

Bank Space for Sublease

5650 34th Avenue S, Fargo, ND 58104

MLS #26-28



ABOUT THE PROPERTY

Former bank space available for sublease in a premier Class A office building along Veterans Boulevard in Fargo, ND. This beautifully finished space features abundant natural light with floor-to-ceiling windows, 12 private offices, open workspace ideal for cubicles, a conference room, welcoming lobby, and an existing teller desk layout, making it well suited for financial services or professional users. The property also includes a rare three-lane drive-thru and outstanding visibility with multiple signage opportunities, including building signage, a monument sign, and a shared readerboard along one of Fargo's most heavily traveled corridors.

*Exclusion for insurance services.



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OFFERING SUMMARY

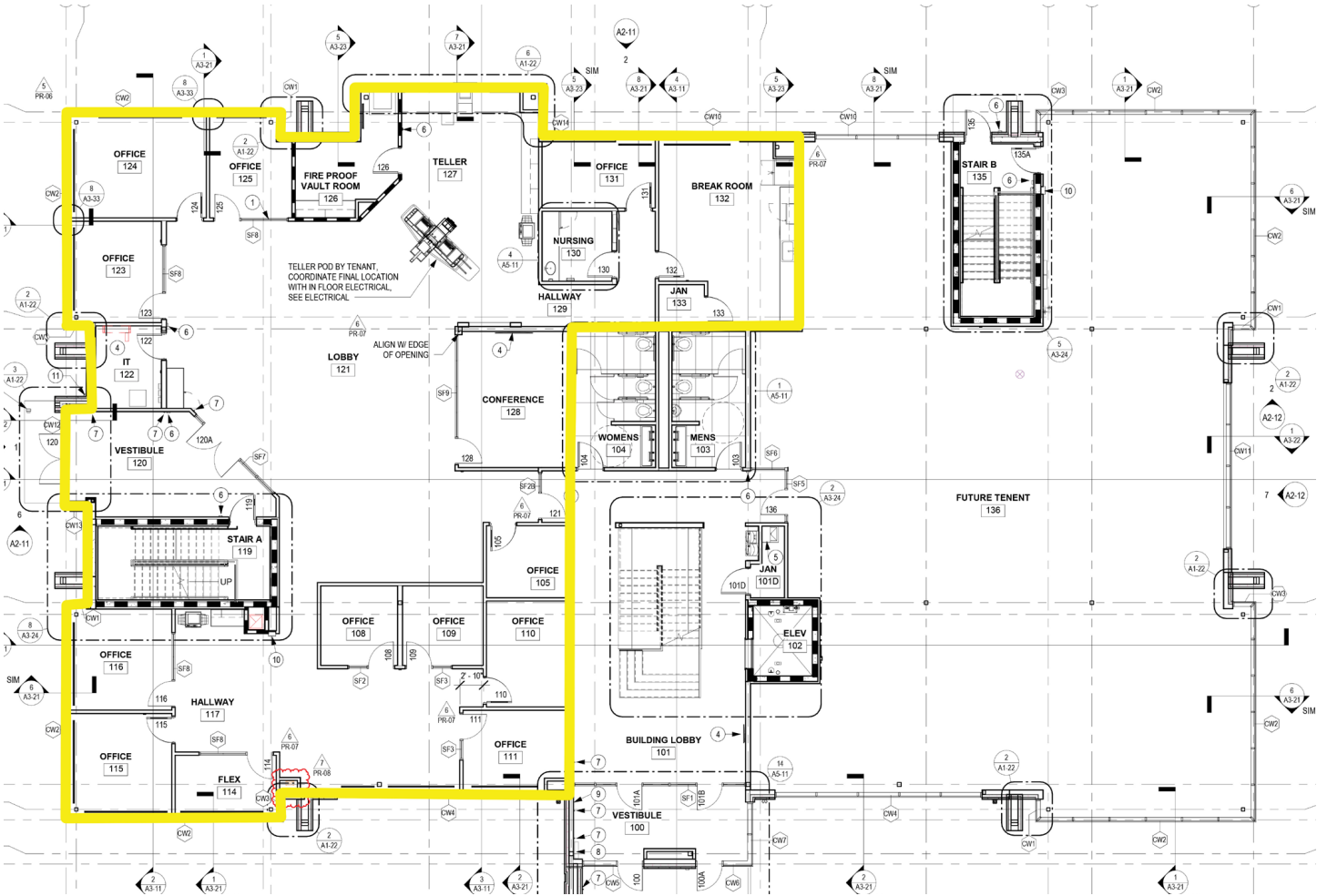
