

# INTERSTATE OFFICES

1701 38<sup>TH</sup> ST S, FARGO, ND 58103

  
**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

**FOR LEASE**



**OFFICE SPACE WITH CENTRAL LOCATION & INTERSTATE VISIBILITY**

SPACE AVAILABLE: 23,558 SF

LEASE RATE: \$14.00 PSF

CAM: \$6.50 PSF

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**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

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## SPACE AVAILABLE

23,558 SF

## LEASE RATE

\$14.00 PSF (NNN)

## CAM

\$6.50 PSF

## NEIGHBORING BUSINESSES

West Acres  
Candlewood Suites  
Delta Hotel  
Cashwise Foods

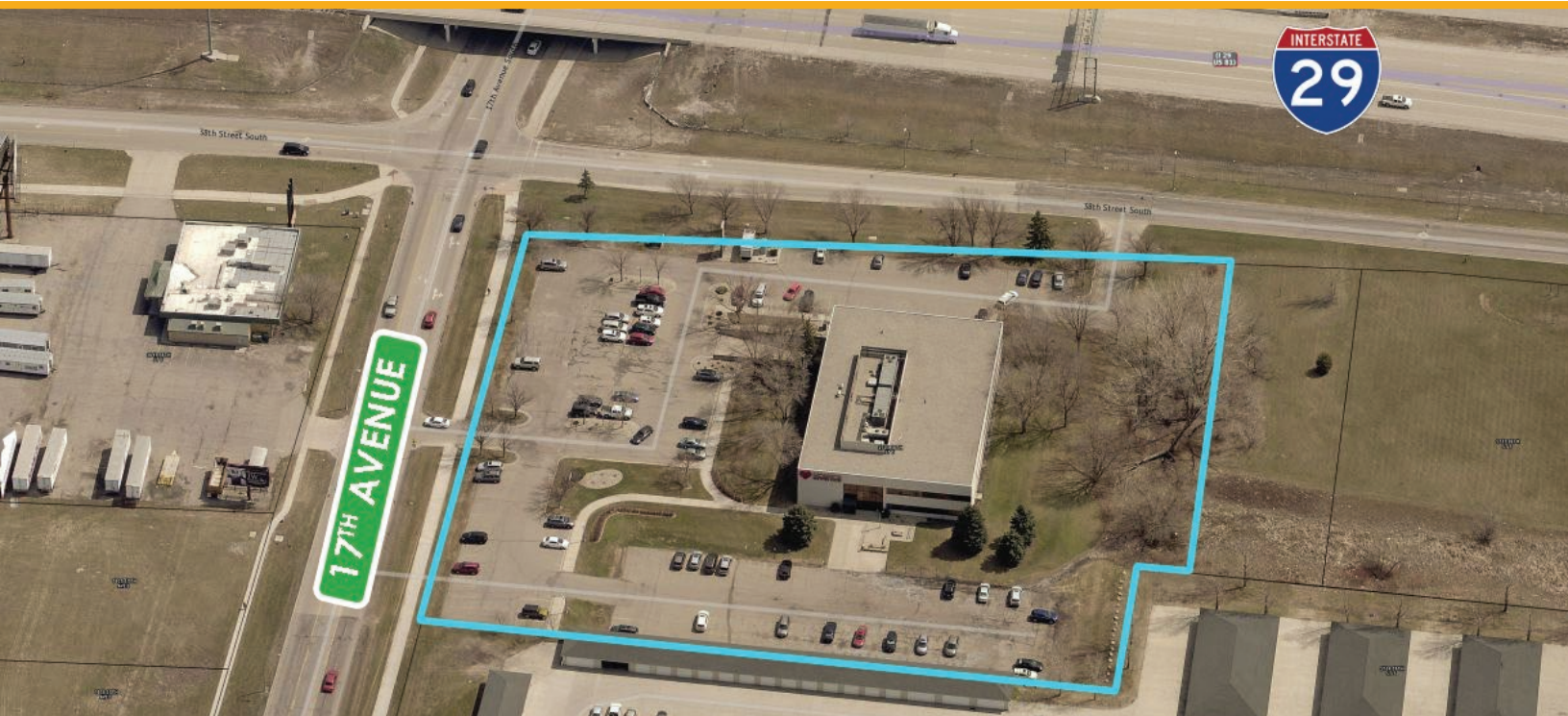
## PROPERTY DESCRIPTION:

Desirable office location with 77,000+ cars per day on the interstate, great opportunity for building signage for great brand awareness and exposure for building occupants. Building is located at the center of the Fargo-Moorhead MSA within a 15-minute drive from anywhere to accommodate clients and staff in the regional hub for arts and entertainment with eateries, banks and other services nearby.

