

## OFFICE FOR LEASE

# WESTPOINTE CENTER

4575 23rd #1400 Ave S, Fargo, ND 58104



### OFFERING SUMMARY

**AVAILABLE SF:**

**LEASE RATE:**

N/A

### PROPERTY OVERVIEW

Prime office space for lease! Drive up parking to the front door. High traffic visibility from Interstate 94 & 45th Street in Fargo. Near Sanford Hospital.

### PROPERTY HIGHLIGHTS

- High visibility
- Great location
- Near Sanford hospital
- Recently renovated
- Ample parking

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,813	52,723	102,951
TOTAL POPULATION	8,076	117,215	241,868
AVERAGE HH INCOME	\$55,502	\$61,586	\$60,932

**KW COMMERCIAL**  
4575 23rd Avenue South  
Fargo, ND 58104

**JASON HARMON**  
Director  
O: 701.306.2019  
jasonharmon@kw.com

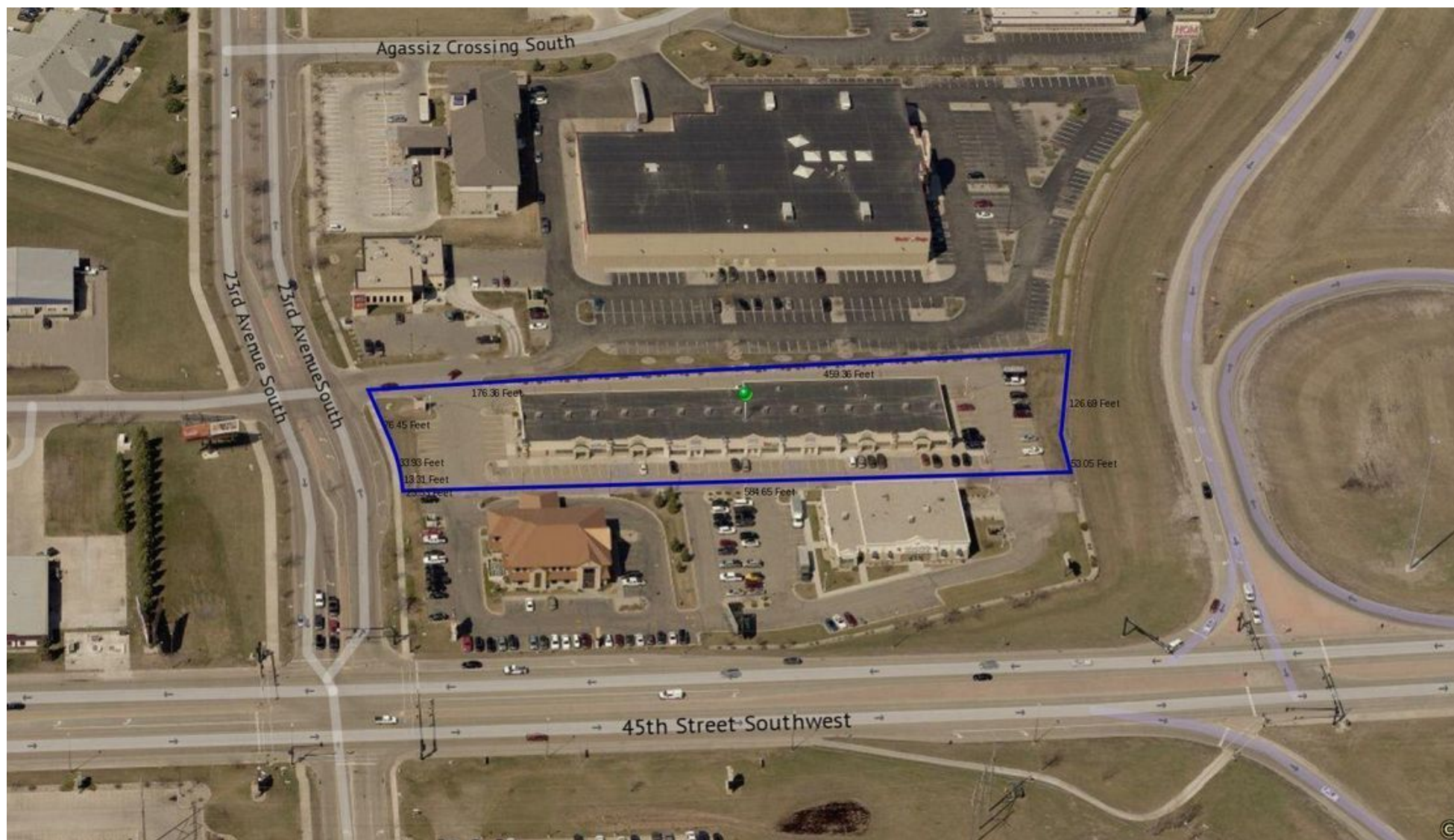
Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

