

PRACS BUILDING

4837/4951 AMBER VALLEY PKWY S, FARGO, ND 58104


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



AMAZING MEDICAL, RESEARCH & TECHNOLOGY BUILDING FOR SALE

Price: \$12,500,000 | \$87 PSF

Building Size: 142,951 SF

Year Built: 2005

Zoning: Limited Commercial

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PRICE

\$12,500,000 | \$87 PSF

BUILDING SIZE

142,951 SF

YEAR BUILT

2005

PARCEL NUMBER

01-8596-00300-000 104,592 SF
(Land lease parcel)
01-7680-00101-000 135,912 SF
(Parking lot, owned directly)

2020 TAXES/SPECIALS

\$234,495

SPECIALS BALANCE

\$110,289

CURRENT INSTALLMENT

\$14,170

ZONING

LC - Light Commercial

FINANCIALS

Upon request with CA

PROPERTY DESCRIPTION:

Now offering this phenomenal 142K+ SF facility for sale located just off I-94 near the new Sanford Health hospital. With great accessibility from 45th Street and Veterans Boulevard, this property can meet the growing needs of many types of businesses from medical research and technology to traditional office use and much more. Offering 3 stories above ground and a partial basement, investor buyers can benefit from existing leases with the opportunity to capture additional tenants. The building also offers redundant power along with advanced HVAC and security systems. The first floor showcases a grand 3 story atrium and amazing conference center, including a large auditorium with stadium seating for up to 320. The adjacent parcel to the west includes over 200 concrete parking spaces. This is a rare opportunity to purchase a building of this size and quality!

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PROPERTY FEATURES:

- Excellent South Fargo location
- Near new Sanford hospital and I-94
- Stunning 3-story atrium
- 2 Generators for full building power backup
- Shared conference rooms and large auditorium
- Fully sprinkled
- 24x7 secured access
- Advanced HVAC systems in place for medical/clean room use
- Detached storage garage (28'x28') with double garage door



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1st Floor: 48,007 +/-

- Shared Conference Facilities: 9,393 SF
- Available: Up to 33,344 SF



2nd Floor: 42,008 Total SF +/-

- Available: Up to 40,453 SF

3rd Floor: 41,427 Total SF +/-

- Leased: 14,545 SF
- Shared Break & Conf Rooms: 4,646 SF
- Available: 12,143 SF

Basement: 11,840 Total SF +/-

- Leased: 7,400 SF
- Available: Up to 9,523 SF
- Note: Includes 7,400 SF of exercise space and locker rooms