## PROPERTY FEATURES:

- Central location
- Excellent visibility
- Easy access
- Flexible spaces/sizes
- Great rates

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.

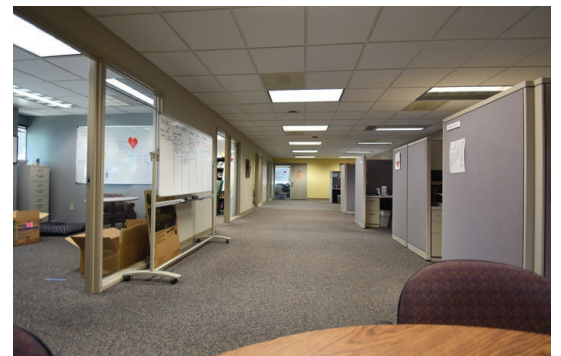


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PHOTOS



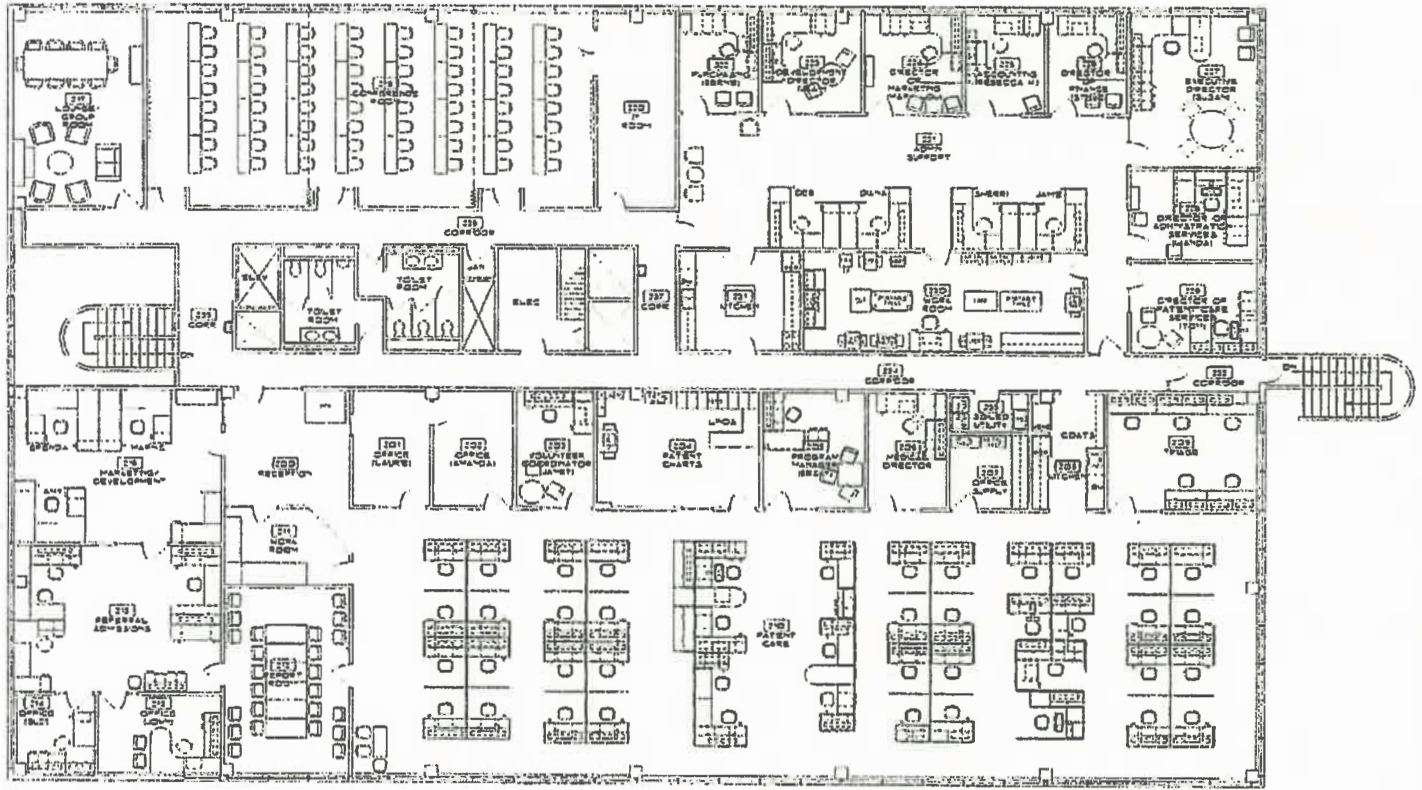


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SECOND FLOOR

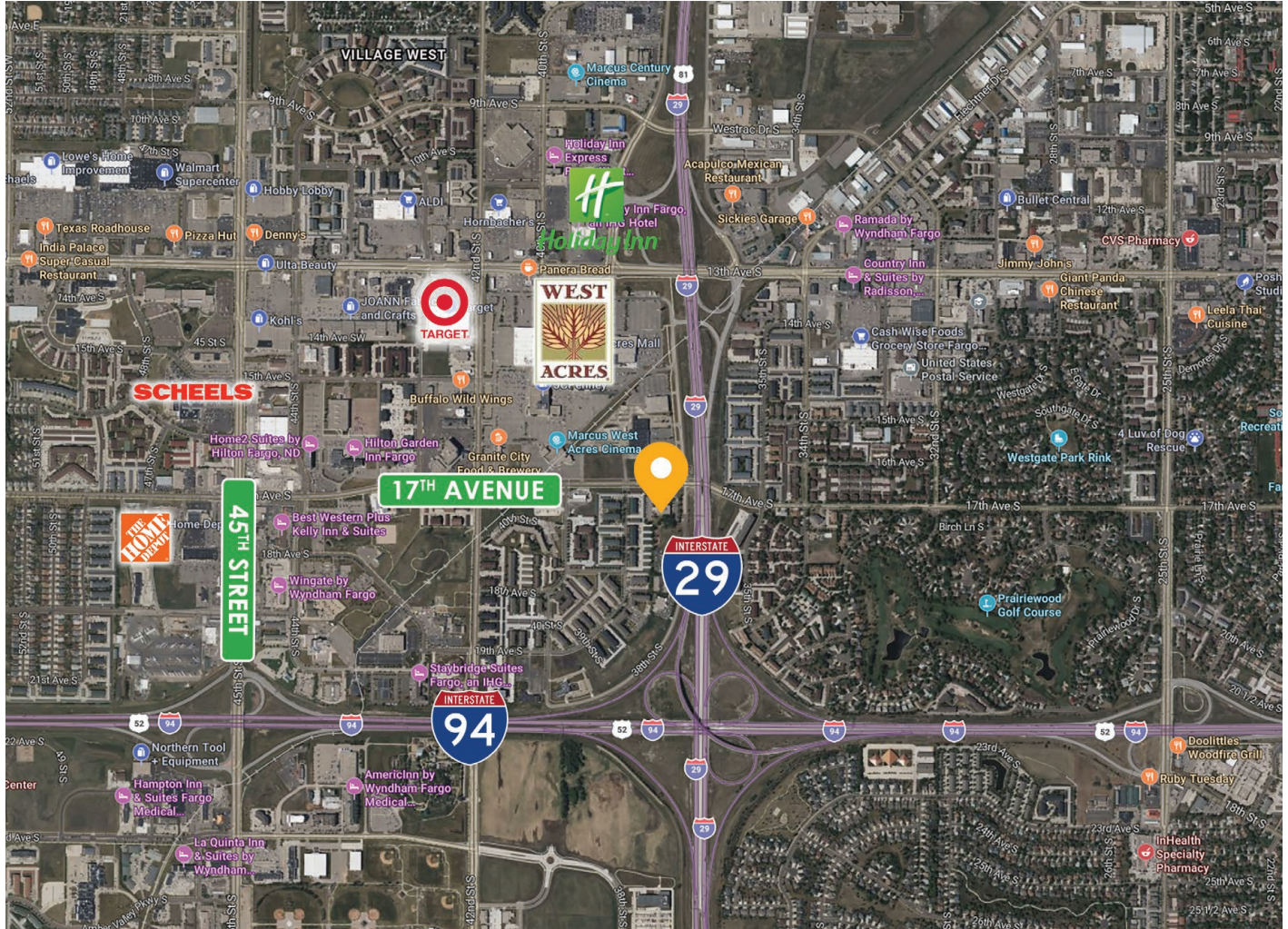
SECOND FLOOR: 16,016 SF AVAILABLE



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REFERENCE MAP



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# INTERSTATE OFFICES

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## 1-MILE RADIUS

### KEY FACTS

11,157

Population

32.3

Median Age



Average Household Size

\$51,596

Median Household Income

### BUSINESS



871

Total Businesses



14,889

Total Employees

### INCOME



\$51,596

Median Household Income



\$34,725

Per Capita Income



\$14,630

Median Net Worth

### EDUCATION



No High School Diploma



26.7%  
High School Graduate



35.7%  
Some College/  
Associate's Degree



32.3%  
Bachelor's/Grad/  
Prof Degree

### EMPLOYMENT



White Collar



Blue Collar



Services



Unemployment Rate

2024 Households by income (Esri)  