# WESTPOINTE CENTER

4575 23rd #1400 Ave S, Fargo, ND 58104



**KW COMMERCIAL**  
4575 23rd Avenue South  
Fargo, ND 58104

**JASON HARMON**  
Director  
O: 701.306.2019  
jasonharmon@kw.com

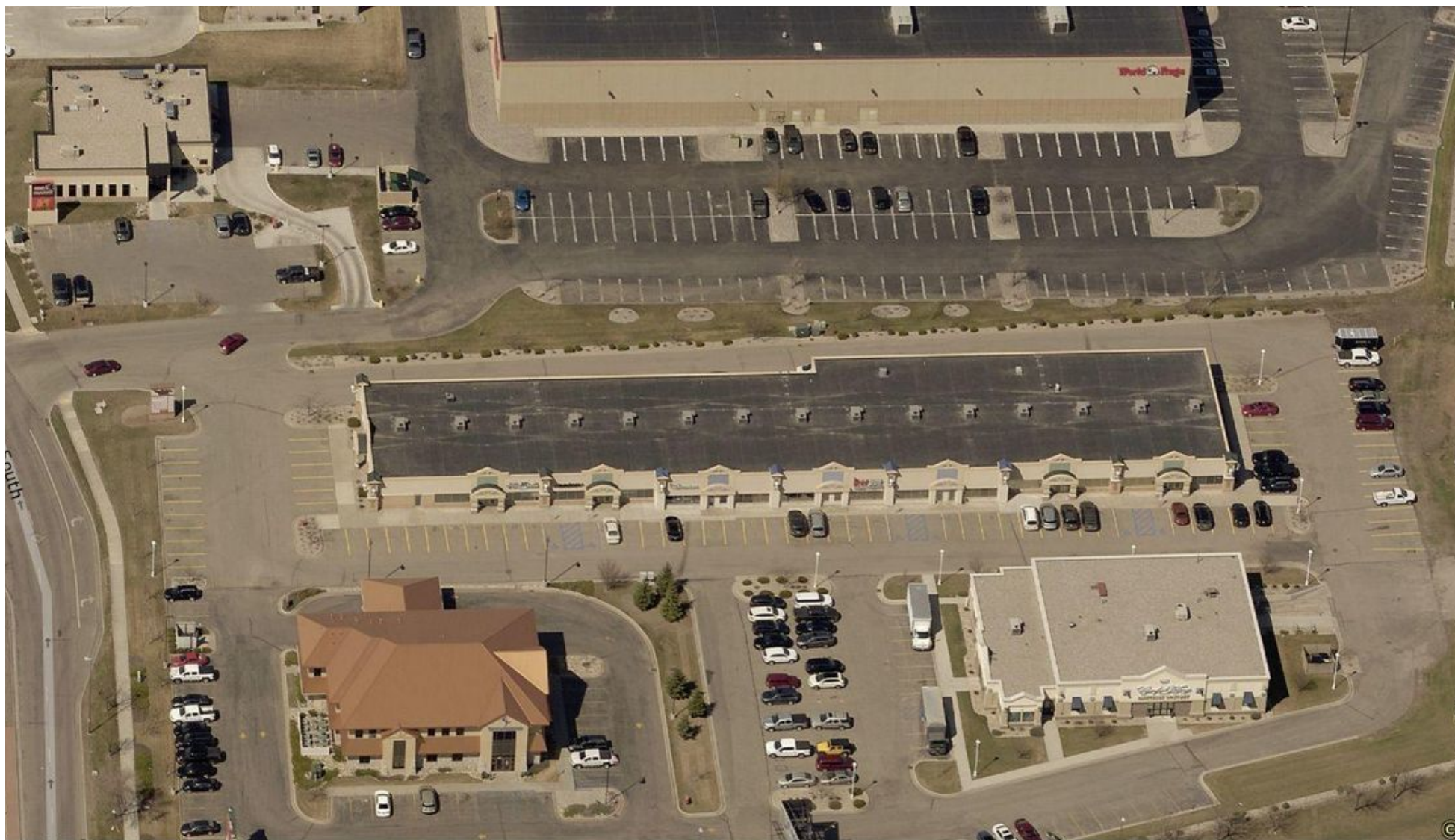
Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

