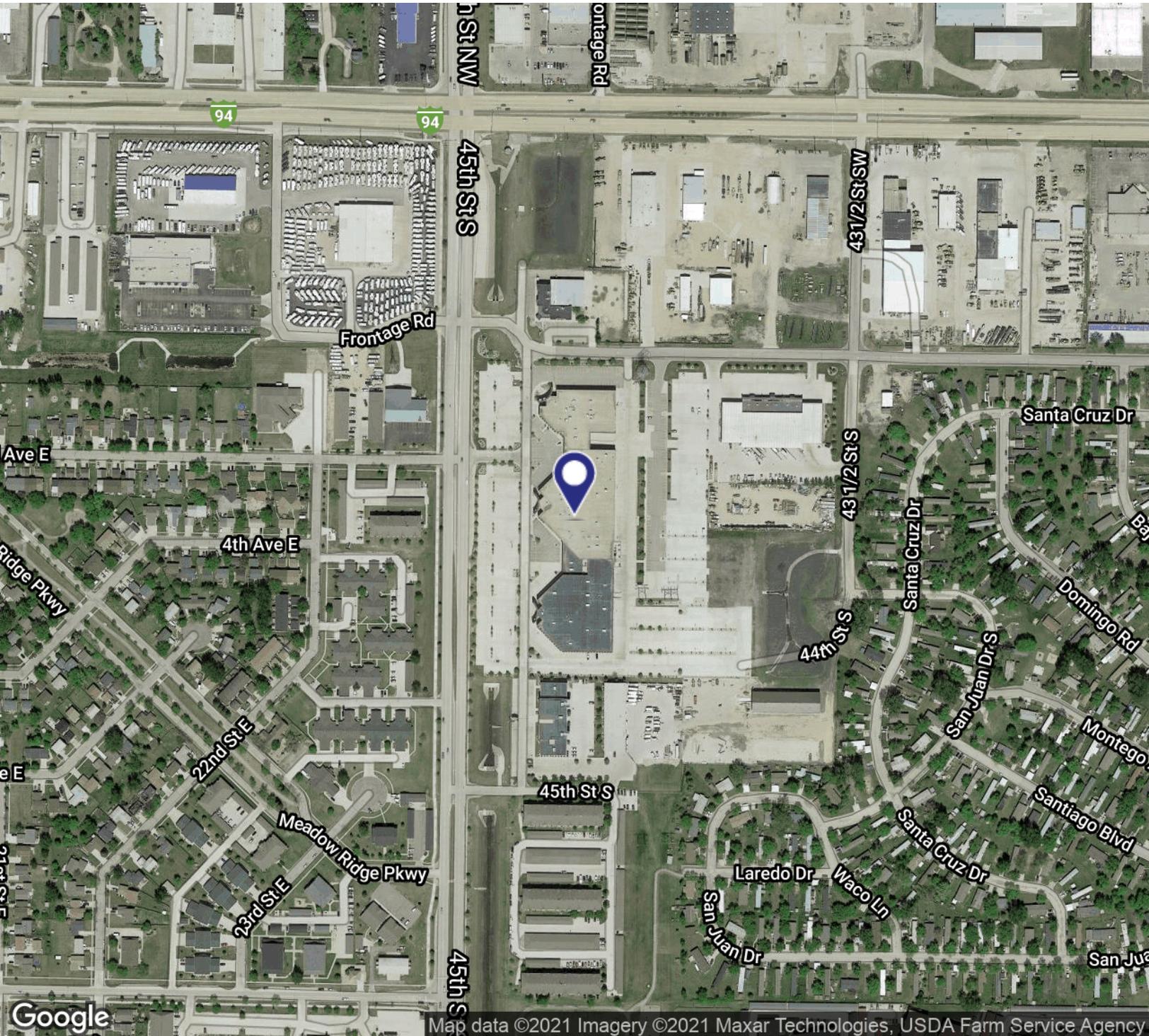
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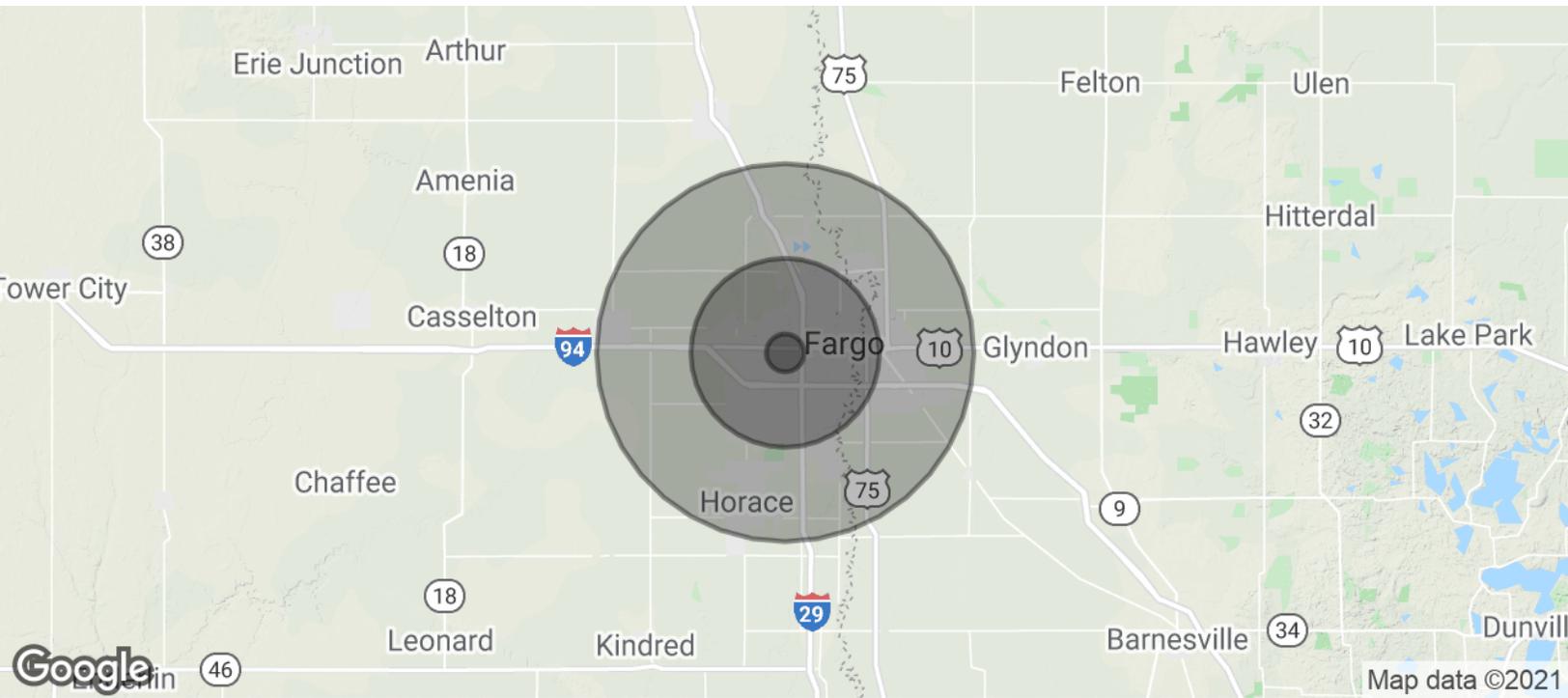
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,338	119,013	238,640
Median age	31.0	31.8	32.6
Median age (Male)	30.6	31.4	31.8
Median age (Female)	31.0	32.3	33.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,930	53,880	101,846
# of persons per HH	2.2	2.2	2.3
Average HH income	\$50,665	\$57,373	\$61,233
Average house value		\$158,477	\$176,838

* Demographic data derived from 2010 US Census



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