

CORPORATE CAMPUS

900 42ND ST S, FARGO, ND 58103


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

FOR SALE



CENTRALLY LOCATED MISSION-CRITICAL CORPORATE CAMPUS

BUILDING SIZE: 155,989 SF +/-
SALE PRICE: \$14,000,000 | \$89.75 PSF

Andy Westby

701.239.5839

andy@goldmarkcommercial.com

Paul Campbell

701.893.2826

paul@goldmarkcommercial.com

www.goldmarkcommercial.com

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BUILDING SIZE

155,989 SF +/-

PRICE

\$14,000,000 | \$89.75 PSF

YEAR BUILT

1983

LOT SIZE

506,177 SF +/- | 11.62 acres

PARCEL NUMBER

01-3600-00210-000

LEGAL DESCRIPTION

Lot 1 Block 4 Village West Addition

PARKING SPACES

817 | 5.24 spaces/1k SF ratio

SPECIALS REMAINING

\$216,569.31 | \$0.43 PSF

2025 TAXES & SPECIALS

\$255,972.14

ZONING

GC - General Commercial

FLOODPLAIN

None

NEIGHBORING BUSINESSES

Holiday Inn
West Acres Mall
Hornbachers
Aldi
Target

PROPERTY DESCRIPTION:

900 42nd Street South presents a rare opportunity to acquire a highly improved, institutionally maintained corporate campus in the heart of Fargo's premier retail, office, and commercial corridor.

Situated on approximately 11.6 acres along 42nd Street S, and just one block north of 13th Avenue S, this property encompasses approximately 155,989 SF of office, training, meeting, cafeteria, and support space within a single-level facility designed to accommodate large-scale organizational operations.

Originally developed as a retail mall then converted to a corporate headquarters environment, the property offers exceptional flexibility for a wide variety of users including corporate headquarters operations, healthcare administration, insurance and financial services organizations, educational institutions, governmental agencies, technology firms, customer service centers, and other office-intensive users.

The building features extensive employee amenities, a full-service commercial kitchen and cafeteria, fitness facilities, training and conference areas, multiple secure access points, enterprise-grade communications infrastructure, backup power generation, and substantial on-site parking.

With Dakota Carrier Network fiber connectivity, a Caterpillar 1,500 kW emergency generator system, Genetec access control and camera systems, dedicated data center infrastructure, and significant recent capital investment in mechanical and building systems, the property offers a turnkey solution for organizations seeking immediate occupancy with mission-critical operational capabilities.

For investors and developers, the building's large contiguous floorplate, multiple entrances, substantial on-site parking inventory, and existing infrastructure create compelling opportunities for multi-tenant repositioning or adaptive reuse strategies.

Offered vacant and available for immediate occupancy, this property represents one of the largest and most infrastructure-rich owner-user opportunities currently available in the Upper Midwest.



This information has been secured from sources we believe to be reliable, but we make no representations 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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NEIGHBORHOOD



FEATURES

PROPERTY HIGHLIGHTS:

- Vacant and available for immediate occupancy
- Prominent location within Fargo's primary commercial corridor
- Single-level design supporting operational efficiency and accessibility
- Extensive surface parking field with parking ratio 5.24 spaces per 1,000 square feet (817 parking spaces)
- Multiple secure employee entrances located throughout the facility
- Large open floorplate suitable for corporate, institutional, educational, healthcare, or government users
- Soaring 25' ceilings in the front entrance, with 9-10.5' ceilings in most work areas
- Numerous conference rooms, training rooms, collaboration spaces, and private offices
- Full-service commercial kitchen and employee cafeteria
- Employee fitness center and locker room facilities
- Enterprise-grade communications infrastructure
- Dakota Carrier Network fiber service with multiple strands and redundant demarcation points
- Utility power service: 480V, 2,500 Amp
- Caterpillar 3512 emergency generator system (1,500 kW, 3-phase, 480V, approximately 2,255 amps)
- Existing Genetec access control and camera security platform
- Dedicated data center and technology support infrastructure
- Furniture, fixtures, and equipment included with sale, including: caterpillar generator, coolers, freezer systems, cubicle systems, office furniture, chairs, commercial kitchen equipment
- Significant recent HVAC and mechanical system upgrades
- Roof replacement program scheduled for Sections A, B, E, and G in late Summer/Fall 2026
- Institutional ownership and maintenance history

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RECENT CAPITAL IMPROVEMENTS & INFRASTRUCTURE INVESTMENTS:

Ownership has demonstrated a long-term commitment to maintaining and upgrading the facility's critical building systems. Recent investments include extensive rooftop HVAC replacements and upgrades, new boiler systems, controls modernization, specialized cooling infrastructure and roof improvements.

