

OFFICE BUILDING FOR LEASE

JBC Commercial
real estate

RADISSON TOWER - 14TH FLOOR

201 N 5th St, Fargo, ND 58102



LORI IBACH

701.371.1621

lori.ibach@jbccommercial.com

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OFFERING SUMMARY

Lease Rate:	\$24.75 SF/yr (NNN)
Building Size:	8,000 SF
Available SF:	8,000 SF

PROPERTY OVERVIEW

14th Floor: 8,000 SF Available

PROPERTY HIGHLIGHTS

- Central downtown
- Fargo location
- Sweeping views
- Abundant natural light
- Floor-to-ceiling windows
- Attached parking (city owned)
- Beautifully renovated common areas
- Over 5,000 SF event space on site
- Onsite fitness center, catering, restaurant, lounge, bars, mail and package services



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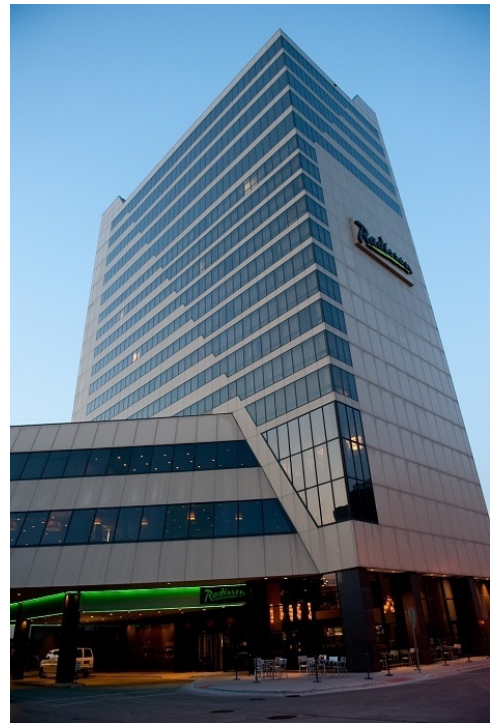
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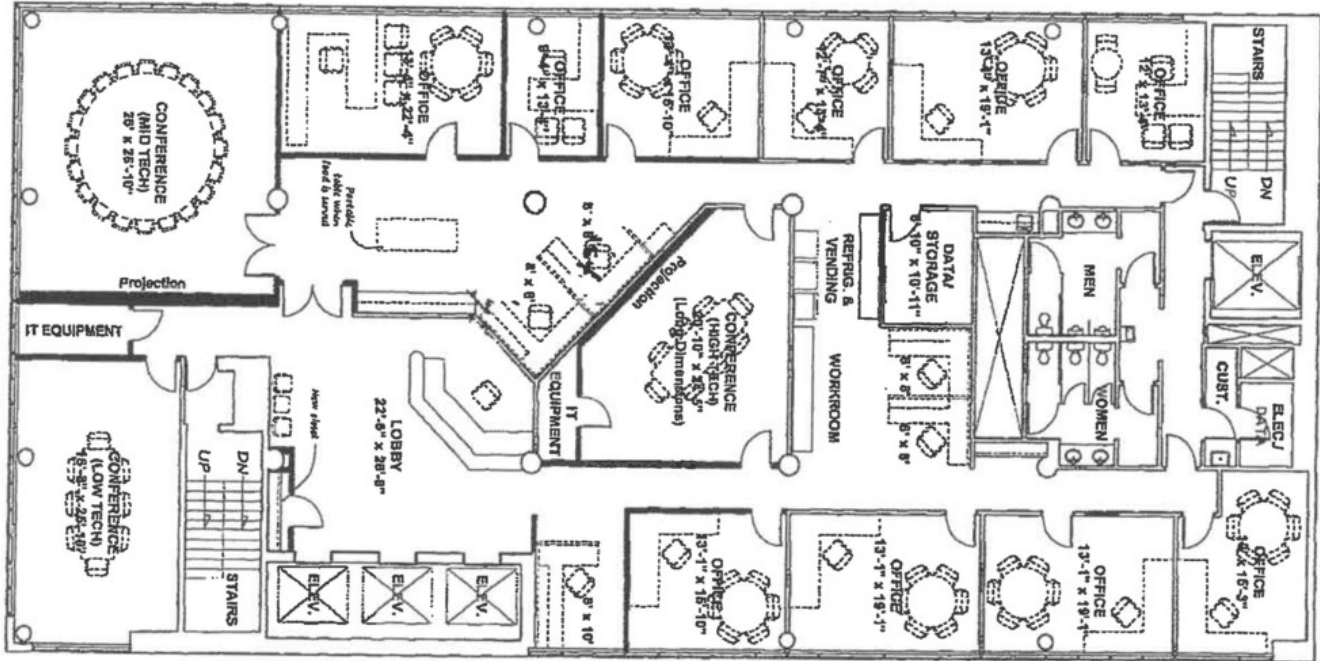
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LEASE TYPE NNN | **TOTAL SPACE** 8,000 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$24.75 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
14th Floor	Available	8,000 SF	NNN	\$24.75 SF/yr	-



