

# Retail Space for Lease

223 Roberts Street N, Fargo, ND 58102

MLS #24-357



## Property Description:

Dillard is a mixed-use property on Roberts Street in the heart of downtown Fargo, just a block off Broadway. The ground floor offers 3,798 total square feet of commercial retail space. There is ample parking on this block. Attached to Dillard is the Roberts Commons Garage with 455 stalls. The first two hours are free in the garage. There is also free parking on nights and weekends. 84 amenity-filled apartment units occupy the floors above. Learn more at [LiveAtDillard.com](http://LiveAtDillard.com). This location is considered a Walker's Paradise, with a Walkscore® of 95 and Bike- Score® of 97.

## Space Size:

3,798 SF

## Estimated CAM:

\$4.00 SF  
(Utilities Paid By Tenant)

## Lease Rate:

\$23.00 SF

## TI Allowance:

\$25.00 SF



[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)  
4609 33<sup>rd</sup> Ave S, Suite 400, Fargo, ND 58104

**JUSTIN GUSTOFSON**  
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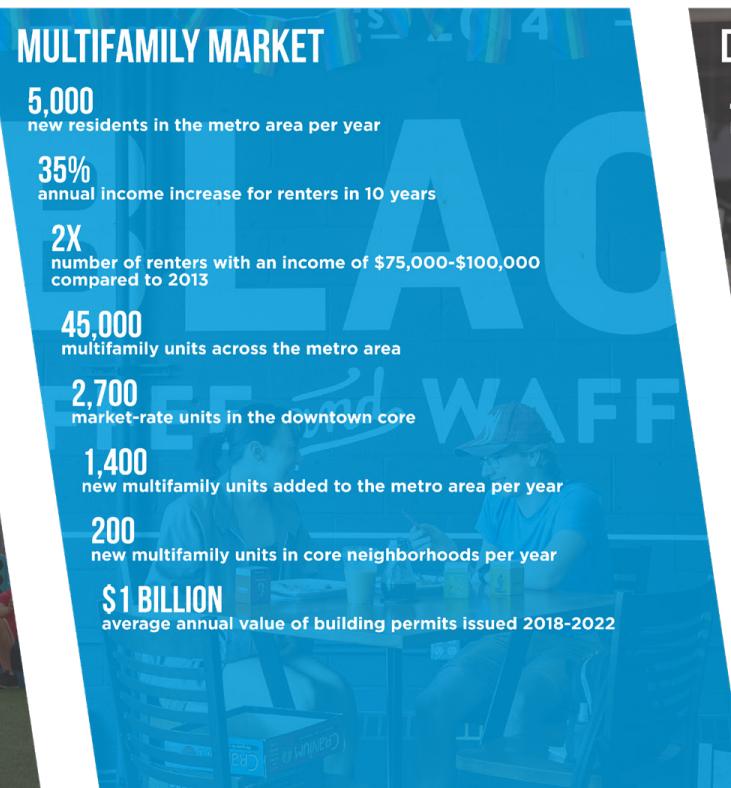
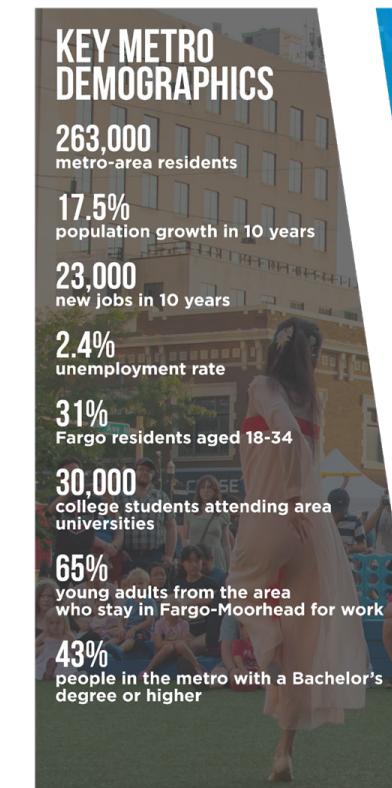
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## Floor Plan



### Unit Details

LEASE RATE	CAM	TI ALLOWANCE
\$23.00 SF	\$4.00 SF	\$25.00 SF



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Public Parking  
First 2 Hours Free  
Free Nights & Weekends



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