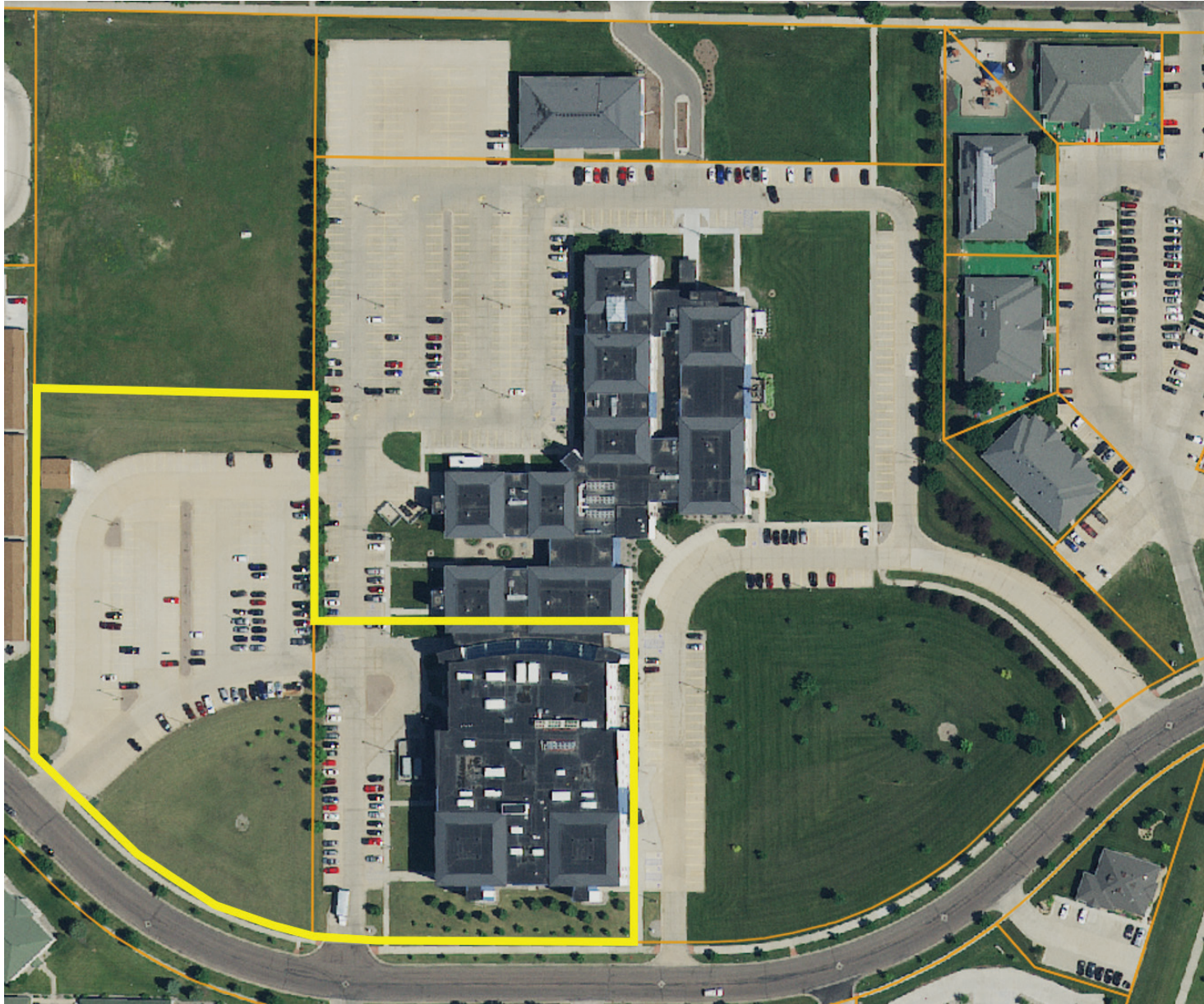


CURRENT TENANTS:

- Agathos Biologics
- Vie Church
- QPS Labs
- Immuno Precise

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LOCATION INFO:

- PRACS BUILDING
- 4837/4951 Amber Valley Parkway S, Fargo, ND 58103
- Parcel Numbers: 01-8596-00300-000 & 01-7680-00101-000

BUILDING INFO:

- Building Class: A/B
- Tenancy: Multiple
- Number of Floors: 3 + Basement
- Year Built: 2005
- Gross Leasable Area: 142,951 SF
- Foundation: Slab on Grade with partial basement
- Framing: Steel Column & Beam, wood frame
- Roof: Rubber Ballast
- Exterior: Joisted Masonry and EDFs
- Generators: 2 Diesel Powered Caterpillar
- Sprinklers: Wet Fire Suppression on all 3 floors
- Electric: 1600 AMPS of 480 1600 AMPS of 208



