

OFFICE BUILDING FOR LEASE



OFFICE BUILDING

701 32nd Avenue W, West Fargo, ND 58078



LOGAN CARNEY

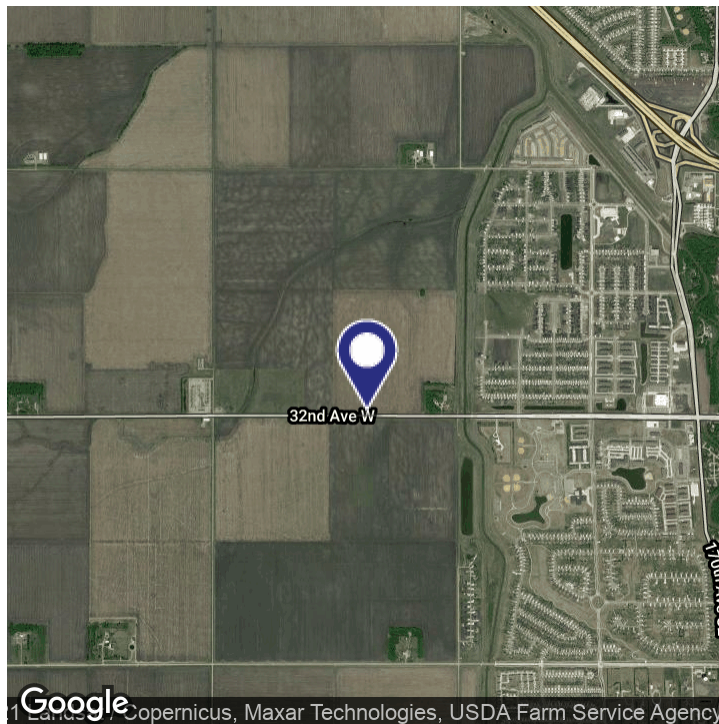
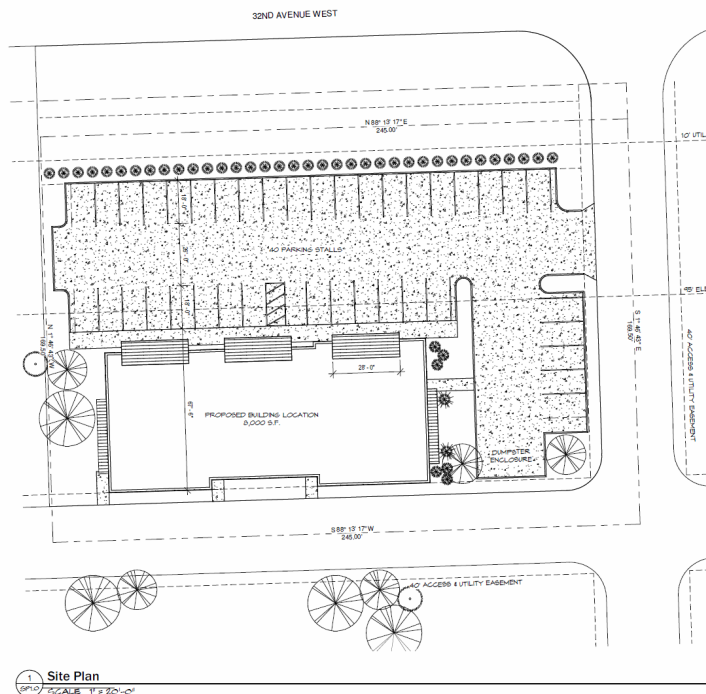
701.388.6982
logan@invest-re.com

OFFICE BUILDING FOR LEASE

JBC Commercial
real estate

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OFFERING SUMMARY

Lease Rate:	\$18.00 - \$20.00 SF/yr
Building Size:	7,993 SF
Available SF:	2,320 - 4,907 SF

PROPERTY OVERVIEW

Beautiful office space in West Fargo, to be built in 2021. \$30 psf TI Allowance. Reserve your space today!



