

OFFICE PROPERTY FOR LEASE



# APEX BUSINESS CENTER

4141 S 38th St, Fargo, ND 58104



**LORI IBACH**

701.371.1621

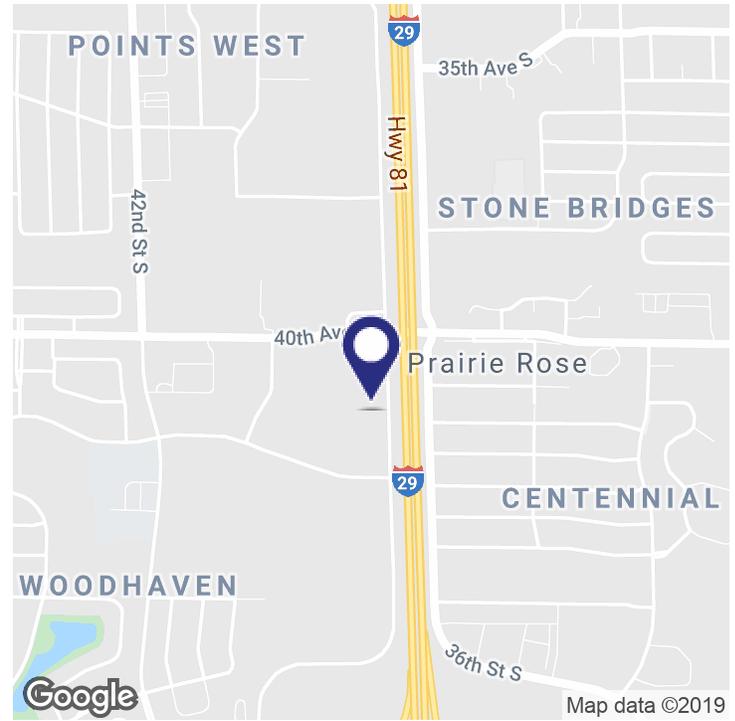
lori.ibach@jbccommercial.com

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## OFFERING SUMMARY

Lease Rate:	\$8.42 - 10.22 SF/yr (MG)
Building Size:	1,800 SF
Available SF:	800 - 1,800 SF

## PROPERTY OVERVIEW

800 SF space currently available in Building 4141, and sublease opportunity for 1,800 SF available 12/1/19



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**LEASE TYPE** MG | **TOTAL SPACE** 800 - 1,800 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$8.42 - \$10.22 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	CAM
Suite D-2	Available	800 SF	Modified Gross	\$10.22 SF/yr	\$1.18 SF
Suite 1-D	Available	1,800 SF	Modified Gross	\$8.42 SF/yr	\$1.18 SF



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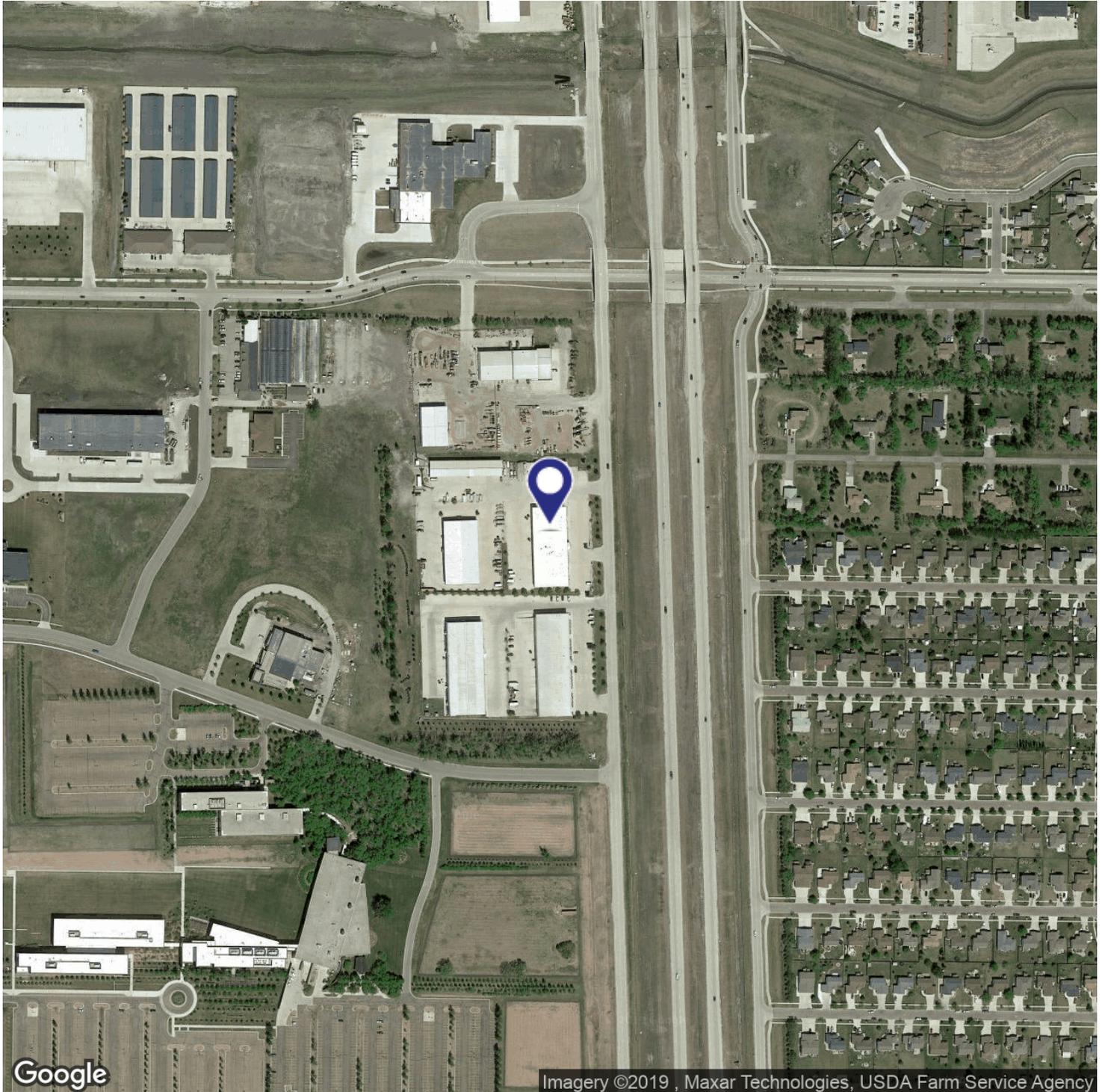
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JBC Commercial  
real estate

