



**Vanné**  
Moorhead, MN

**VANNÉ**  
by  
EPIC



**VANNÉ**  
EST. 2020

**COMMERCIAL SPACE AVAILABLE**

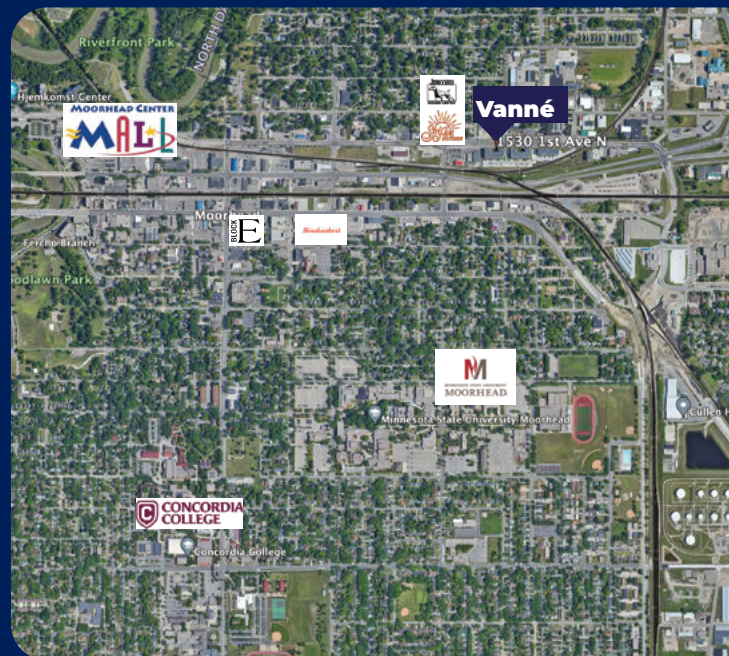
## ADDRESS

1530 1st Avenue N, Moorhead, MN 56560

## PROPERTY DETAILS

Lease Rate	\$18/SF
CAM	\$6.50/SF
Total Space	9,300± SF
Space Available	1,300± 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