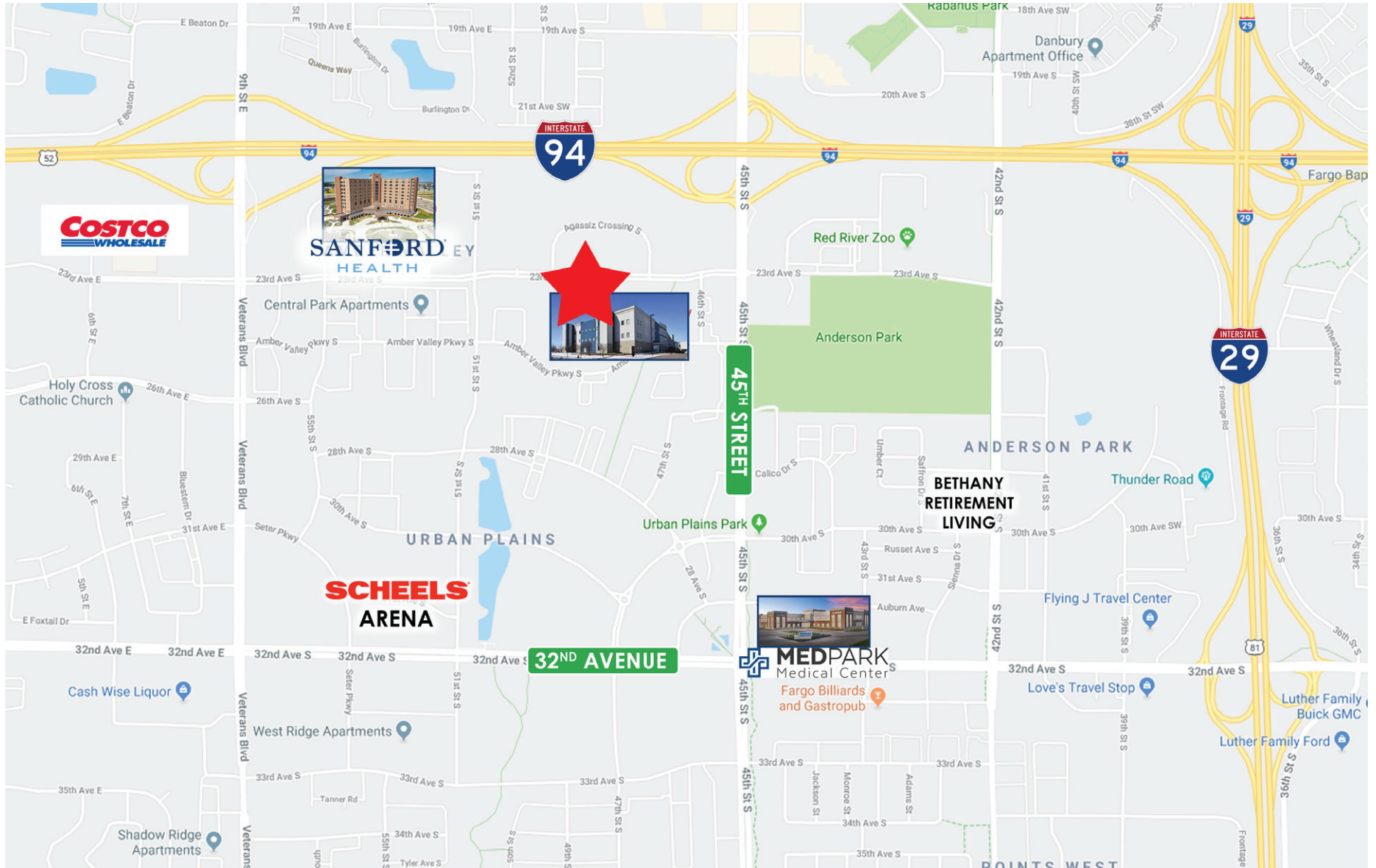
HVAC Details:

- **Heating Plant:** 3 Aerco condensing hot water (glycol) low pressure boilers. 2 million BTU/hr per unit.
- **Cooling Plant:** 400 Ton McQuay air cooled screw type chiller. 3 compressors in 3 separate cooling circuits (glycol). Chandler Refrigeration Fluid cooler to cool heat pump loop (closed system).
- **Space Conditioning:** Utilizes VAV's, reheats, and heat pumps for space conditioning throughout the building.
- **Ventilation:** 14 roof top units (AAON) and 6 make up air units for ventilation & conditioning.

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MAP LOCATION



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- Shared Conference Facilities: 9,393 SF
- Available: Up to 33,344 SF