The largest group: \$50,000 - \$74,999 (28.3%)  
The smallest group: \$150,000 - \$199,999 (2.7%)

Indicator ▲	Value	Diff
<\$15,000	15.2%	+6.1%
\$15,000 - \$24,999	6.9%	+0.9%
\$25,000 - \$34,999	8.4%	+2.2%
\$35,000 - \$49,999	16.4%	+4.7%
\$50,000 - \$74,999	28.3%	+9.0%
\$75,000 - \$99,999	10.7%	-2.4%
\$100,000 - \$149,999	7.6%	-7.6%
\$150,000 - \$199,999	2.7%	-5.1%
\$200,000+	3.7%	-7.9%

Bars show deviation from Cass County

## 3-MILE RADIUS

### KEY FACTS

104,520

Population

34.4

Median Age



Average Household Size

\$61,235

Median Household Income

### BUSINESS



5,589

Total Businesses



85,585

Total Employees

### INCOME



\$61,235

Median Household Income



\$41,134

Per Capita Income



\$70,214

Median Net Worth

### EDUCATION



No High School Diploma



21.1%  
High School Graduate



34.7%  
Some College/  
Associate's Degree



39.2%  
Bachelor's/Grad/  
Prof Degree

### EMPLOYMENT



White Collar



Blue Collar



Services



Unemployment Rate

2024 Households by income (Esri)  
The largest group: \$50,000 - \$74,999 (21.7%)  
The smallest group: \$150,000 - \$199,999 (5.5%)

Indicator ▲	Value	Diff
<\$15,000	9.9%	+0.8%
\$15,000 - \$24,999	7.4%	+1.4%
\$25,000 - \$34,999	7.7%	+1.5%
\$35,000 - \$49,999	13.1%	+1.4%