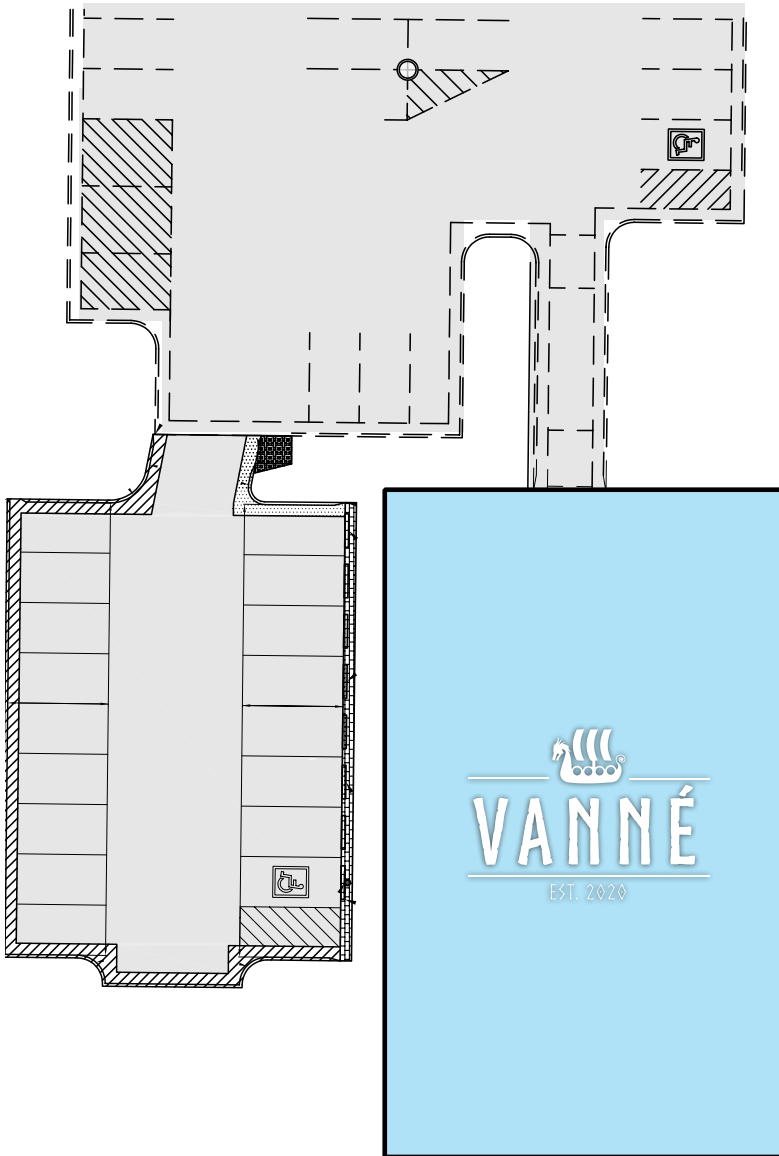
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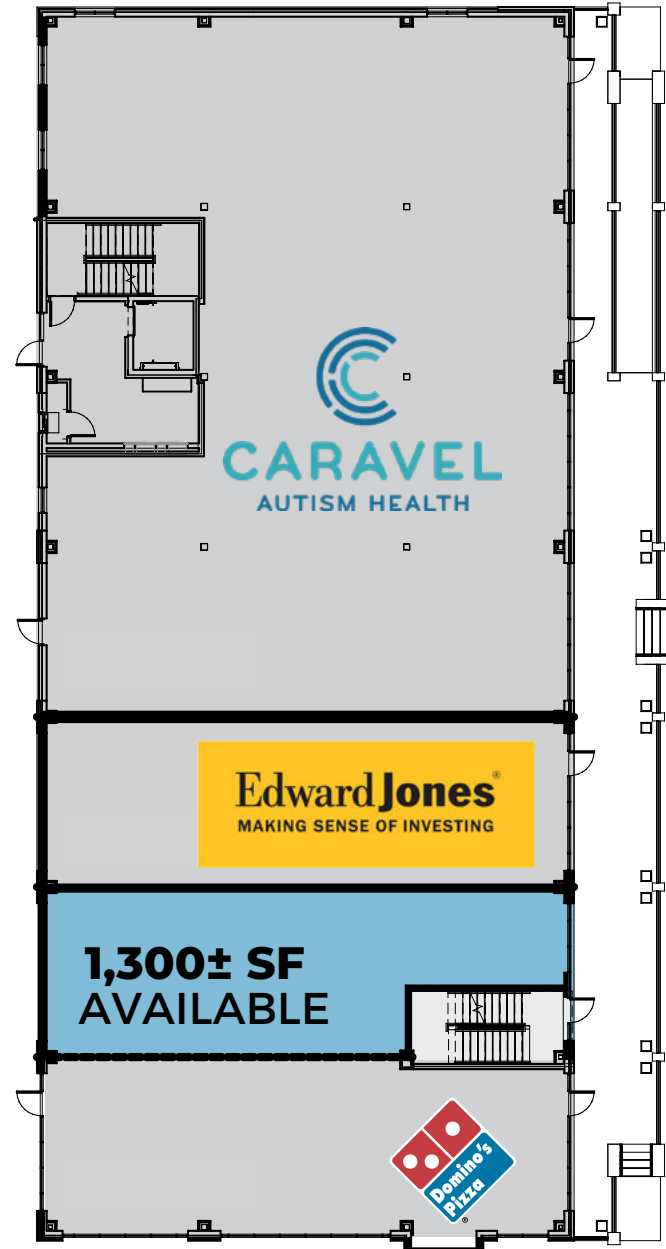
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## Site Plan



## Floor Plan







# Vanné Project Overview

1530 1st Avenue N, Moorhead, MN 56560



## OVERVIEW

EPIC Companies is excited to bring our second mixed-use building to Moorhead, Minnesota! Vanné has a combination of residential and commercial space, creating a community within a community.

Vanné is located next to Moorhead's own Junkyard Brewing, Sol Ave. Kitchen, and more! Enjoy the influx of new businesses and activity coming to 1st Avenue in Moorhead.

The City of Moorhead is currently working on a downtown study with a goal to create a downtown location that enhances the lives of its residents.



**Zach Frappier**

Director of Realty

701.388.6919 | Zach@EPICCompaniesND.com



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## NEIGHBORHOOD FEATURES

### Population (No. of People)

.5 mile	1 mile	3 miles
<b>2,432</b>	<b>12,100</b>	<b>76,793</b>

### Business (No. of Businesses)

.5 mile	1 mile	3 miles
<b>158</b>	<b>611</b>	<b>3,381</b>

### Employees (No. of Employees)

.5 mile	1 mile	3 miles
<b>1,397</b>	<b>6,055</b>	<b>52,734</b>

Source: ESRI Business Analysis