

# Space for Lease

118 Broadway North, Fargo, ND 58102  
MLS #24-452 & 24-491



## Property Description:

Welcome to the historic Black Building in the heart of downtown Fargo. Various suites available including main floor retail, third floor office space as well as fully furnished offices on the fifth floor. The Black Building has direct access to the skyway. Parking spaces available in adjacent Kesler building for rent.

## Available Spaces:

Main Floor (Sub-dividable)	7,103 SF	
2nd Floor: Space B	2,854 SF	
2nd Floor: Suite 208	8,107 SF	
3rd Floor	4,345 SF	
5th Floor	818 SF	
5th Floor Suites	504 & 507	154 SF (Each Office Suite)
	510	438 SF



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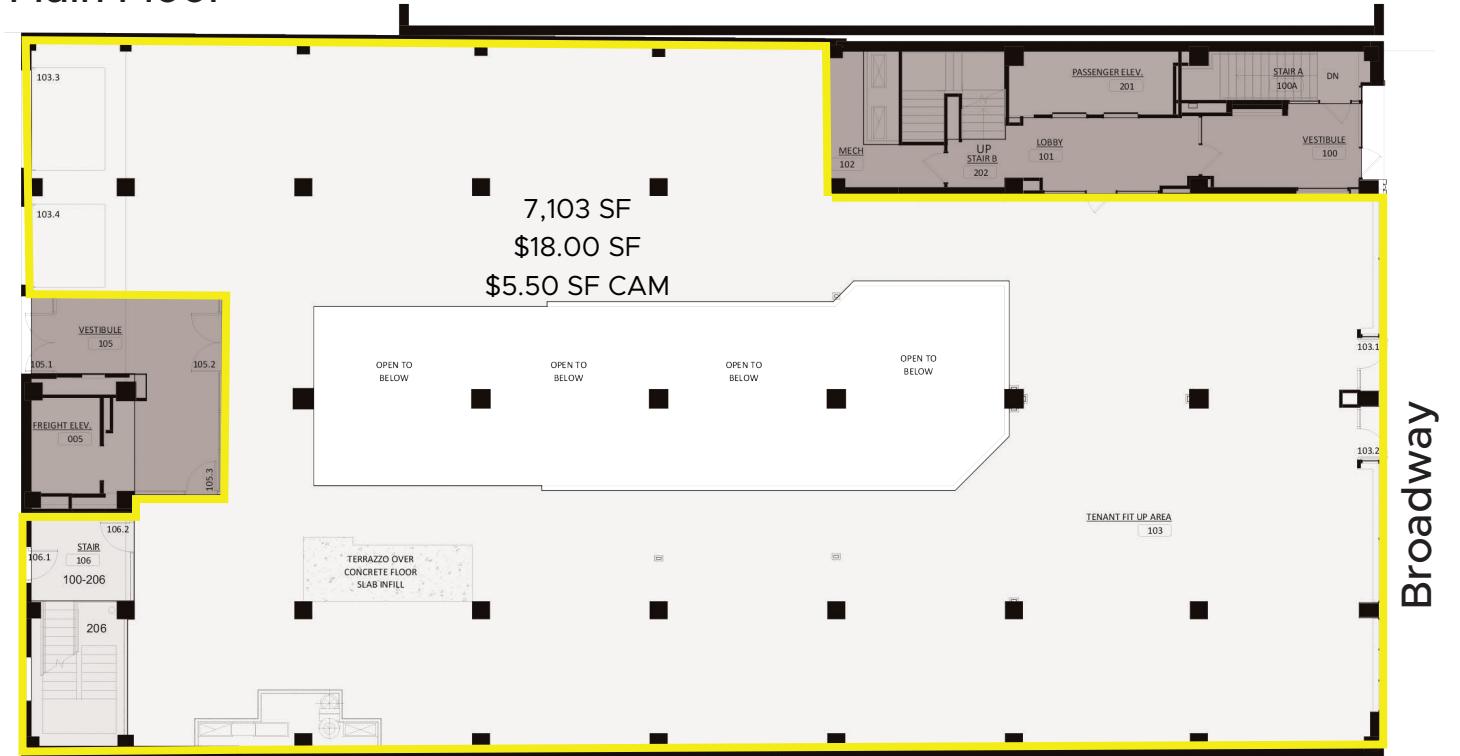
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4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

