

Moose/Dixon Building

305 & 309 Broadway

Fargo, North Dakota

For Lease



Brent Kuehne

701-239-5849

1707 Gold Drive South, Suite 200, Fargo, North Dakota 58103



GOLDMARK SCHLOSSMAN

COMMERCIAL REAL ESTATE SERVICES INC.

www.goldmark.com/commercial

commercialinfo@goldmark.com

Moose/Dixon Building

305 & 309 Broadway • Fargo • North Dakota

SPACE AVAILABLE:

Main Floor:

2,384 SF Net Rentable Area - Moose

2,313 SF Net Rentable Area - Dixon

2,064 SF Net Rentable Area - Dixon

BASE RENT:

\$15.00 per square foot

CAM:

\$1.75 psf

LEASE TERM:

5 - 10 years

TENANT ALLOWANCE:

\$10.00 per square foot

NEIGHBORHOOD BUSINESSES:

O'Day Cache

Red Shoe

Fargo Theater

Shannalee

* A business that leases space in the Moose or Dixon may be eligible for a full exemption from North Dakota income tax for 5 years!

* Property taxes charged in CAM will be based on land-only for 5 years!

* Please see agent for Renaissance Zone Act Tax Incentive Guidelines, and contact your legal/accounting professional for independent legal and tax advice. Seller and its agents make no representations or warranties regarding eligibility or requirements for Renaissance Zone Act tax incentives.



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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LEASEHOLD IMPROVEMENTS

Landlord agrees to do the following at its sole cost and expense:

1. Rooftop Heating, and A/C unit - drop only; 1 ton per 300 square feet. (Tenant to provide more HVAC if needed.)
2. Brick walls to remain exposed, demising wall in Dixon sheet rocked and taped. (Wall covering by Tenant.)
3. Suspended ceiling (2x4 standard grid).
4. 2 x 4 Fluorescent prismatic lense lights - 1 per 100 SF.
5. 200 amp (208 volt) single phase electrical service provided to the Leased Premises.
6. Bathrooms finished as shown on floor plan.
7. Outlet at exterior walls, except the front wall - approximately 1 per 20 LF.
8. Telephone raceway or conduit from telephone room to Leased Premises. (Tenant to provide lines for service.)
9. Landlord to provide hardwood flooring for retail sales space. (All other Floor covering by Tenant.)
10. Entry and exit doors as shown on floor plan.
11. A sprinkler system as required by code.
12. Sidewalks, driveways, parking lot, and landscaping as shown on floor plan. Exit signs and egress lighting as required by code.
13. Windows as shown in floor plan on south wall of Dixon building not included.

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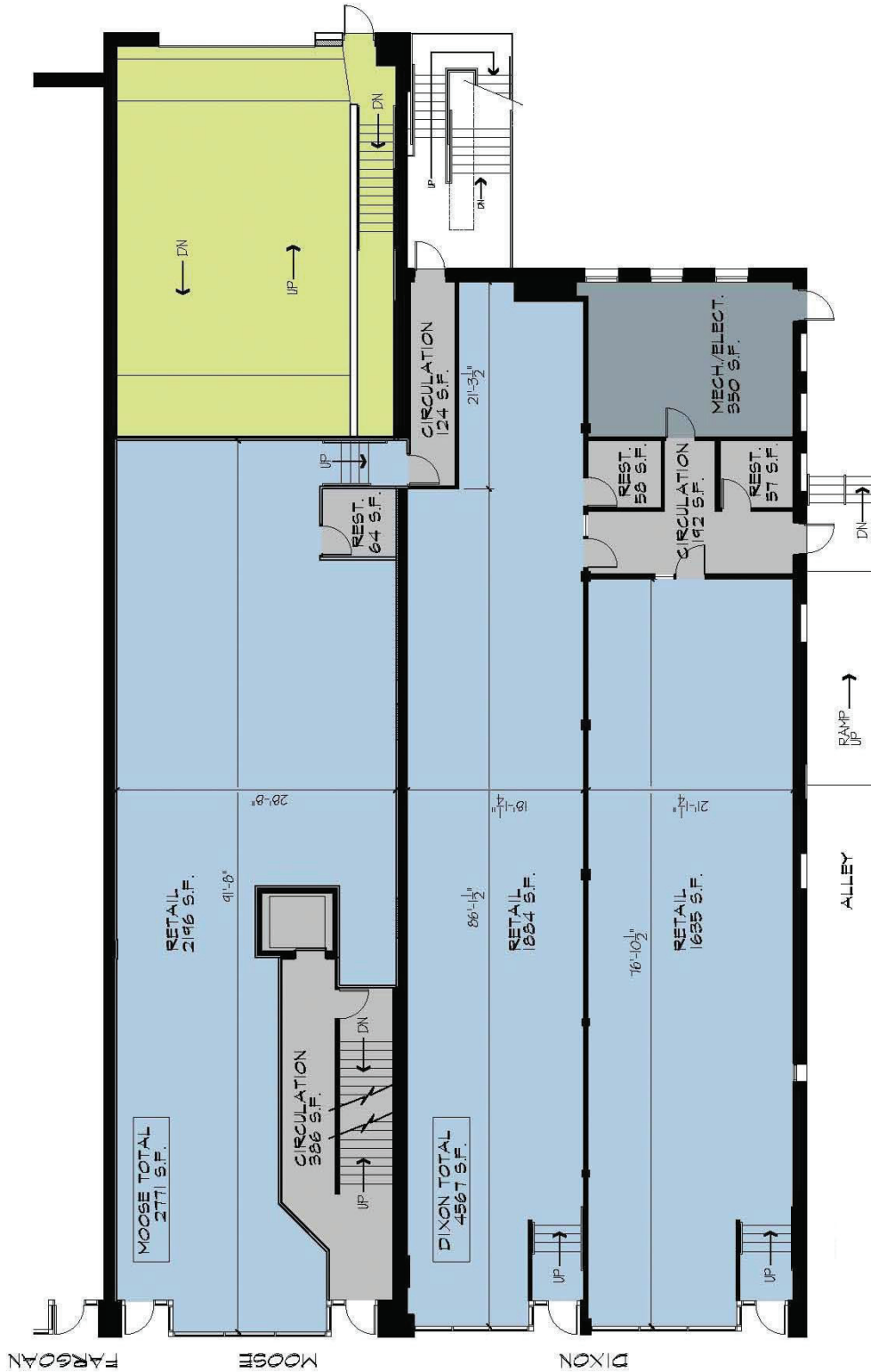


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