

15,000 SF Turn-Key Office Space

Two-Story Open Work Area

2201 12th St N | Suite E
Fargo, ND 58102



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For Lease

The Property

CBRE is pleased to present 15,000 SF of turn-key office space. This open work space features a good mix of cubicles, private offices, conference rooms, kitchen/break rooms, and a large training room. Conveniently located 2 miles from I-29 and just off N. University Dr., this office space is move in ready and has plenty of employee parking.

Property Type	Office
Zoning	Commercial
Parcel Number	01-0010-00279-000
Total Building SF	25,000
Suite SF	15,000
Lease Rate	Now \$8.00/SF, NNN Previously \$9.50/SF, NNN
CAM	\$1.10/SF
Number of Buildings	1
Year Built	1996
Construction	Metal w/ Steel Frame
Acres of Land	2.6
Features	+ Turn-Key Office + Two-Story Open Work Area + Kitchens & Break Room + Conference Rooms + Large Training Room + Mix of Cubicles & Private Offices + Abundant Parking



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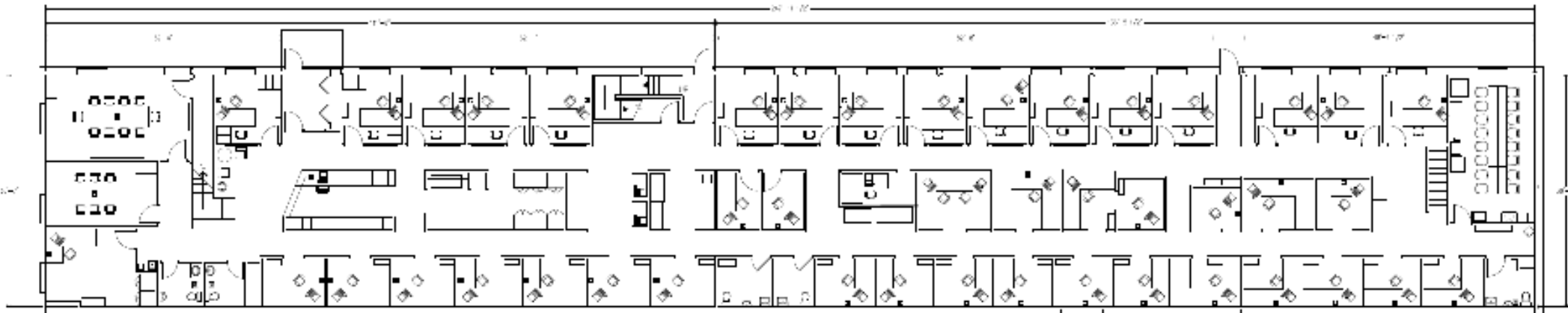


Turn-Key Office Space

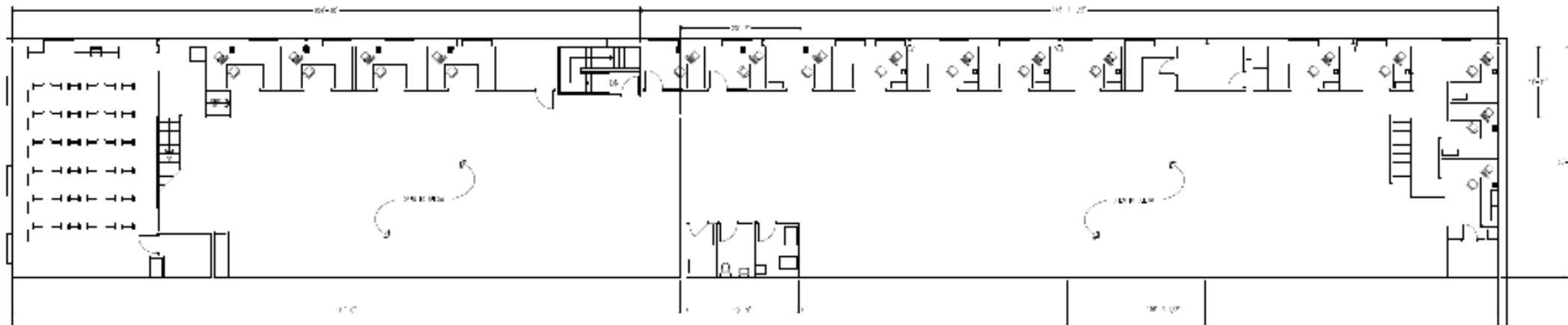
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Floor Plan - Main Floor



