

1213 NP AVE OFFICE

1213 NP AVE, FARGO, ND 58102

**GOLDMARK™**
COMMERCIAL REAL ESTATE INC

FOR LEASE



BEAUTIFUL OFFICE NEAR DOWNTOWN FARGO

SPACE AVAILABLE: 820 SF

RENT: \$18.00 PSF

TENANT EXPENSES: Heat, A/C, Electric, Phone/Internet

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

1213 NP AVE OFFICE

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SPACE AVAILABLE

Suite 201: 820 SF

RENT

\$18.00 PSF

ESTIMATED CAM

\$6.00 PSF

TENANT EXPENSES

Heat & A/C
Electricity
Phone/Internet

AREA NEIGHBORS

Brew Bird
Drekker Brewhalla
United Savings Credit Union
RHET Architecture
Nodak Insurance
Plains Art Museum

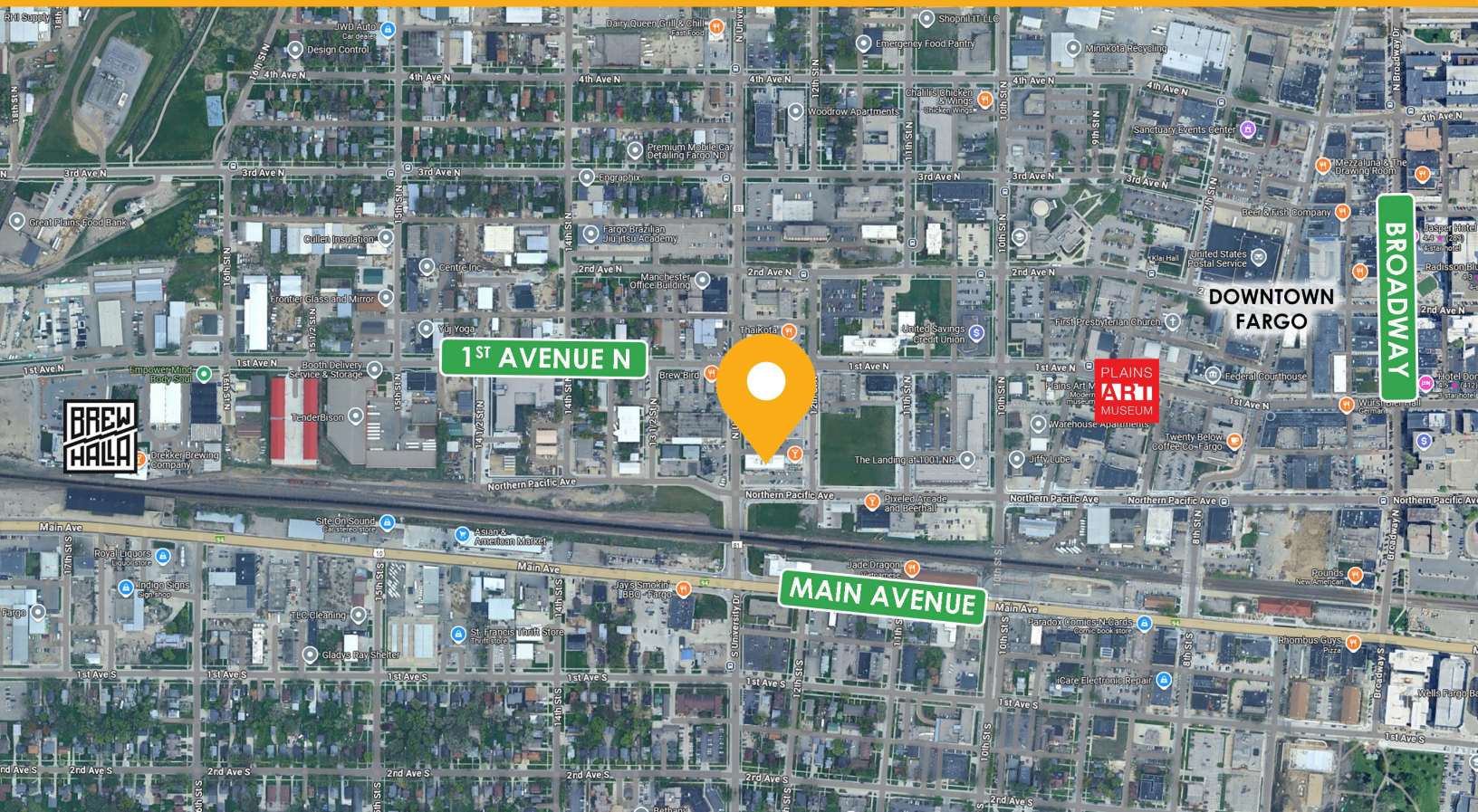
PROPERTY DESCRIPTION:

Beautiful and unique office space is available for lease in the 1213 NP Ave building near downtown Fargo! Located on the busy corner of NP Avenue and University Drive, this is a fantastic location. Suite 201 is perfect for a photography studio, podcast studio, or small quaint office space. Join other professional businesses in this fantastic building!

BUILDING NEIGHBORS

- FM Title
- Kennelly Business Law
- Dorsher Dentistry
- Wild Terra Cider Bar
- Pausch Chiropractic
- Farm QA

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



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EXTERIOR PHOTOS



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SUITE 201



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1-MILE RADIUS

KEY FACTS

16,525

Population

33.9

Median Age



Average Household Size

\$44,201

Median Household Income

BUSINESS



1,497

Total Businesses



23,190

Total Employees

INCOME



\$44,201

Median Household Income



\$35,486

Per Capita Income



\$15,000

Median Net Worth

EDUCATION



No High School Diploma



21.5%

High School Graduate



32.4%

Some College/ Associate's Degree



40.2%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

57.6%



Blue Collar

24.8%



Services

17.6%



Unemployment Rate

2024 Households by income (Esri)

The largest group: <\$15,000 (19.9%)

The smallest group: \$150,000 - \$199,999 (3.9%)

Indicator ▲	Value	Diff
<\$15,000	19.9%	+10.8%
\$15,000 - \$24,999	11.6%	+5.6%
\$25,000 - \$34,999	9.9%	+3.7%
\$35,000 - \$49,999	12.7%	+1.0%
\$50,000 - \$74,999	16.5%	-2.8%
\$75,000 - \$99,999	13.3%	+0.2%
\$100,000 - \$149,999	7.6%	-7.6%
\$150,000 - \$199,999	3.9%	-3.9%
\$200,000+	4.6%	-7.0%

Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS

93,976

Population

32.6

Median Age



Average Household Size

\$56,560

Median Household Income

BUSINESS



4,824

Total Businesses



82,159

Total Employees

INCOME



\$56,560

Median Household Income



\$35,825

Per Capita Income



\$66,122

Median Net Worth

EDUCATION



No High School Diploma



22.5%

High School Graduate



34.1%

Some College/ Associate's Degree



38.4%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

58.9%



Blue Collar

22.0%



Services

19.1%



Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.6%)

The smallest group: \$150,000 - \$199,999 (5.1%)

Indicator ▲	Value	Diff
<\$15,000	13.4%	+4.3%
\$15,000 - \$24,999	8.3%	+2.3%
\$25,000 - \$34,999	8.0%	+1.8%
\$35,000 - \$49,999	13.4%	+1.7%
\$50,000 - \$74,999	19.6%	+0.3%
\$75,000 - \$99,999	14.0%	+0.9%
\$100,000 - \$149,999	11.9%	-3.3%
\$150,000 - \$199,999	5.1%	-2.7%
\$200,000+	6.2%	-5.4%

Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS

175,257

Population

33.4

Median Age



Average Household Size

\$62,574

Median Household Income

BUSINESS



7,789

Total Businesses



127,859

Total Employees

INCOME



\$62,574

Median Household Income



\$38,789

Per Capita Income



\$85,917

Median Net Worth

EDUCATION



No High School Diploma



21.1%

High School Graduate



33.9%

Some College/ Associate's Degree



40.1%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

61.5%



Blue Collar

20.7%



Services

17.8%



Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.5%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff
<\$15,000	11.2%	+2.1%
\$15,000 - \$24,999	7.5%	+1.5%
\$25,000 - \$34,999	7.1%	+0.9%
\$35,000 - \$49,999	12.6%	+0.9%
\$50,000 - \$74,999	19.5%	+0.2%
\$75,000 - \$99,999	14.5%	+1.4%
\$100,000 - \$149,999	13.8%	-1.4%
\$150,000 - \$199,999	6.1%	-1.7%
\$200,000+	7.8%	-3.8%

Bars show deviation from Cass County