

#### **ADDRESS**

300 Main Avenue, Fargo, ND 58103

#### **PROPERTY DETAILS**

Lease Rate \$21/SF **Total Space** 16,500± SF Space Available 16,500± SF Lease Term 5 Years Date Available 2023 **Available** 2nd Floor Style Office/Retail **Built Out As Shell Space** Fit-up Allowance \$25/SF

Fit-up Allowance \$25/SF

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

EPICCompaniesND.com

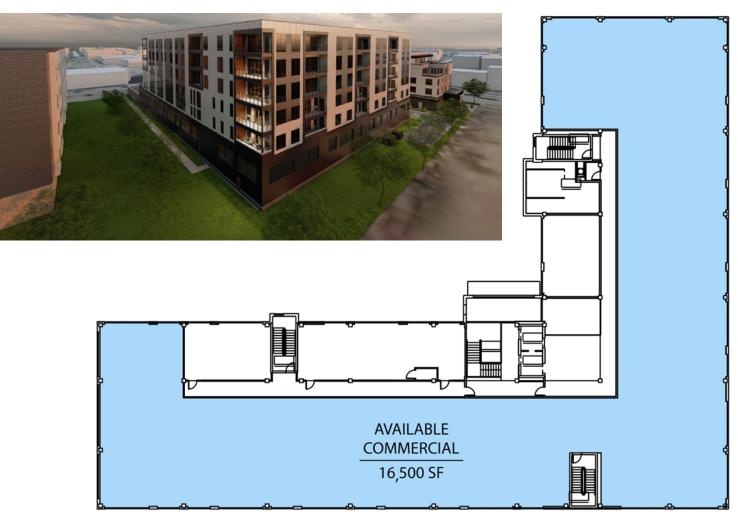
701.866.1006







### **The Arch** 300 Main Avenue, Fargo, ND 58103



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.

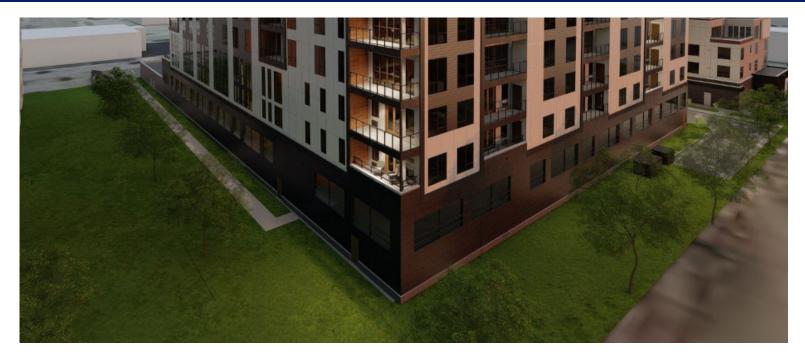
This location is in Fargo. Nearby parks include Liberty Park, Island Park and Dike East Park.

Source: Walkscore.com









#### **OVERVIEW**

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

The Arch started construction in August of 2021 and will consist of commercial space, condos, and apartments. Surrounded by patrons, this prominent location will be sure to benefit any



type of business whether retail, office, customer service, and more.



#### **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

<b>Employees</b> (No. of Employees)		
.5 mile	1 mile	3 miles
8,813	24,849	76,948

Source: ESRI Business Analysis



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