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## Main Floor



### KEY METRO DEMOGRAPHICS

- 263,000 metro-area residents
- 17.5% population growth in 10 years
- 23,000 new jobs in 10 years
- 2.4% unemployment rate
- 31% Fargo residents aged 18-34
- 30,000 college students attending area universities
- 65% young adults from the area who stay in Fargo-Moorhead for work
- 43% people in the metro with a Bachelor's degree or higher

### MULTIFAMILY MARKET

- 5,000 new residents in the metro area per year
- 35% annual income increase for renters in 10 years
- 2X number of renters with an income of \$75,000-\$100,000 compared to 2013
- 45,000 multifamily units across the metro area
- 2,700 market-rate units in the downtown core
- 1,400 new multifamily units added to the metro area per year
- 200 new multifamily units in core neighborhoods per year
- \$1 BILLION average annual value of building permits issued 2018-2022

### DOWNTOWN RESIDENTS

- 4,100 people living downtown
- 47% family households
- 31 average age
- 49% female residents
- 51% male residents
- 50% household with pets
- 5,000 new residents by 2032

Sources:  
 Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023  
 North Dakota Job Service  
 Building Industry Association of the Red River Valley  
 U.S. Census Bureau



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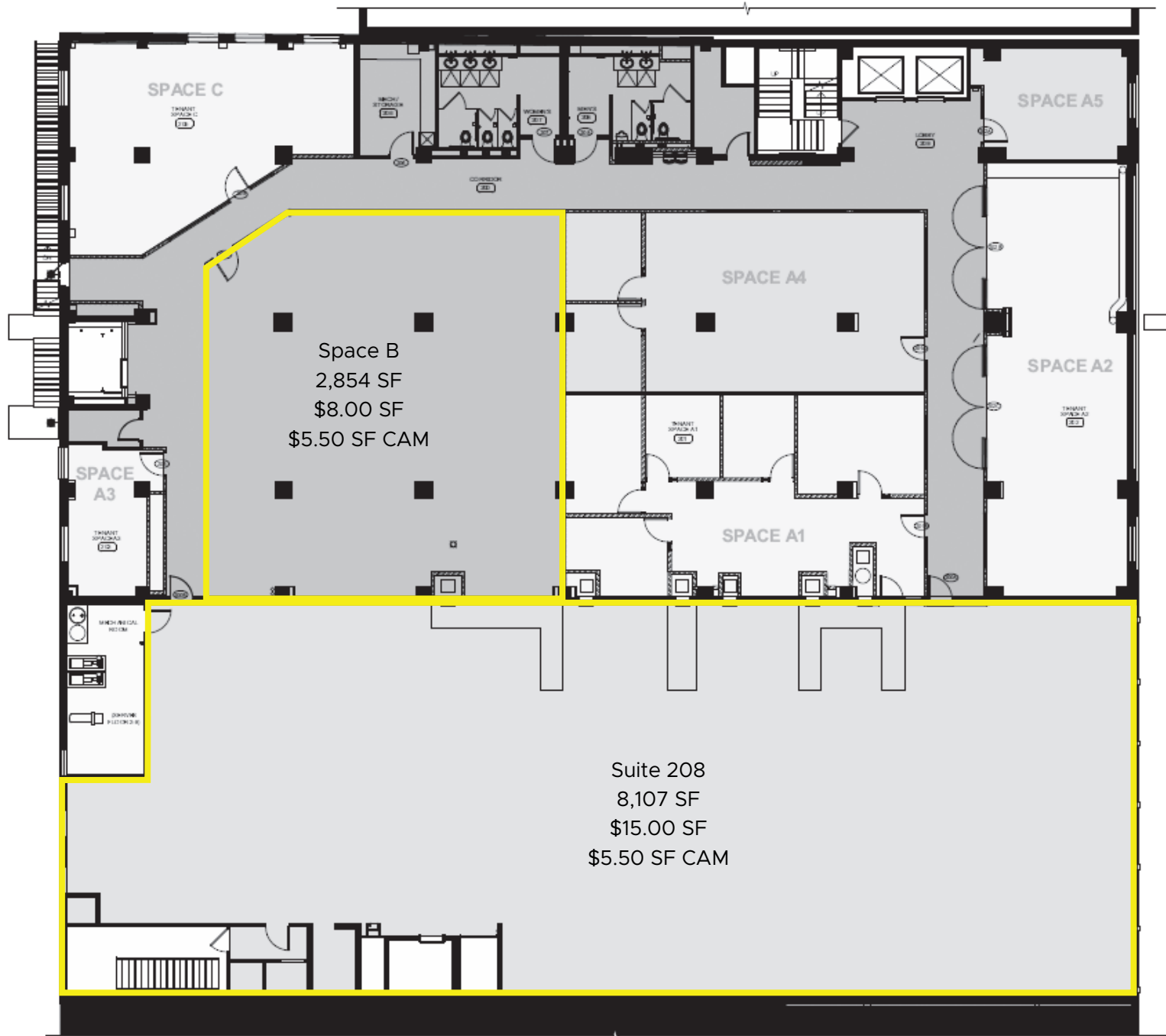
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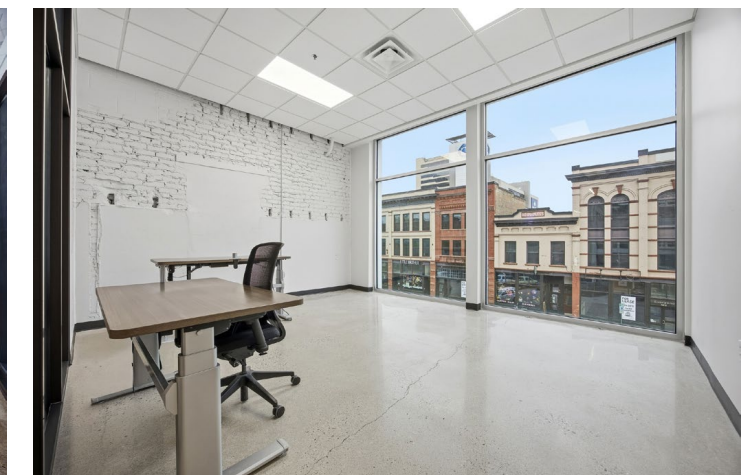
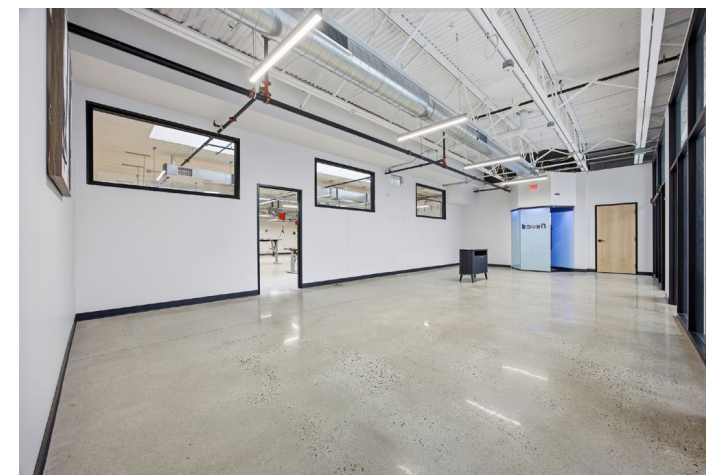
2nd Floor