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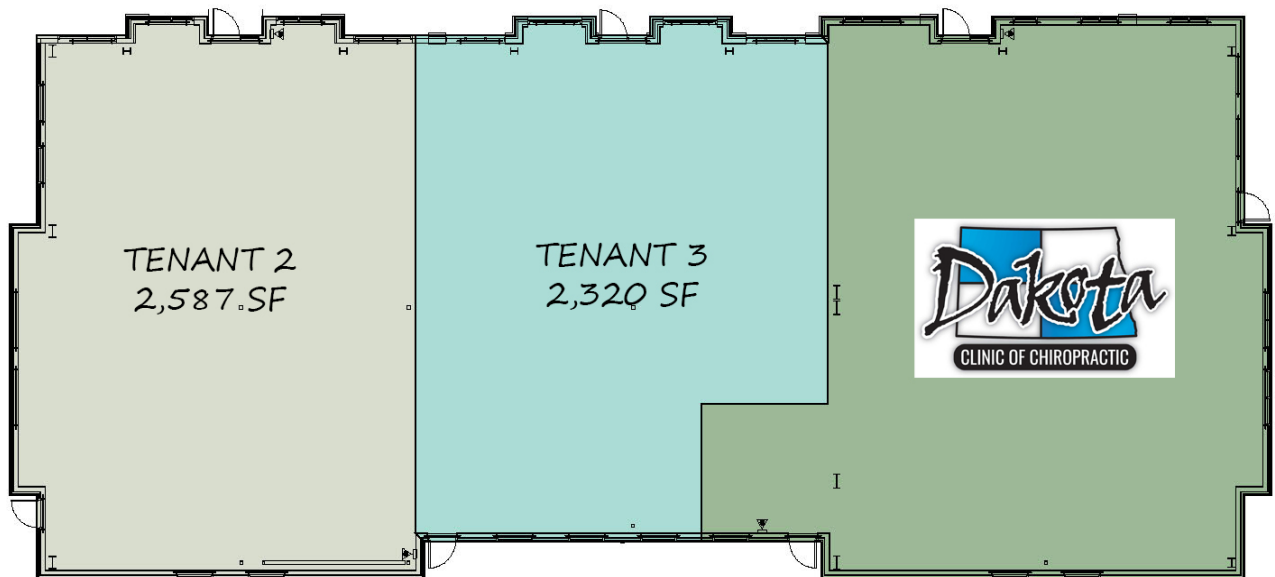
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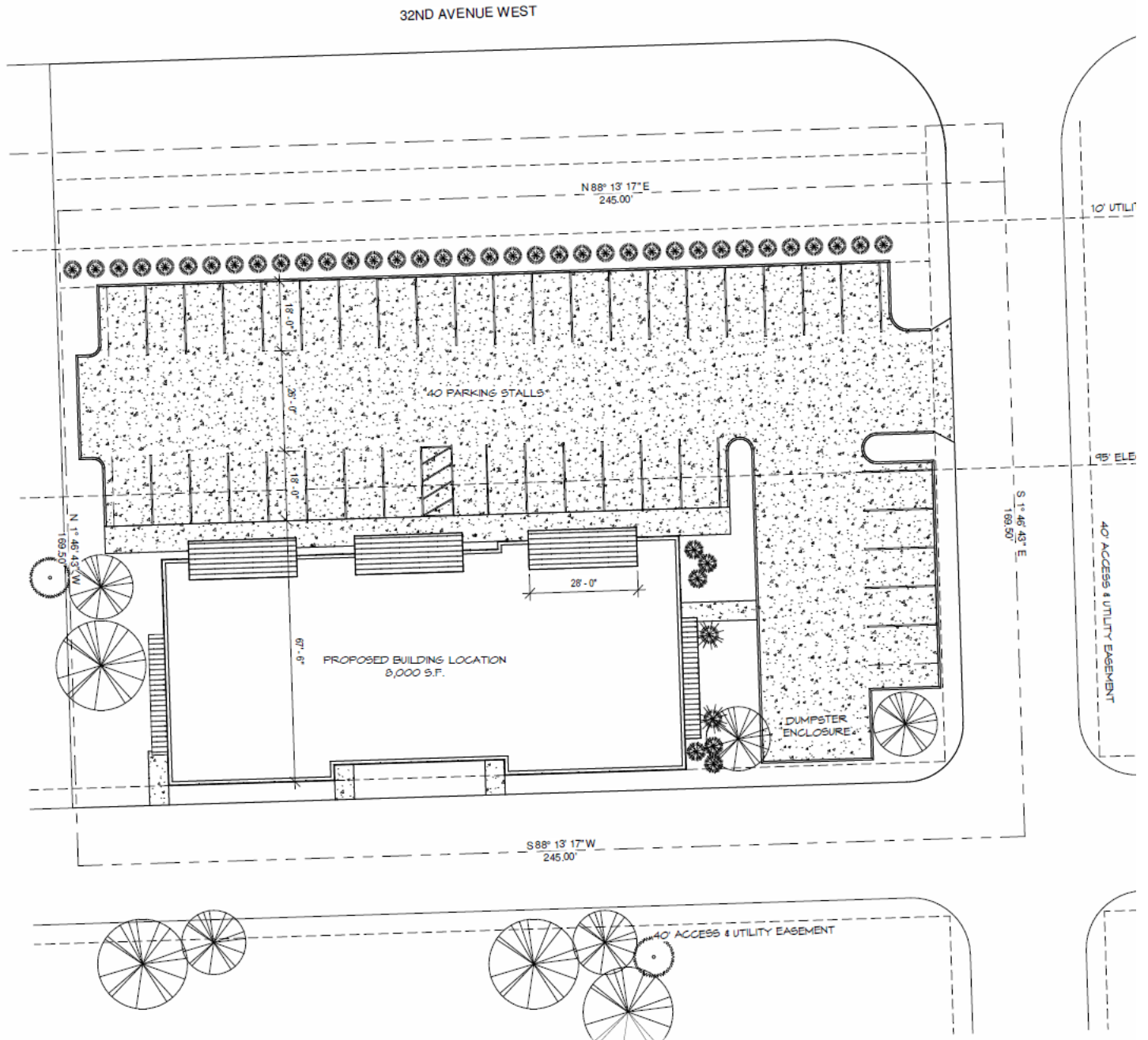
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1 Site Plan
SP10 SCALE 1" = 20'-0"