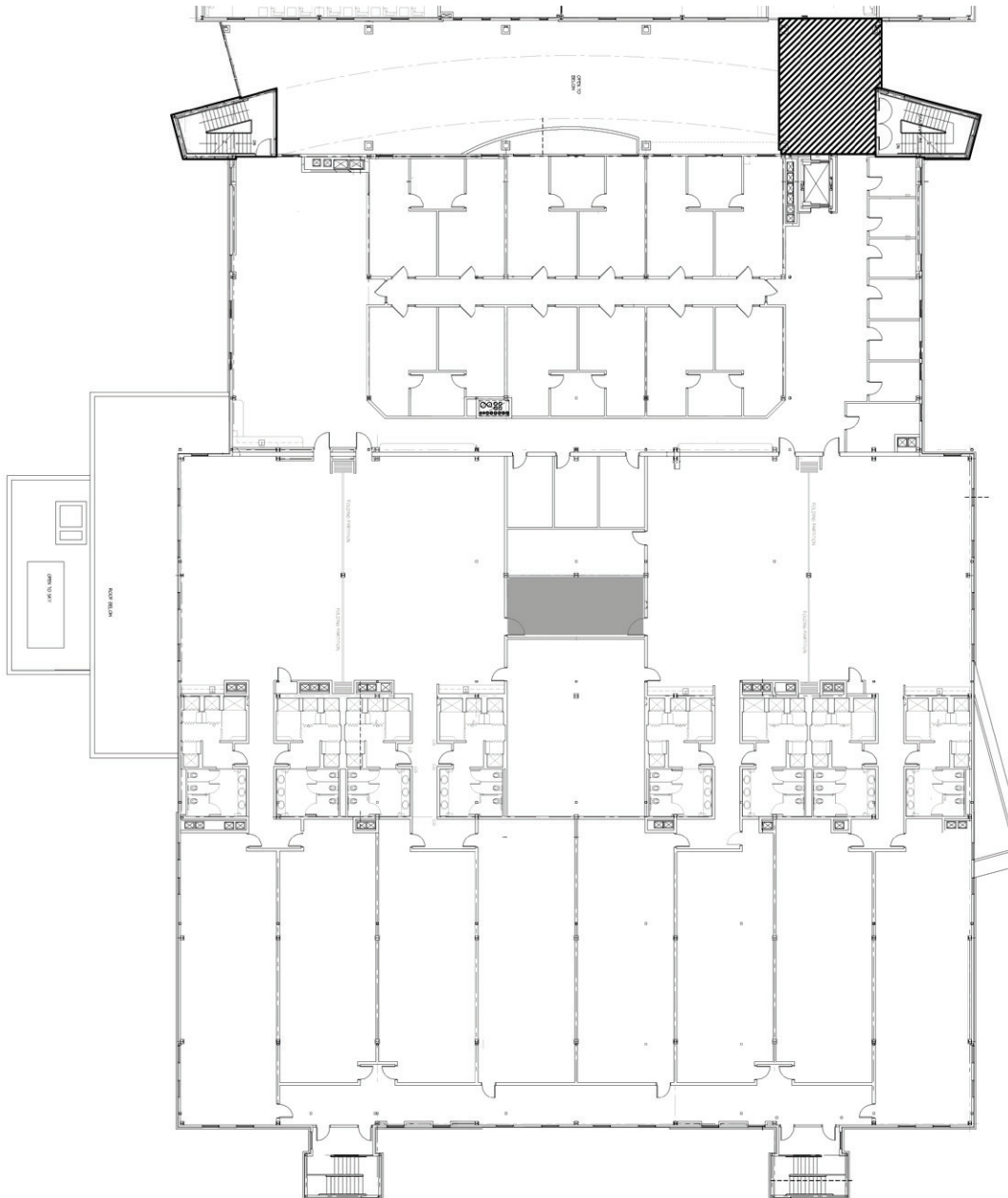
LEGEND

- Leased
- Conference facilities
- Available
- Mechanical

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SECOND FLOOR

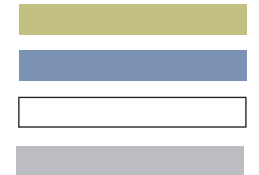


2nd Floor: 42,008 Total SF +/-
• Available: Up to 40,453 SF



LEGEND

Leased
Conference facilities
Available
Mechanical



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THIRD FLOOR







