

OFFICE BUILDING FOR LEASE



HALLMARK - 3220 BUILDING

3220 S 18th St, Fargo, ND 58104



LORI IBACH

701.371.1621

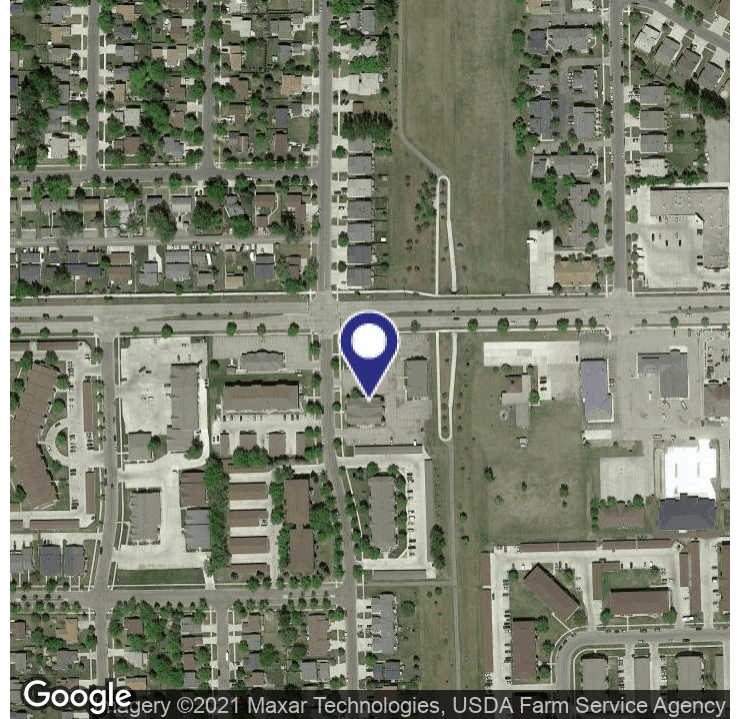
lori.ibach@jbccommercial.com

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JBC Commercial
real estate

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OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr
Building Size:	6,352 SF
Available SF:	373 - 757 SF

PROPERTY HIGHLIGHTS

- The building has a large conference room that is available for all tenants to use at no additional charge
- Tenant pays janitorial



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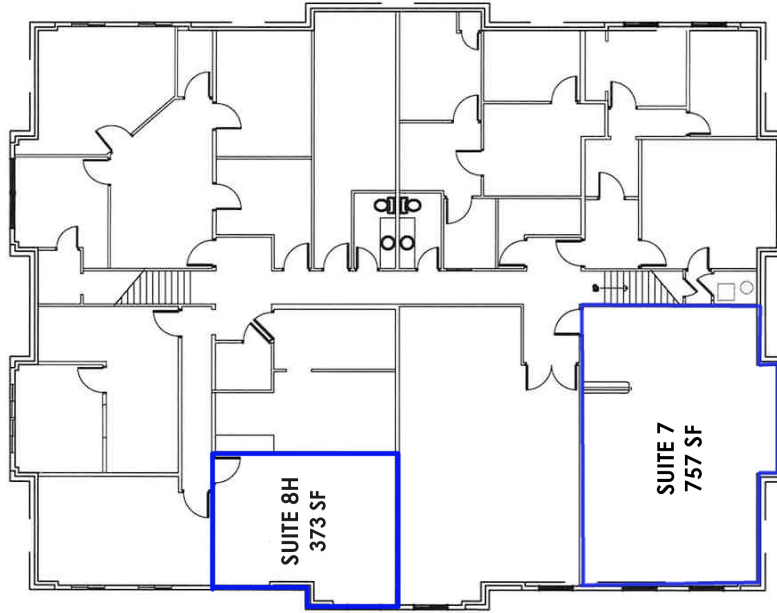
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7	Available	757 SF	Modified Gross	\$14.00 SF/yr
8 H	Available	373 SF	Modified Gross	\$14.00 SF/yr