Space B



Suite 208



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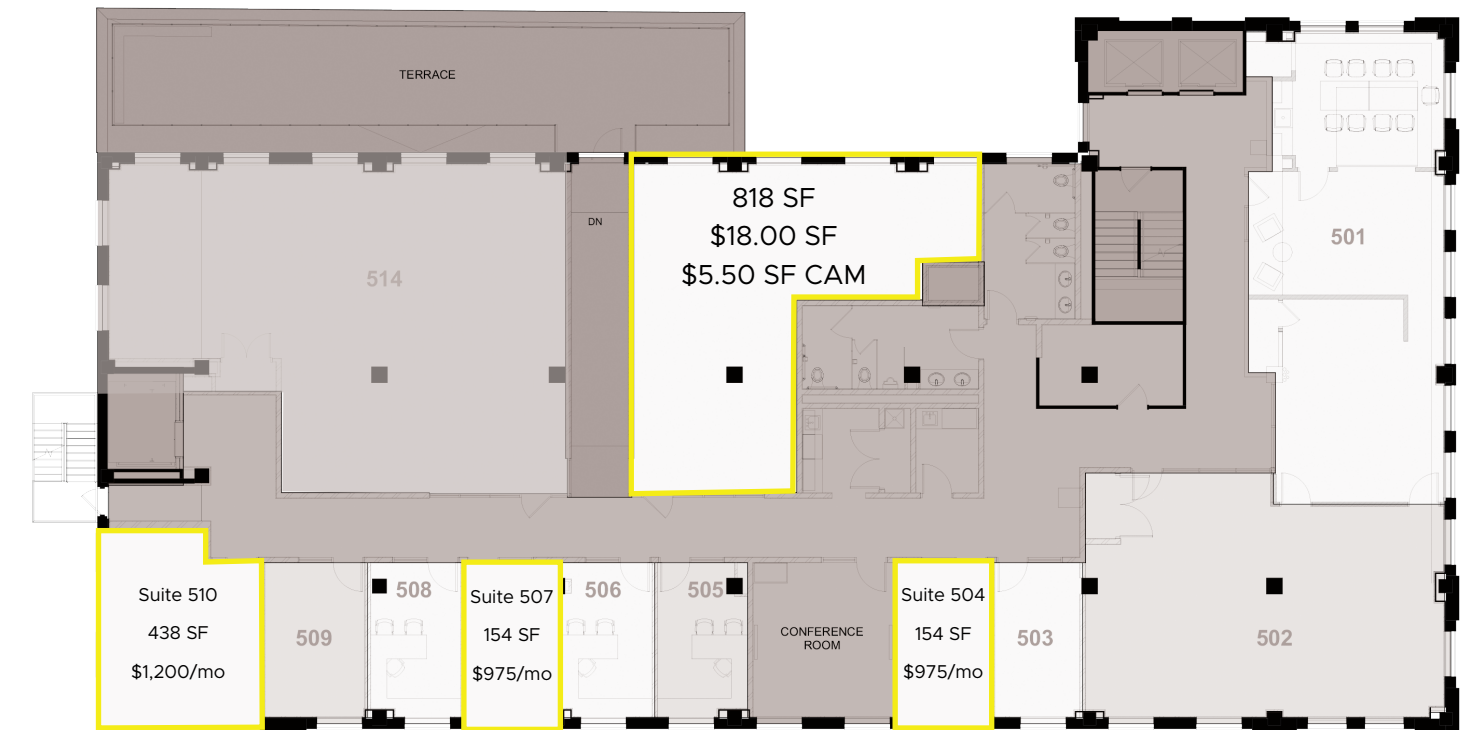
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### 3rd Floor



### 5th Floor



#### Shared Amenities

- Rooftop Patio
- Kitchenette
- Conference Room
- Wellness Room

#### FIFTH FLOOR OFFICE SUITES

##### Individual Suite Amenities

- Turn keys space
- Sit/Stand desk, chairs, cabinet
- Flexible lease durations
- One monthly bill (utilities included)