\$50,000 - \$74,999	21.7%	+2.4%
\$75,000 - \$99,999	14.4%	+1.3%
\$100,000 - \$149,999	12.5%	-2.7%
\$150,000 - \$199,999	5.5%	-2.3%
\$200,000+	7.9%	-3.7%

Bars show deviation from Cass County

## 5-MILE RADIUS

### KEY FACTS

201,497

Population

32.8

Median Age



Average Household Size

\$68,079

Median Household Income

### BUSINESS



8,708

Total Businesses



138,627

Total Employees

### INCOME



\$68,079

Median Household Income



\$41,771

Per Capita Income



\$101,967

Median Net Worth

### EDUCATION



No High School Diploma



19.9%  
High School Graduate



33.6%  
Some College/  
Associate's Degree



42.4%  
Bachelor's/Grad/  
Prof Degree

### EMPLOYMENT



White Collar



Blue Collar



Services



Unemployment Rate

2024 Households by income (Esri)  
The largest group: \$50,000 - \$74,999 (18.9%)  
The smallest group: \$25,000 - \$34,999 (6.2%)

Indicator ▲	Value	Diff
<\$15,000	10.3%	+1.2%
\$15,000 - \$24,999	6.7%	+0.7%
\$25,000 - \$34,999	6.2%	0
\$35,000 - \$49,999	11.7%	0
\$50,000 - \$74,999	18.9%	-0.4%
\$75,000 - \$99,999	14.1%	+1.0%
\$100,000 - \$149,999	15.1%	-0.1%
\$150,000 - \$199,999	6.9%	-0.9%
\$200,000+	10.0%	-1.6%

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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.