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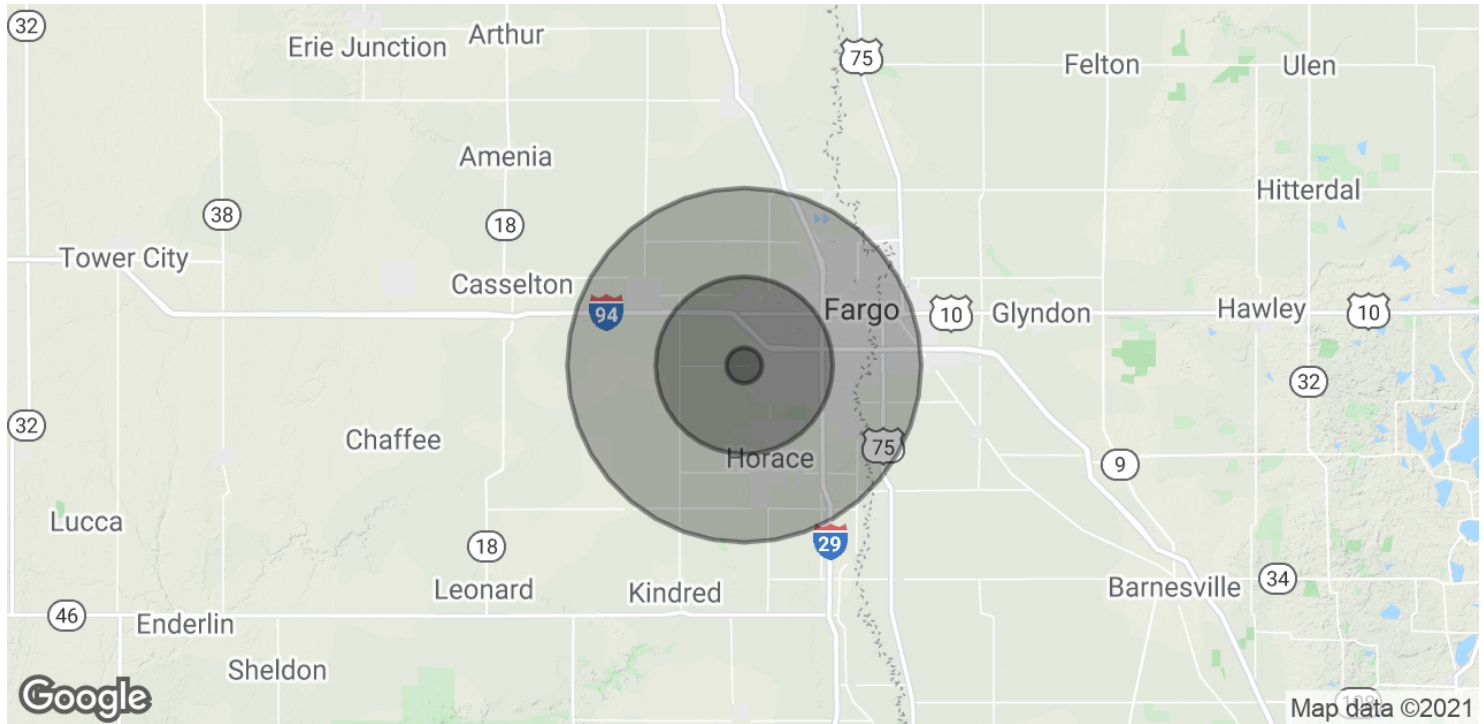
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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	758	41,250	145,719
Average age	29.3	32.2	32.2
Average age (Male)	29.2	31.9	31.7
Average age (Female)	29.5	32.5	32.6

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	294	17,088	63,003
# of persons per HH	2.6	2.4	2.3
Average HH income	\$87,024	\$69,532	\$65,440
Average house value	\$236,058	\$182,499	\$190,498

* Demographic data derived from 2010 US Census



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