Floor Plan - Mezzanine Floor



Industrial Space

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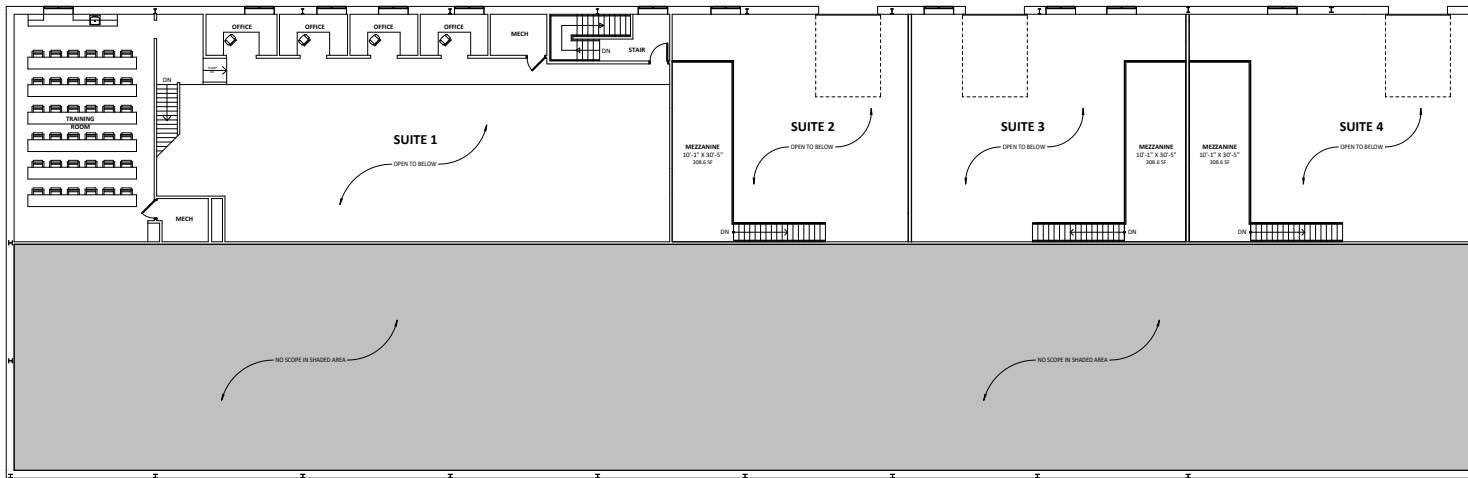
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Industrial Space

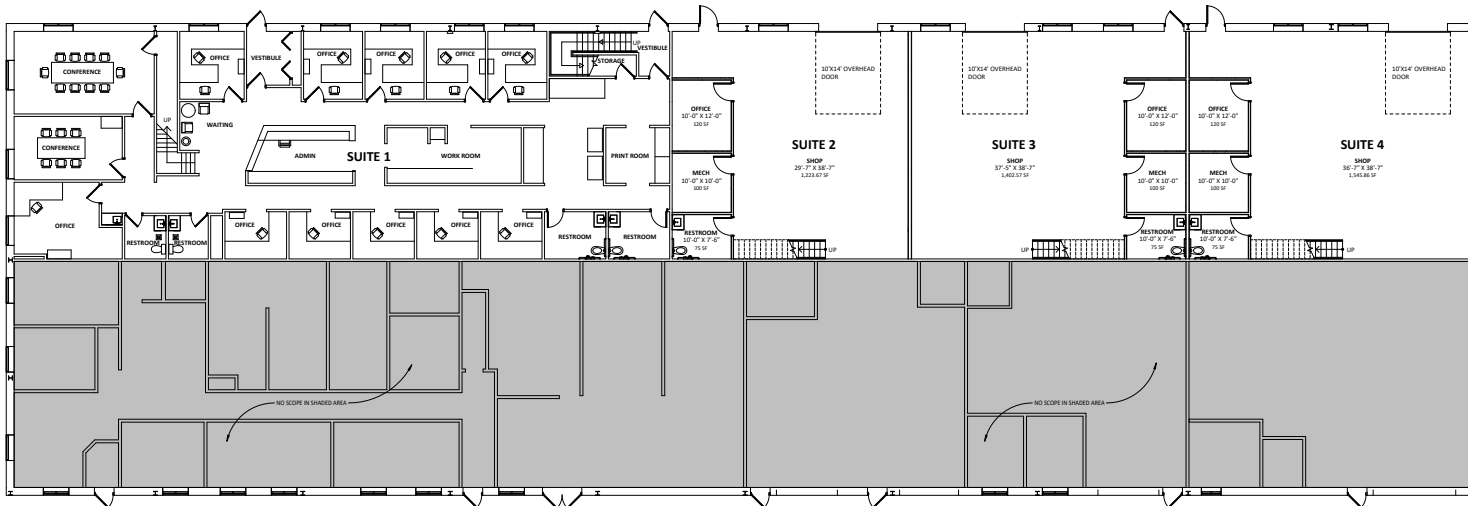
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MEZZANINE LEVEL FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"



SUITE 1

GROSS SQUARE FOOTAGE: 6,793.39' (BOMA)
FIRST LEVEL SQUARE FOOTAGE: 4,522.42' (BOMA)
MEZZANINE SQUARE FOOTAGE: 2,270.97' (BOMA)