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

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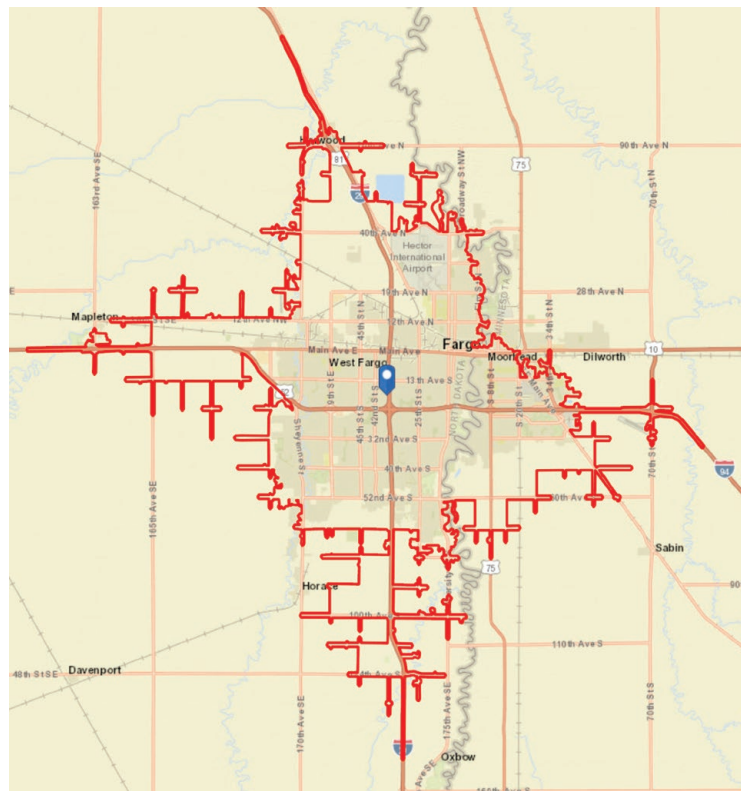
- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7 Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM's labor force has grown 3x the national average since 2000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

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FM METRO: WHERE BUSINESS IS BOOMING



## BUSINESS-FRIENDLY

In Fargo-Moorhead, the costs of living and doing business are affordable. Our state's workers' compensation rates are some of the lowest in the nation.

## A YOUNG, EDUCATED POPULATION

Fargo-Moorhead is fed by three universities: NDSU, MSUM and Concordia, along with a handful of smaller colleges. That makes us a popular destination for both students and young grads. Realtor.com recently named Fargo the #1 city for new college grads.

## STARTUPS START HERE

The F-M area is a hub for entrepreneurs and technology-based businesses, deemed America's most undervalued tech hub by Fortune.com.

## ACTIVITIES ABOUND

Our community draws people in with a variety of big-name entertainment and sporting events, performance arts opportunities, and a thriving dining and retail scene, at the center of which is West Acres.

## LOCATION HIGHLIGHTS:

Convenience is key, and the accessible location of this office is second to none in the region. Fifteen minute, or less, drive times make this office building easy to access from anywhere in the Fargo, Moorhead and West Fargo metro area, as indicated in the shaded area on the map.

The building is located at the geographic center of the metro market and accessible to Interstates I-29 and I-94.

Traffic counts from 2018 indicate 77,620 cars drive by the area per day, making this building one of the best in the state for visibility!

The "Texas Turn" off-ramp tucks under the Interstate for direct access to northbound I-29 and all I-94 traffic. This off-ramp leads customers directly to the building via one signaled intersection.

Its only a 5-6 minute walk to West Acres Regional Shopping Center