The property's combination of modernized mechanical systems, communications infrastructure, back-up power capabilities and planned roof improvements position the asset as one of the most operationally capable large-scale office facilities in the region.

Notable mechanical improvements include:

- Aerco high-efficiency boiler replacements (2016-2017)
- Multiple rooftop HVAC units replaced between 2014 and 2021
- New AAON rooftop units installed in 2019, 2020, and 2021
- New Daikin rooftop systems installed in 2018
- UPS cooling system upgrades completed in 2021
- Data center cooling infrastructure improvements
- Building automation and controls upgrades
- Dedicated generator and emergency power systems
- May 2026 professional roof assesment

A 2026 professional roof assessment was completed for the property. In addition, ownership plans to replace roof sections A, B, E and G during late summer/fall 2026, representing a significant upcoming capital investment and reducing future ownership risk.



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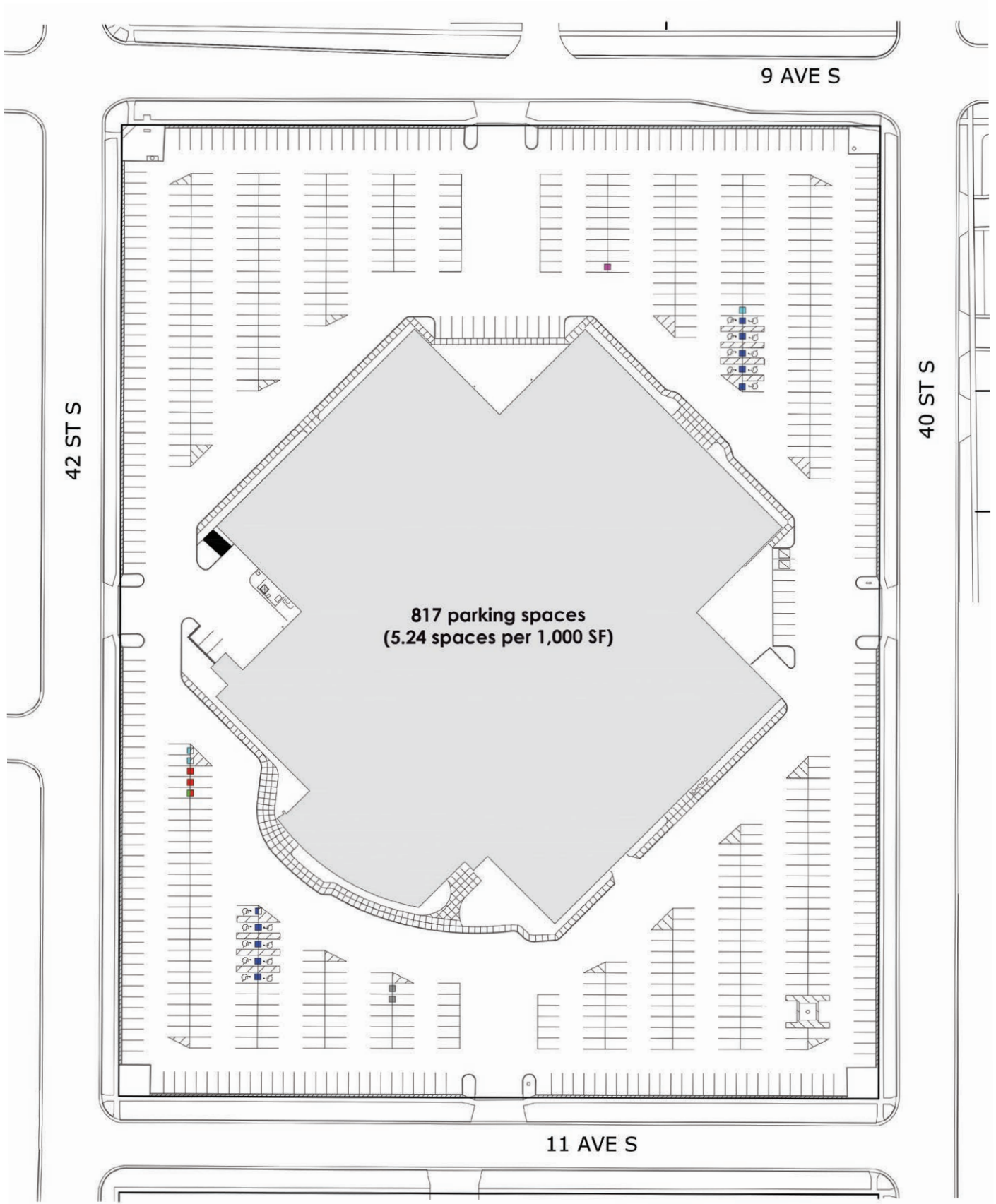
FLOORPLAN



