

# DOWNTOWN BROADWAY

23 BROADWAY, FARGO, ND 58102



**FOR LEASE**



**BEAUTIFUL DOWNTOWN BUILDING WITH FIRST FLOOR RETAIL OR OFFICE SPACE**

Space Available: 1,504 - 6,948 SF

Gross Rent: \$16.00 PSF

Tenant Expenses: Janitorial, Phone/Internet

**Paul Campbell | Beck Erholtz**

701.893.2826 | 701.893.3843

[paul.campbell@goldmark.com](mailto:paul.campbell@goldmark.com) | [beck.erholtz@goldmark.com](mailto:beck.erholtz@goldmark.com)

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

# DOWNTOWN BROADWAY

23 BROADWAY, FARGO, ND 58102



## SPACE AVAILABLE

5,048 SF - Main Floor  
(Divisible to 3,544 and 1,504 SF)  
1,900 SF - Basement

## GROSS RENT

\$16.00 PSF

## TENANT EXPENSES

Phone/Internet  
Janitorial

## LANDLORD EXPENSES

Heat/Electric/Gas  
Water/Sewer/Garbage  
Snow removal  
Taxes

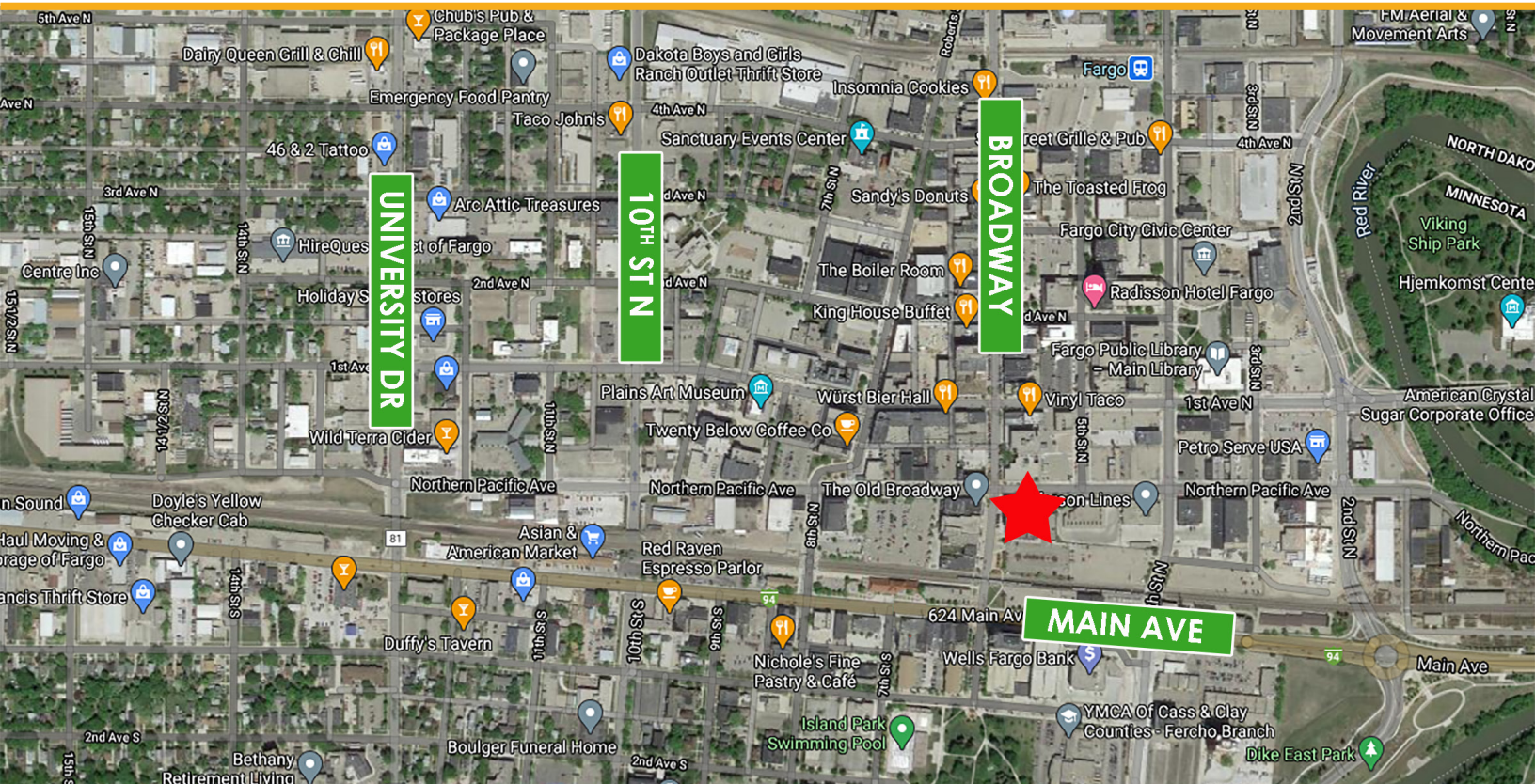
## NEIGHBORS

Bell Bank  
Bank of the West  
Alerus  
The Old Broadway  
Vinyl Taco

## PROPERTY DESCRIPTION:

Beautiful ground floor office or retail space available in downtown Fargo on Broadway! Located on the busy corner of Broadway and NP Avenue, this is a prime location in terms of visibility and access. The space includes multiple offices on the ground floor and additional space in the basement. Join some great neighbors in a heavily trafficked area with an affordable gross lease!

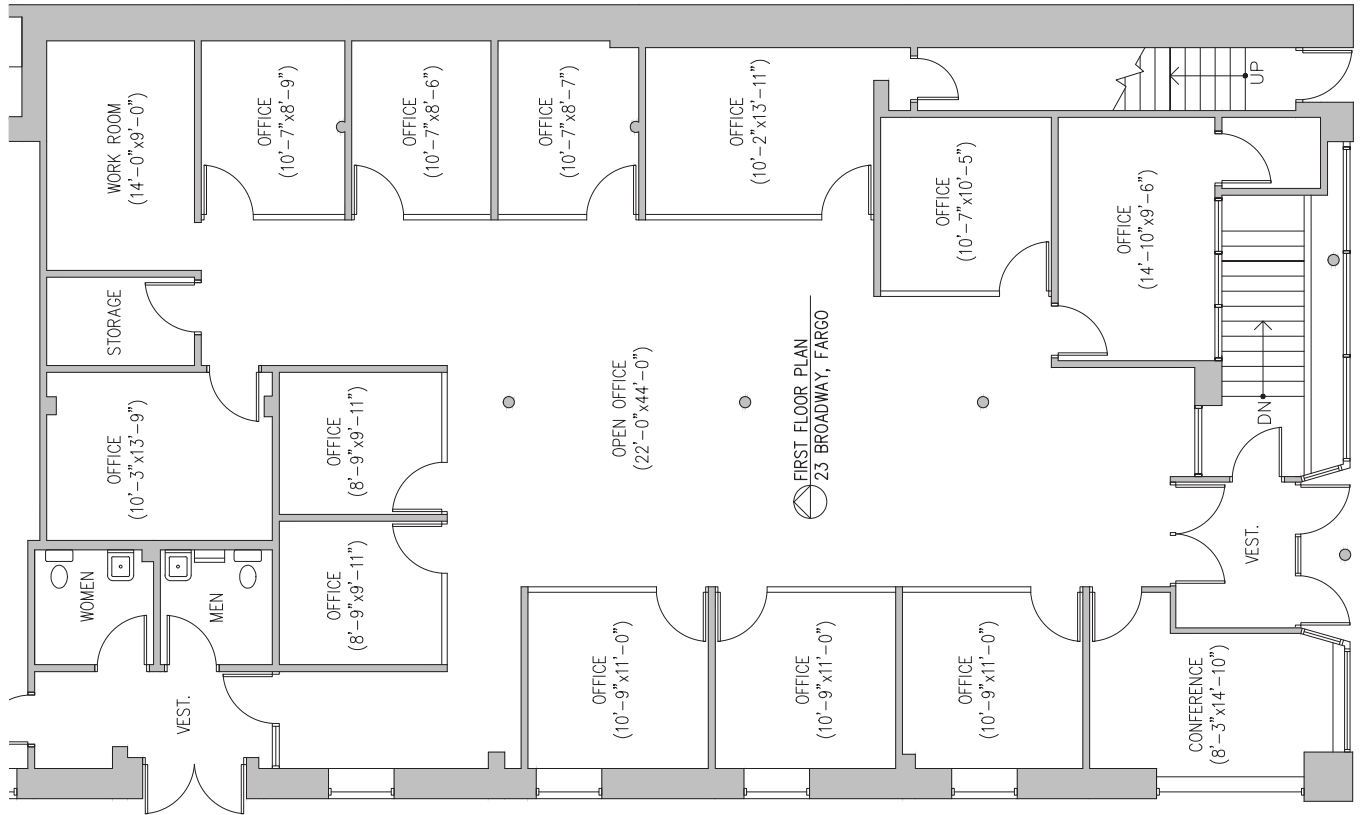
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