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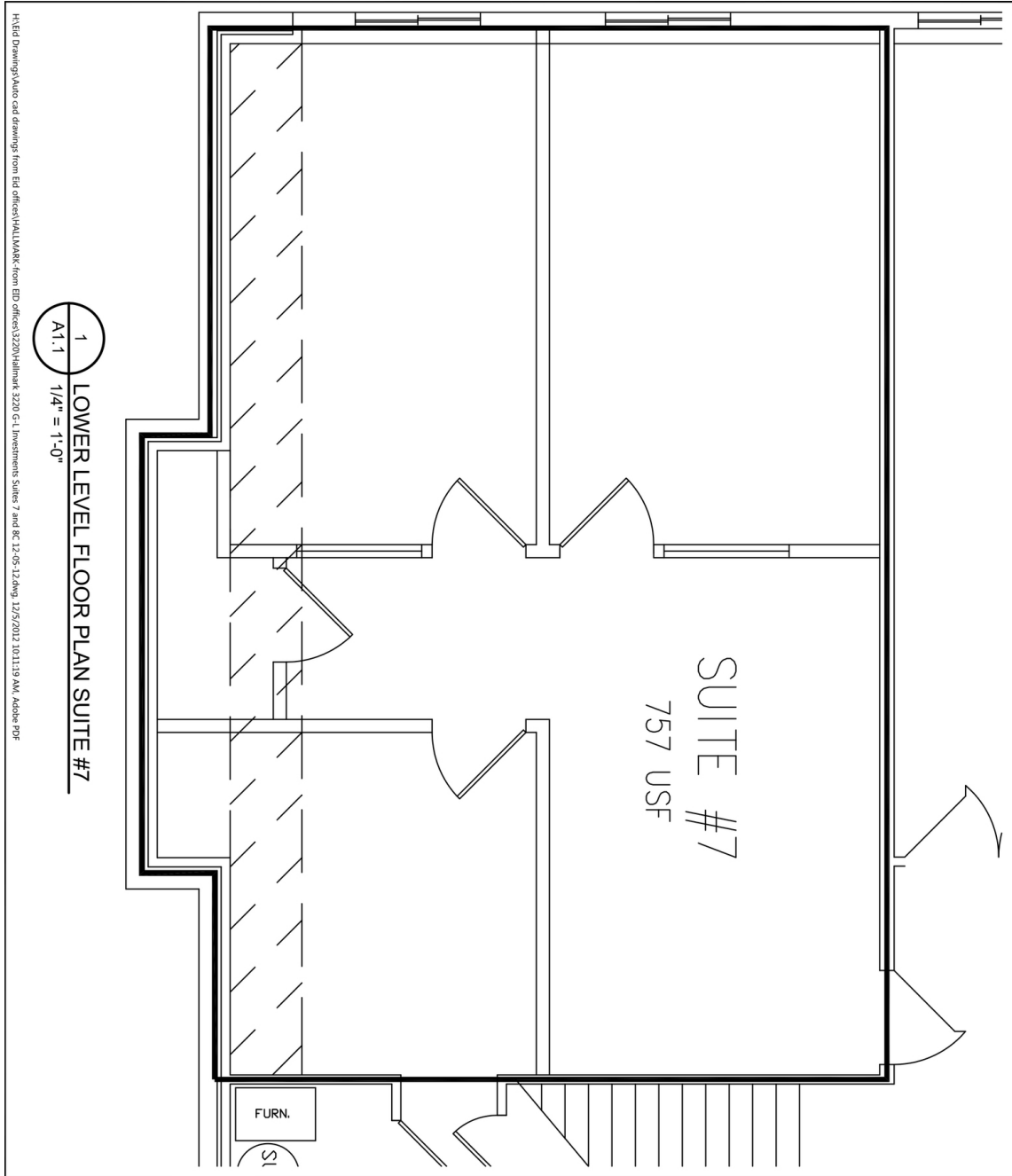
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PROJECT NO.
RDJ 12-772

DATE: 12-05-12

A1.1
FLOOR PLAN

HALLMARK BUILDING

3220 18TH STREET S
FARGO, ND

ROERS DEVELOPMENT, INC
200 45TH ST S
FARGO, ND
701.356.5050
WWW.ROERS.COM

ROERS
Building success.



