



Gateway

Fargo, ND



COMMERCIAL SPACE AVAILABLE

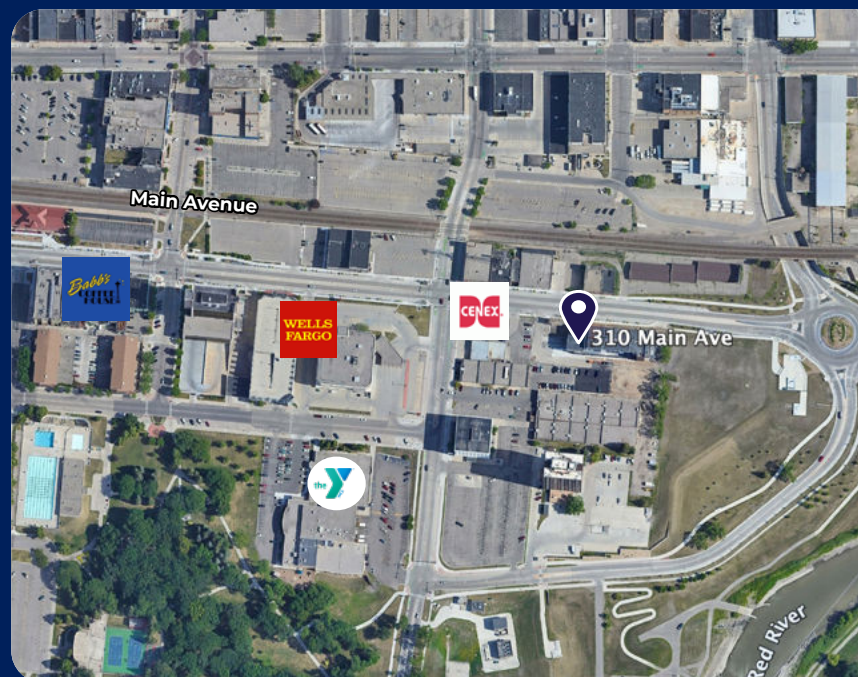
ADDRESS

310 Main Avenue, Fargo, ND 58103

PROPERTY DETAILS

Lease Rate	\$25/SF
CAM	\$6.50/SF
Total Space	15,000+ SF
Space Available	±6,500 SF
Lease Term	5 Years
Year Built	2021
Style	Office/Retail
Built Out As	Shell Space
Fit-up Allowance	\$25/SF

Subdivided space available. Details and rates are subject to change at any time. Contact for more information.



701.866.1006
EPICCompaniesND.com





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NEIGHBORHOOD FEATURES

Population (No. of People)

.5 mile	1 mile	3 miles
2,715	13,999	90,342

Business (No. of Businesses)

.5 mile	1 mile	3 miles
762	11,532	4,818

Employees (No. of Employees)

.5 mile	1 mile	3 miles
8,813	24,849	76,948

Source: ESRI Business Analysis



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Gateway Project Overview

310 Main Avenue, Fargo, ND 58103



PHASE I - Gateway North

OVERVIEW

This high-traffic street is known as Gateway Center because it connects Fargo and Moorhead with a prime location just past the river.

Gateway, phase I, was completed in Fall 2021. The building is 5-stories tall with a built-in customer base. The Arch, phase II, began construction in July 2021. Surrounded by patrons, this prominent location will be sure to benefit any type of business whether retail, office, customer service, and more.

WALK SCORE

76

310 Main Avenue has a Walk Score of 76 out of 100. This location is **Very Walkable**, most errands can be accomplished on foot.

This location is in Fargo. Nearby parks include Liberty Park, Island Park and Dike East Park.

Source: Walkscore.com



PHASE II - The Arch (Gateway East)



Zach Frappier

Director of Realty

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