# WESTPOINTE CENTER

4575 23rd #1400 Ave S, Fargo, ND 58104



**KW COMMERCIAL**  
4575 23rd Avenue South  
Fargo, ND 58104

**JASON HARMON**  
Director  
O: 701.306.2019  
jasonharmon@kw.com

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

# WESTPOINTE CENTER

4575 23rd #1400 Ave S, Fargo, ND 58104



**KW COMMERCIAL**  
4575 23rd Avenue South  
Fargo, ND 58104

**JASON HARMON**  
Director  
O: 701.306.2019  
jasonharmon@kw.com

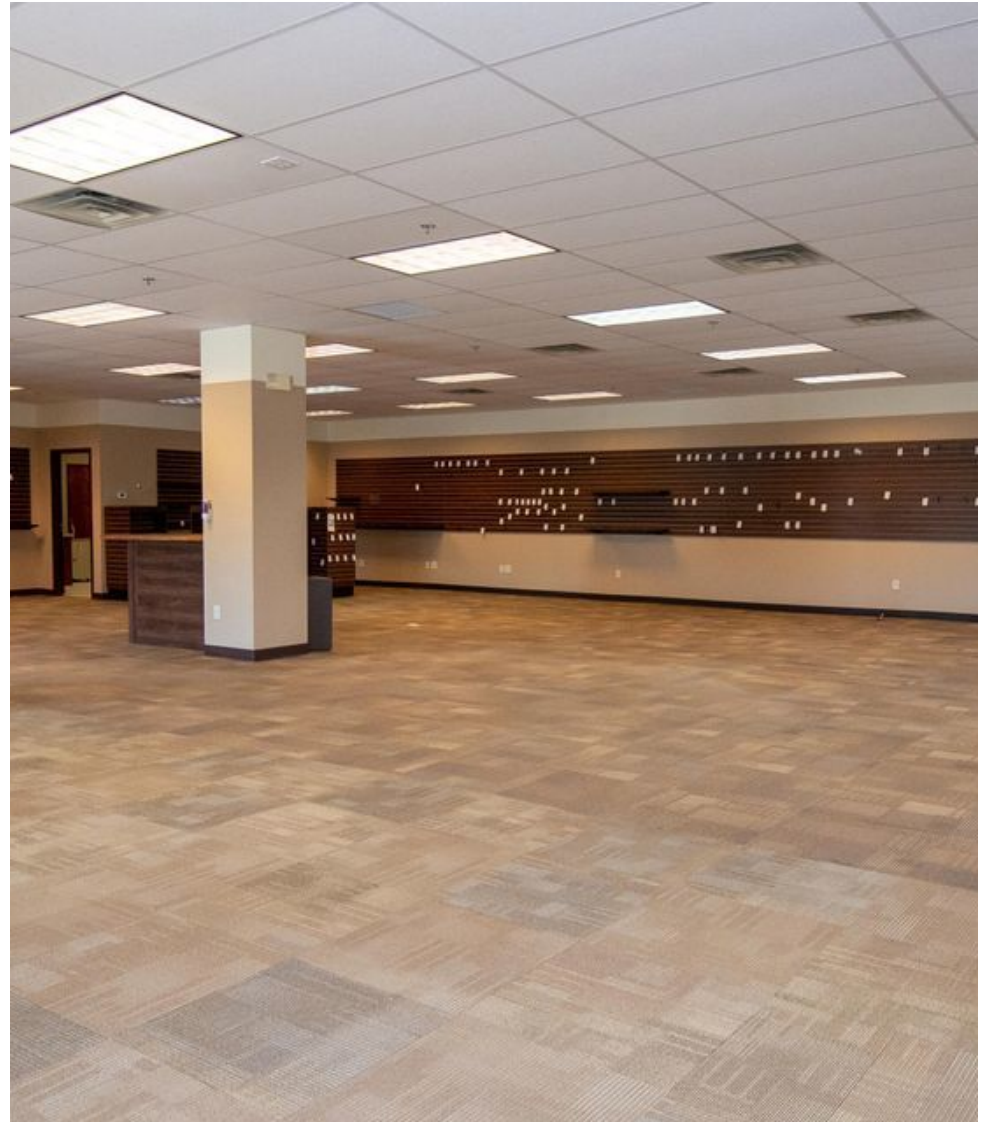
Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