3rd Floor: 41,427 Total SF +/-

- Leased: 14,545 SF
- Shared Break & Conf Rooms: 4,646 SF
- Available: 12,143 SF

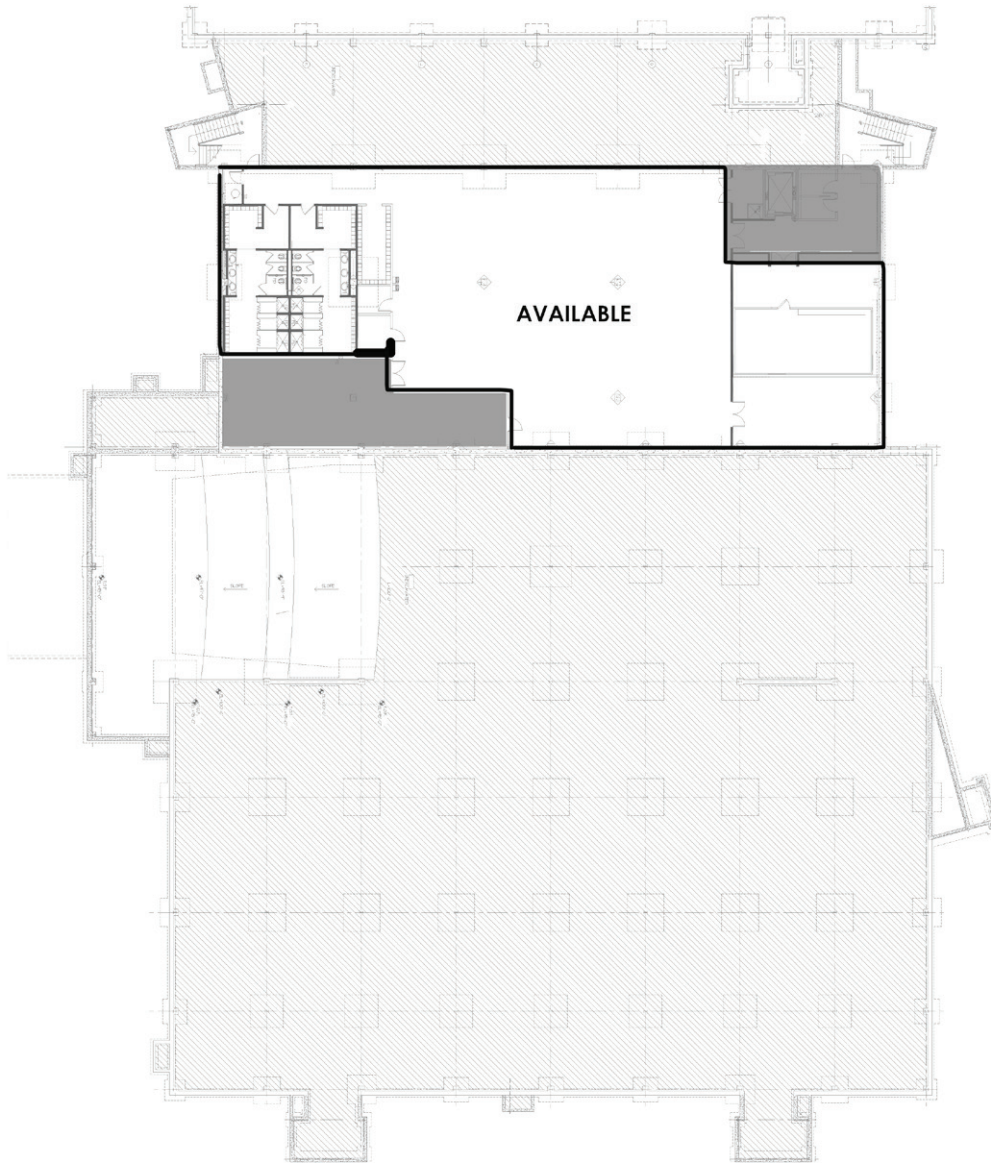


LEGEND

- Leased 
- Conference facilities 
- Available 
- Mechanical 

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Basement: 11,840 Total SF +/-

- Leased: 7,307 SF
- Available: Up to 10,885 SF
- Note: Includes 7,100 SF of exercise space and locker rooms