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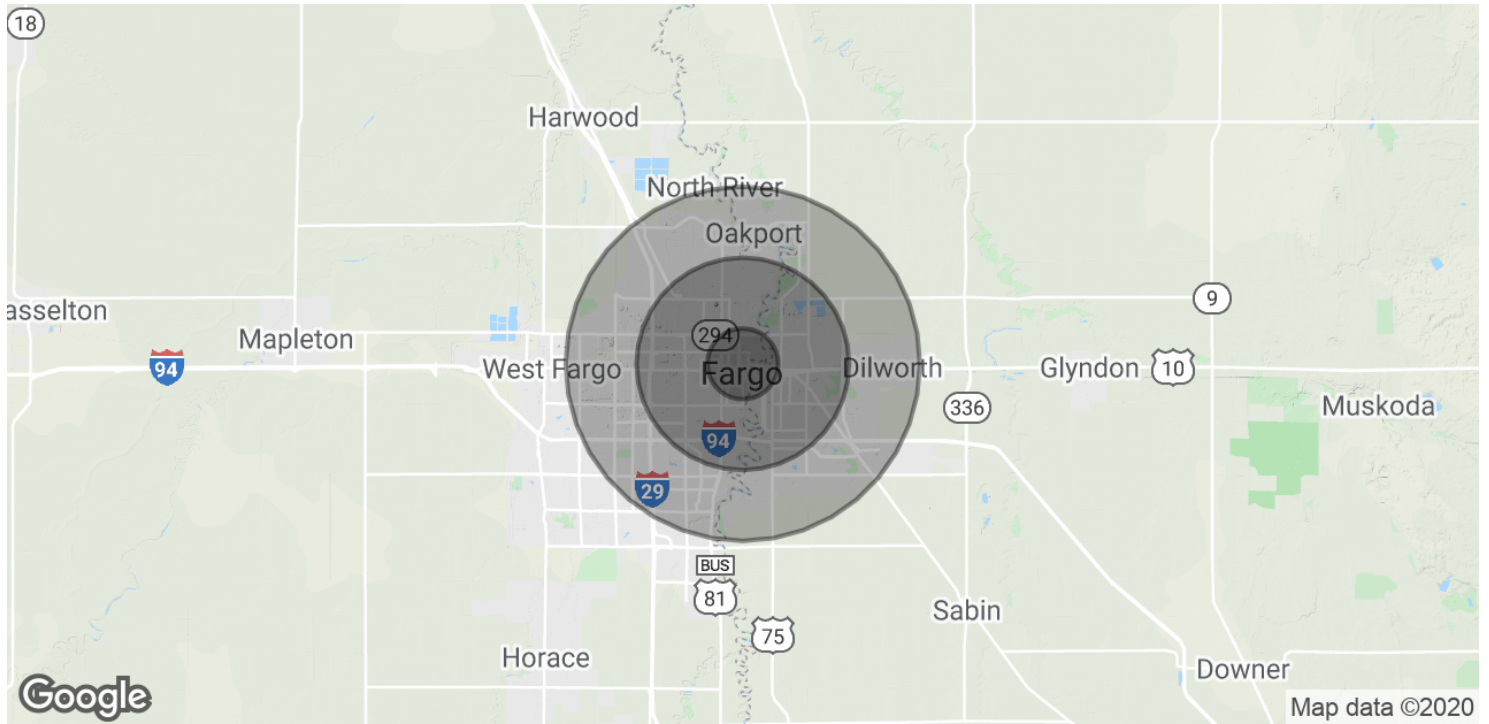
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,813	91,141	161,399
Median age	30.6	33.4	33.4
Median age (Male)	30.3	32.8	32.5
Median age (Female)	31.4	34.4	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,924	40,261	70,972
# of persons per HH	1.7	2.3	2.3
Average HH income	\$41,322	\$51,681	\$56,112
Average house value	\$132,232	\$145,301	\$161,020

* Demographic data derived from 2010 US Census



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