# WESTPOINTE CENTER

4575 23rd #1400 Ave S, Fargo, ND 58104



**KW COMMERCIAL**  
4575 23rd Avenue South  
Fargo, ND 58104

**JASON HARMON**  
Director  
O: 701.306.2019  
jasonharmon@kw.com

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

# WESTPOINTE CENTER

4575 23rd #1400 Ave S, Fargo, ND 58104



**KW COMMERCIAL**  
4575 23rd Avenue South  
Fargo, ND 58104

**JASON HARMON**  
Director  
O: 701.306.2019  
jasonharmon@kw.com

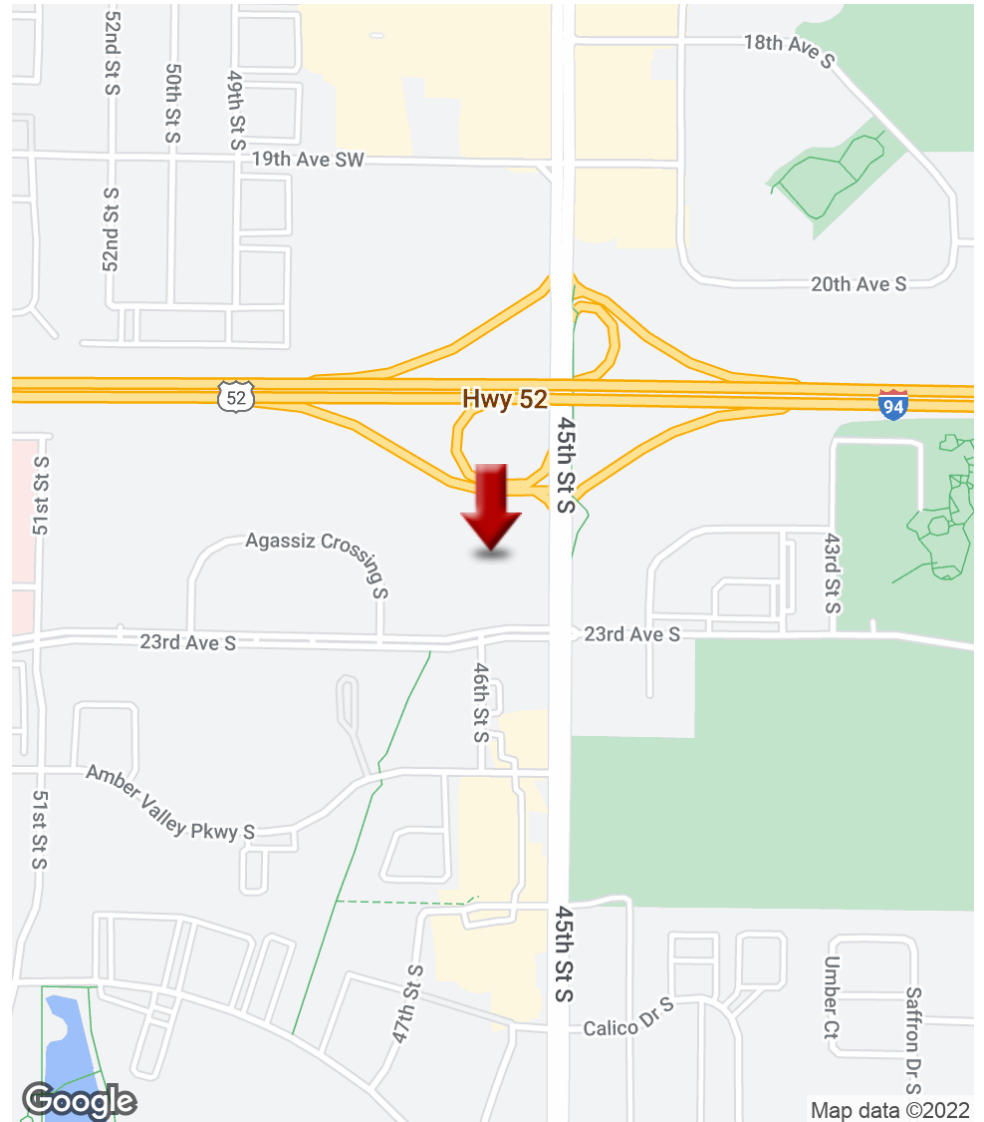
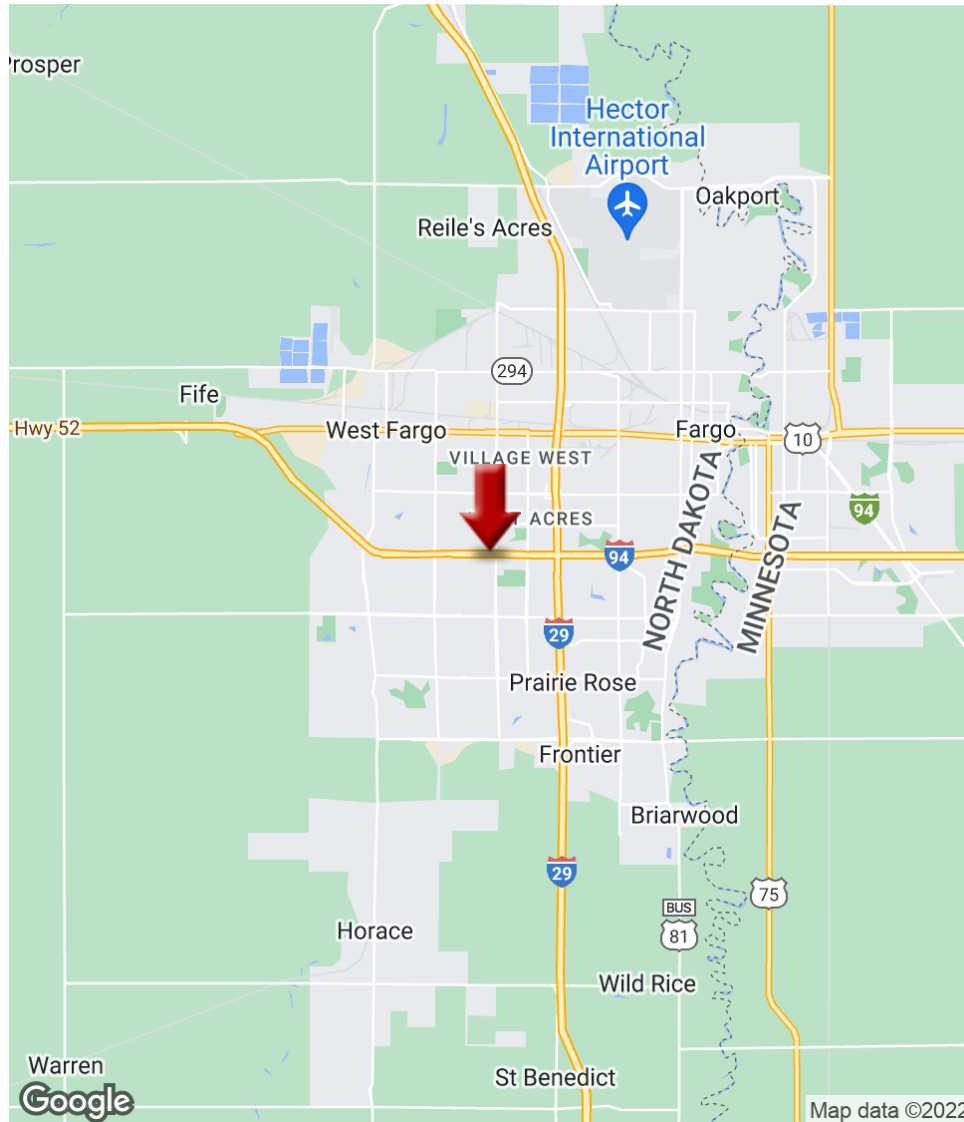
Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