LEASE RATE: \$26.50 PSF

ESTIMATED CAM: \$10.66 PSF

AVAILABLE SPACE: 6,006 RSF (5,046 USF)

LEASE END DATE: August 31, 2033

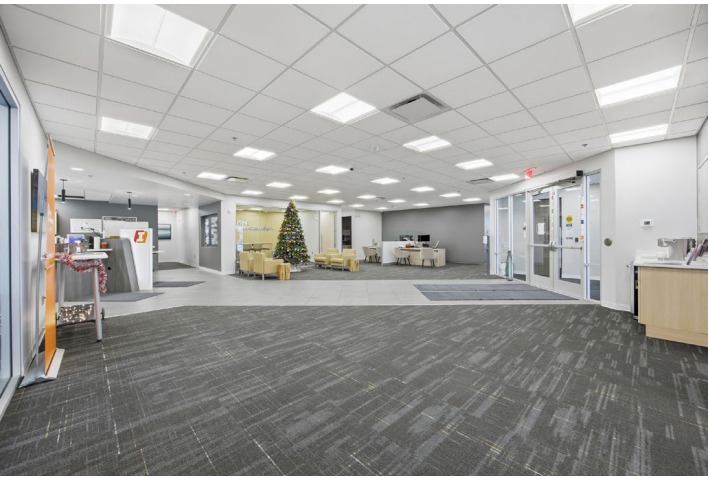
FIRST FLOOR



ADDITIONAL INFORMATION

BUILDING SIZE: 24,655 SF

YEAR BUILT: 2023





BUILDING NEIGHBORS

First Interstate Bank, Valley Crop Insurance, and Heritage Insurance



NEIGHBORING BUSINESSES

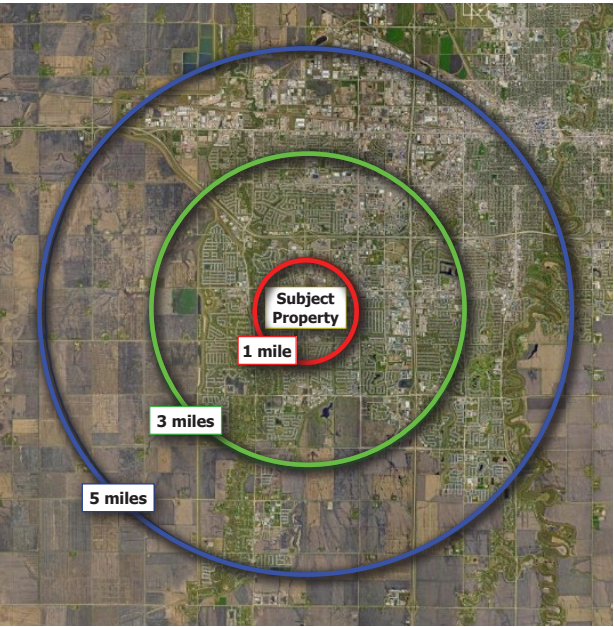
Holiday Gas Station, Scooter's Coffee, Bravera Bank, Summit Center for Dentistry, Starbucks, and Cash Wise.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	15,648	86,378	145,631
2025 TOTAL HOUSEHOLDS	6,546	37,062	63,172
2025 MEDIAN HOUSEHOLD INCOME	\$91,755	\$85,386	\$80,875
2025 MEDIAN AGE	30.8	32.8	34.7

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST



COMMON AREA





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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.