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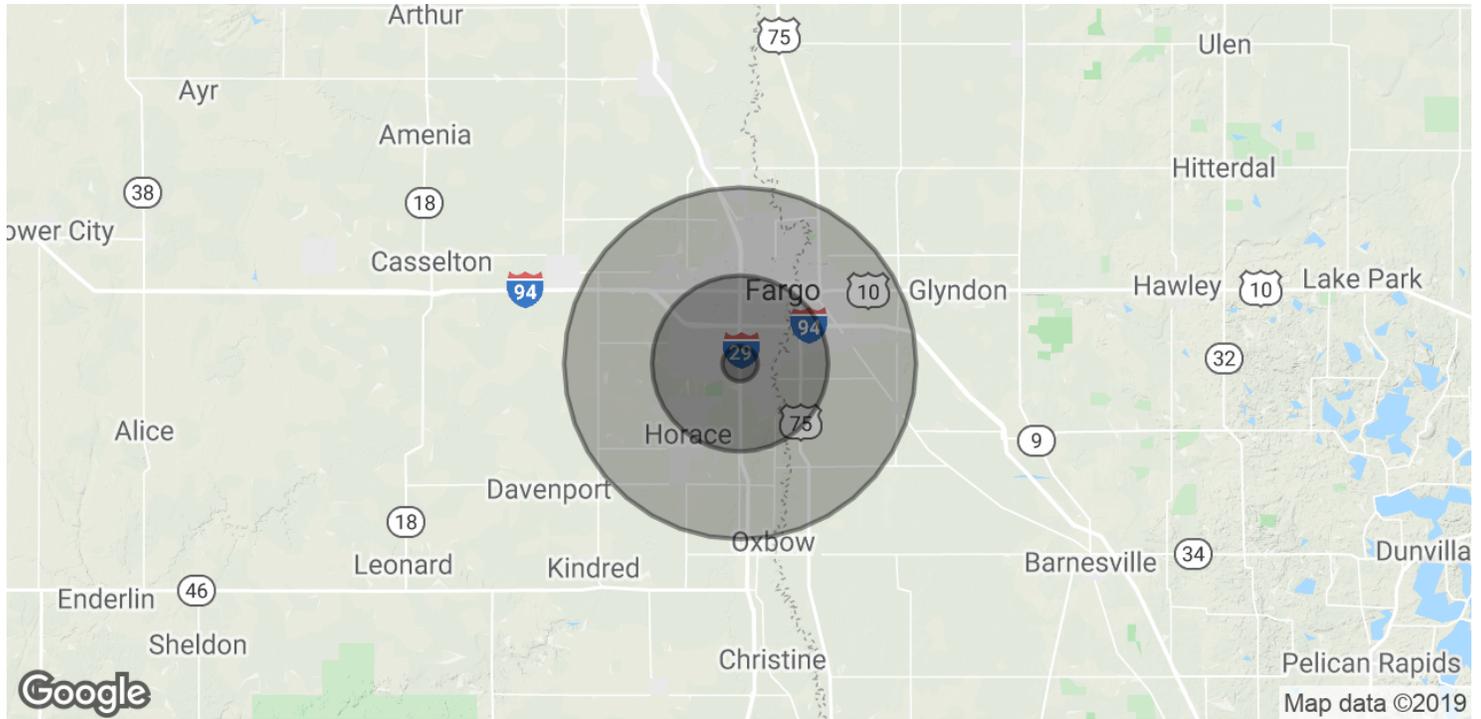
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,683	113,676	237,657
Median age	32.7	33.6	32.6
Median age (Male)	30.2	33.0	31.9
Median age (Female)	35.2	34.3	33.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,890	51,107	101,514
# of persons per HH	2.5	2.2	2.3
Average HH income	\$89,866	\$63,795	\$60,857
Average house value	\$236,632	\$190,577	\$177,737

\* Demographic data derived from 2010 US Census



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