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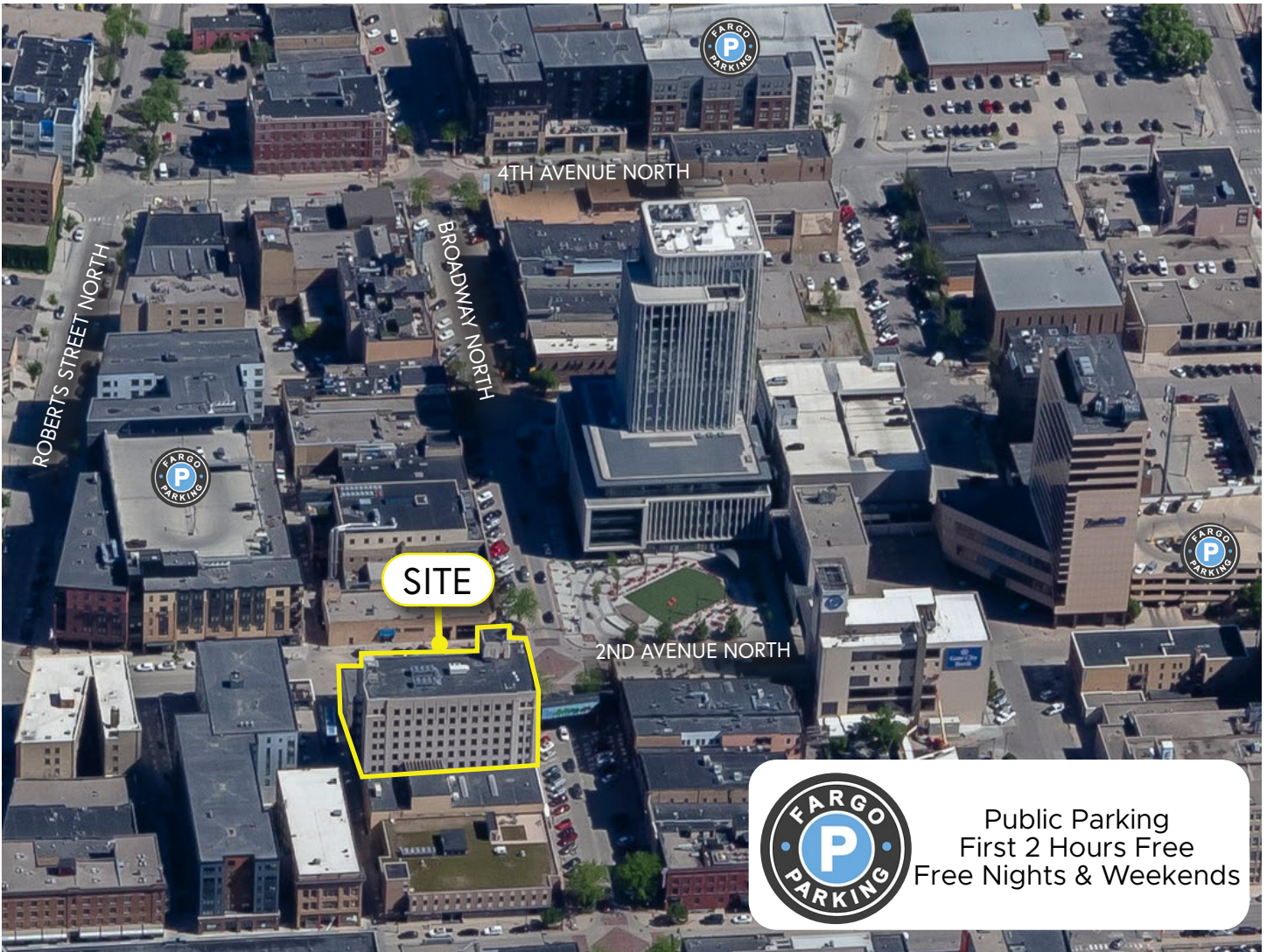



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 Public Parking  
 First 2 Hours Free  
 Free Nights & Weekends



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