SUITE 2

GROSS SQUARE FOOTAGE: 1,942.58' (BOMA)
FIRST LEVEL SQUARE FOOTAGE: 1,625.48' (BOMA)
MEZZANINE SQUARE FOOTAGE: 317.10' (BOMA)

SUITE 3

GROSS SQUARE FOOTAGE: 2,206.46' (BOMA)
FIRST LEVEL SQUARE FOOTAGE: 1,889.36' (BOMA)
MEZZANINE SQUARE FOOTAGE: 317.10' (BOMA)

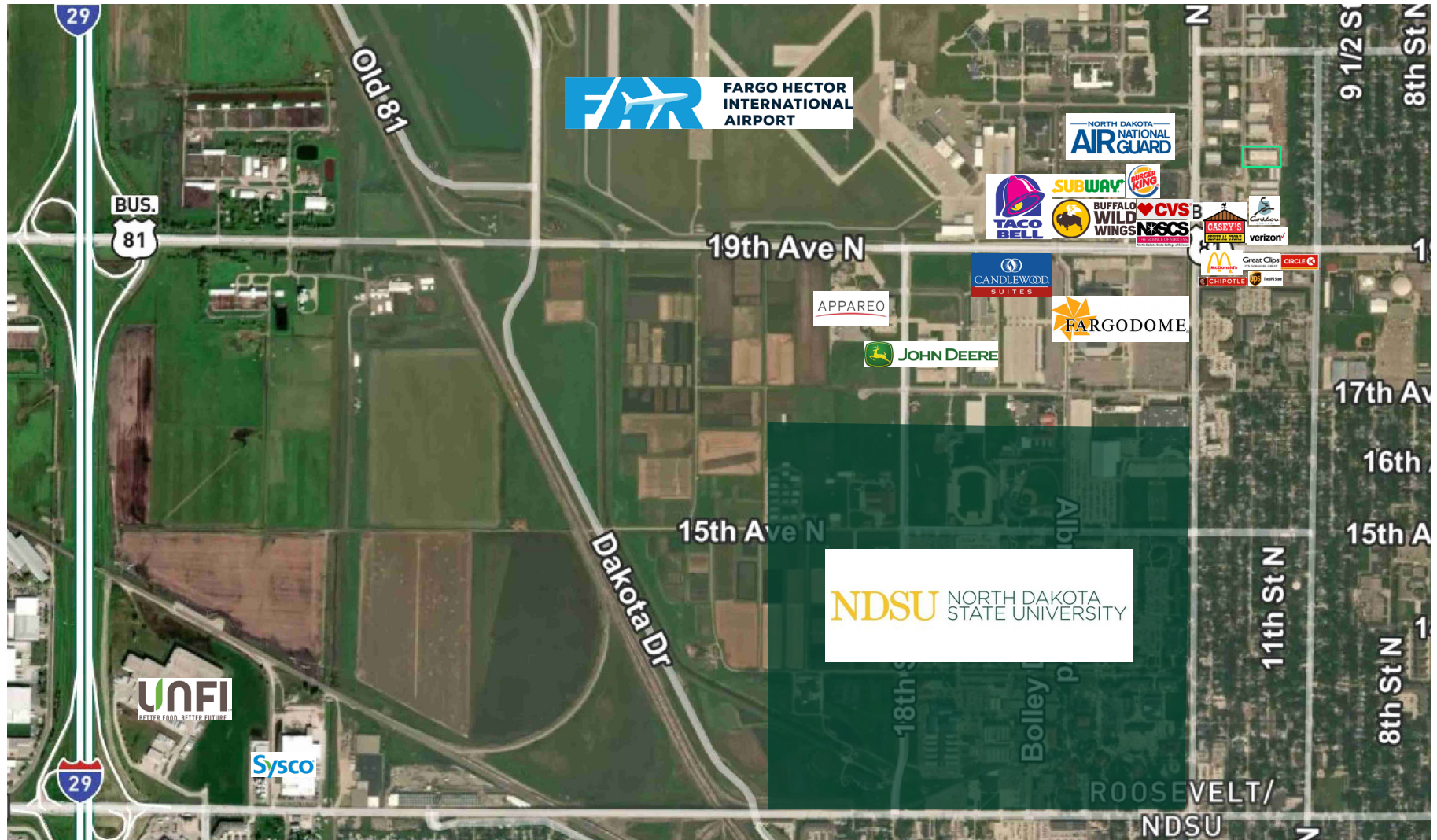
SUITE 4

GROSS SQUARE FOOTAGE: 2,322.79' (BOMA)
FIRST LEVEL SQUARE FOOTAGE: 2,005.69' (BOMA)
MEZZANINE SQUARE FOOTAGE: 317.10' (BOMA)

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Contact Us

Chance Lindsey

Senior Vice President
+1 701 660 3500
chance.lindsey@cbre.com

Kyle Ferderer

Senior Vice President
+1 612 709 7950
kyle.ferderer@cbre.com

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