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SITEPLAN



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PARCEL DETAILS



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INTERIOR PHOTOS



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INTERIOR PHOTOS



EXTERIOR PHOTOS



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DEMOGRAPHICS

5-MINUTE DRIVE TIME

KEY FACTS



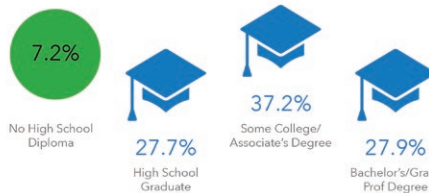
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



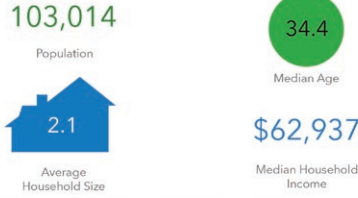
2025 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (24.2%)
The smallest group: \$200,000+ (1.3%)

Indicator #	Value	Diff
<\$15,000	10.9%	+5.2%
\$15,000 - \$24,999	9.0%	+2.4%
\$25,000 - \$34,999	11.3%	+4.4%
\$35,000 - \$49,999	16.0%	+4.7%
\$50,000 - \$74,999	24.2%	+7.5%
\$75,000 - \$99,999	14.3%	+1.7%
\$100,000 - \$149,999	11.2%	-8.7%
\$150,000 - \$199,999	1.8%	-7.3%
\$200,000+	1.3%	-9.7%

Bars show deviation from Cass County

10-MINUTE DRIVE TIME

KEY FACTS



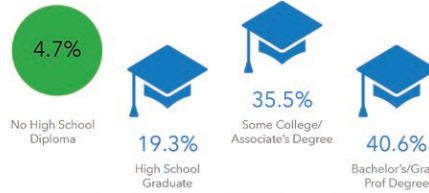
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



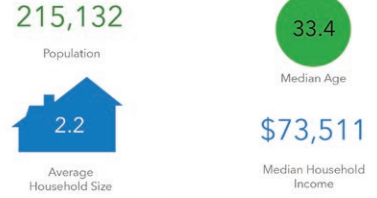
2025 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (19.2%)
The smallest group: \$150,000 - \$199,999 (6.3%)

Indicator #	Value	Diff
<\$15,000	6.8%	+1.1%
\$15,000 - \$24,999	8.6%	+2.0%
\$25,000 - \$34,999	8.9%	+2.0%
\$35,000 - \$49,999	12.8%	+1.5%
\$50,000 - \$74,999	19.2%	+2.5%
\$75,000 - \$99,999	14.0%	+1.4%
\$100,000 - \$149,999	16.5%	-3.4%
\$150,000 - \$199,999	6.3%	-2.8%
\$200,000+	6.9%	-4.1%

Bars show deviation from Cass County

15-MINUTE DRIVE TIME

KEY FACTS



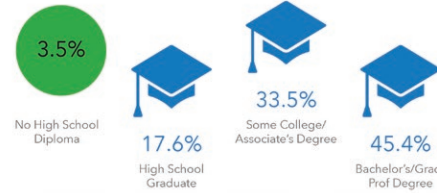
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2025 Households by income (Esri)
The largest group: \$100,000 - \$149,999 (18.7%)
The smallest group: <\$15,000 (6.8%)

Indicator #	Value	Diff
<\$15,000	6.8%	+1.1%
\$15,000 - \$24,999	7.1%	+0.5%
\$25,000 - \$34,999	7.5%	+0.6%
\$35,000 - \$49,999	11.7%	+0.4%
\$50,000 - \$74,999	17.5%	+0.8%
\$75,000 - \$99,999	12.7%	+0.1%
\$100,000 - \$149,999	18.7%	-1.2%
\$150,000 - \$199,999	8.5%	-0.6%
\$200,000+	9.4%	-1.6%

Bars show deviation from Cass County

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ABOUT FARGO:

As North Dakota's largest city, Fargo is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the city is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate. With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

FM METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7% Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM's labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US

FM METRO: WHERE BUSINESS IS BOOMING