# WESTPOINTE CENTER

4575 23rd #1400 Ave S, Fargo, ND 58104



**KW COMMERCIAL**  
4575 23rd Avenue South  
Fargo, ND 58104

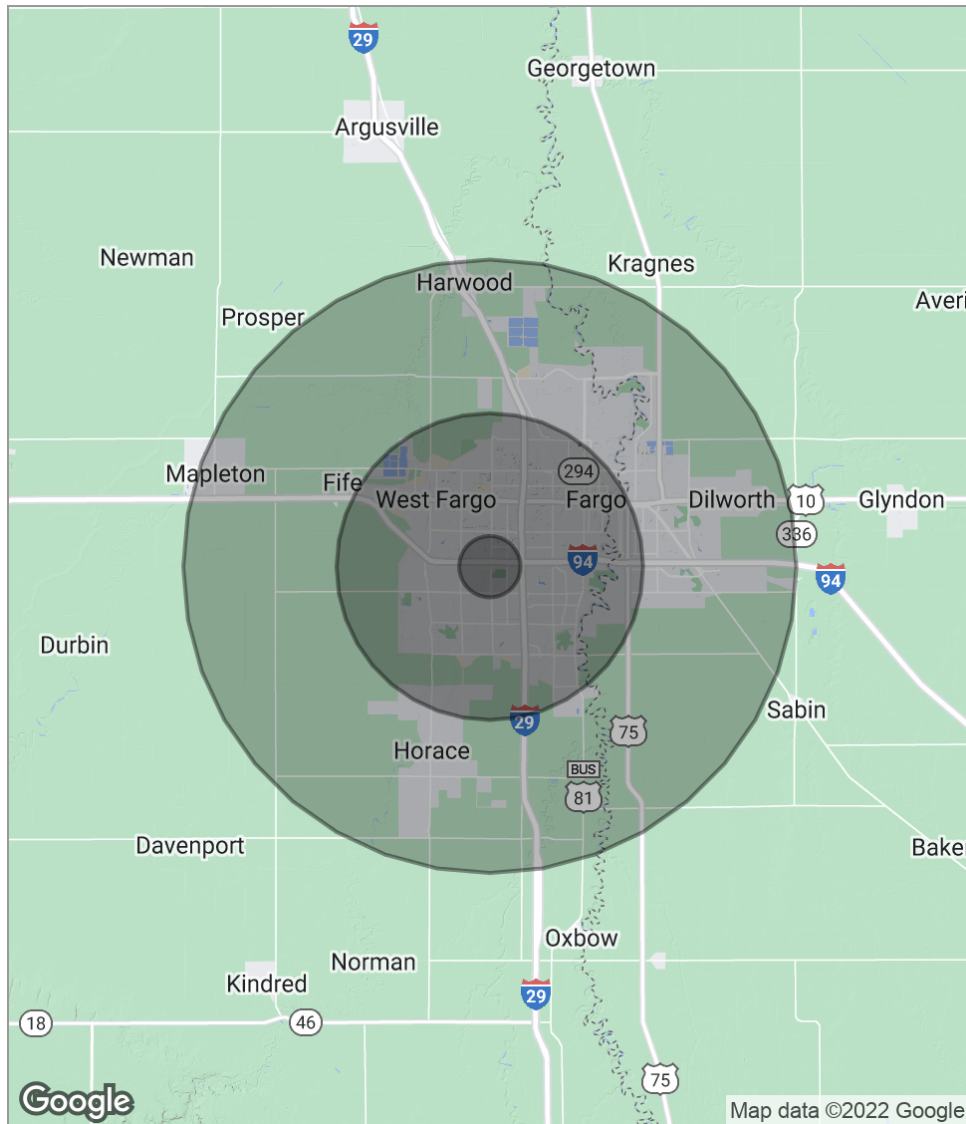
**JASON HARMON**  
Director  
O: 701.306.2019  
jasonharmon@kw.com

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## WESTPOINTE CENTER

4575 23rd #1400 Ave S, Fargo, ND 58104



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,076	117,215	241,868
Median Age	28.1	32.7	32.5
Median Age (Male)	28.0	32.1	31.7
Median Age (Female)	28.1	33.3	33.4

## HOUSEHOLDS &amp; INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,813	52,723	102,951
# Of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$55,502	\$61,586	\$60,932
Average House Value	\$236,458	\$177,985	\$178,089

\* Demographic data derived from 2020 ACS - US Census

**KW COMMERCIAL**  
4575 23rd Avenue South  
Fargo, ND 58104

**JASON HARMON**  
Director  
O: 701.306.2019  
jasonharmon@kw.com

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.