LEGEND

Leased	
Conference facilities	
Available	
Mechanical	

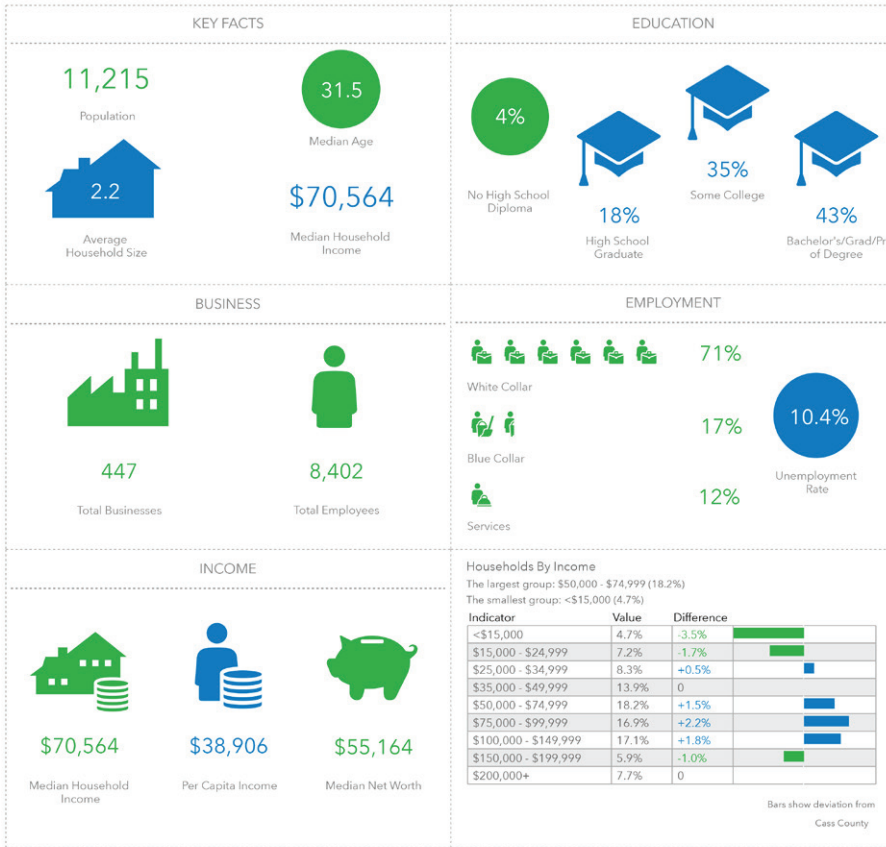
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Demographics

4837 Amber Valley Pkwy S, Fargo, North Dakota, 58104 (1 mile)
4837 Amber Valley Pkwy S, Fargo, North Dakota, 58104
Ring of 1 mile

Prepared by GCRE
Latitude: 46.84192
Longitude: -96.86893



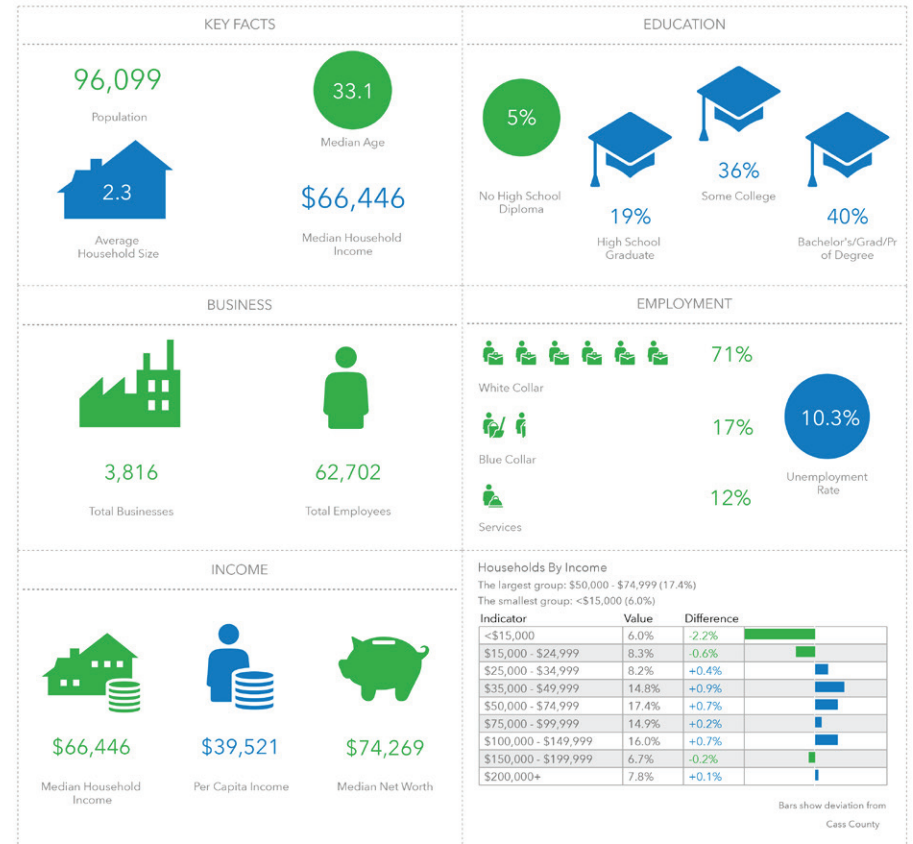
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Demographics

4837 Amber Valley Pkwy S, Fargo, North Dakota, 58104 (3 miles)
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Ring of 3 miles

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INTERIOR IMAGES