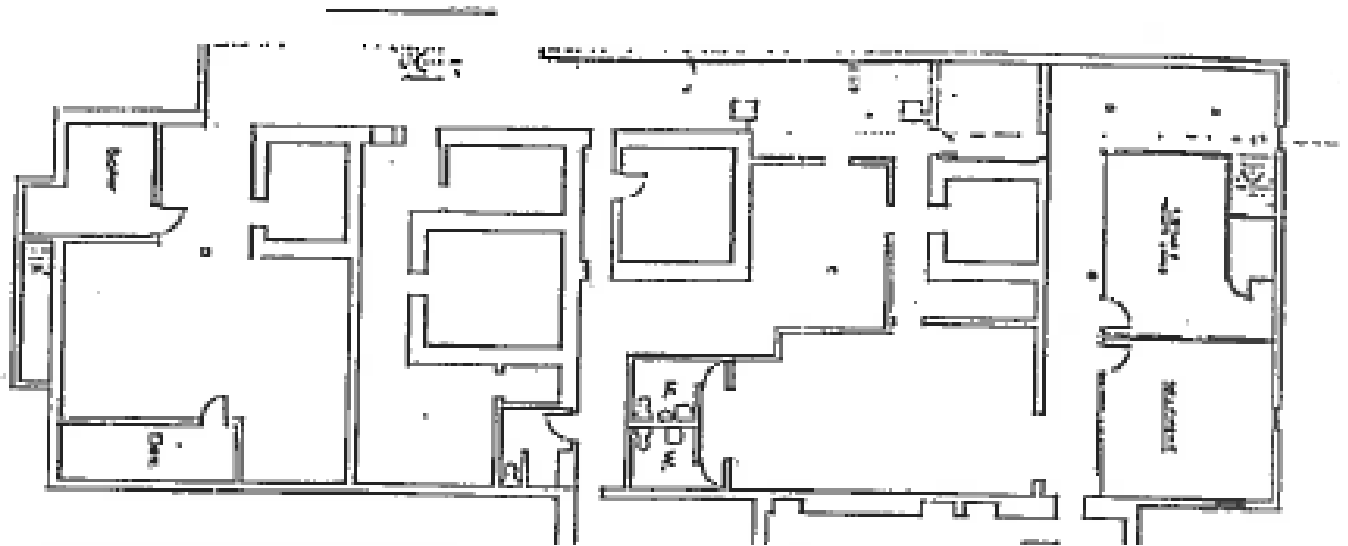
# DOWNTOWN BROADWAY

23 BROADWAY, FARGO, ND 58102

1st FLOOR



BASEMENT



# DOWNTOWN BROADWAY

23 BROADWAY, FARGO, ND 58102



INTERIOR PHOTOS