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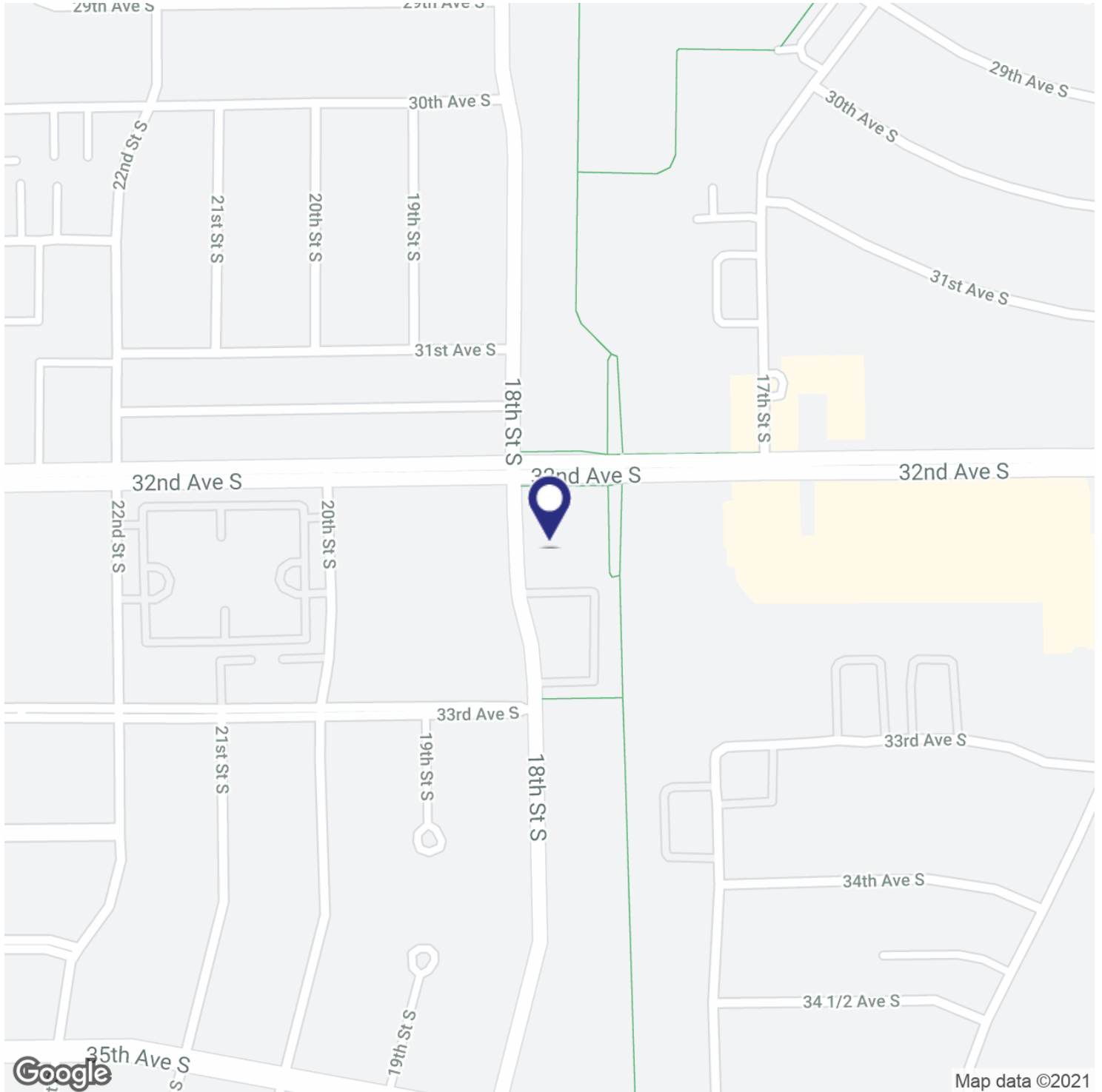
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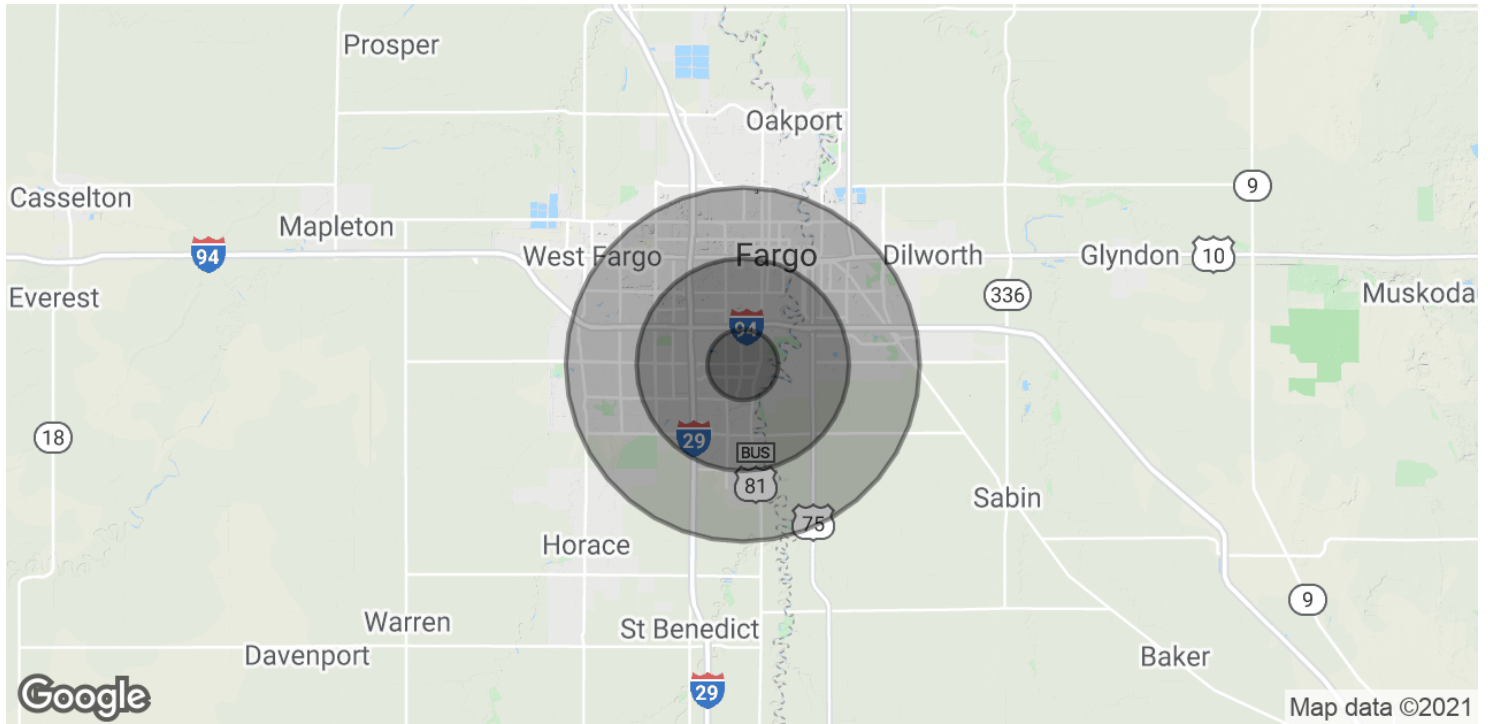
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,167	76,220	149,355
Median age	36.5	35.8	32.3
Median age (Male)	34.6	34.7	31.7
Median age (Female)	38.0	37.0	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,110	34,717	66,653
# of persons per HH	2.2	2.2	2.2
Average HH income	\$67,947	\$65,639	\$56,880
Average house value	\$177,711	\$183,738	\$167,582

* Demographic data derived from 2010 US Census



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