



Unite by EPIC
Fargo, ND



COMMERCIAL SPACE AVAILABLE

ADDRESS

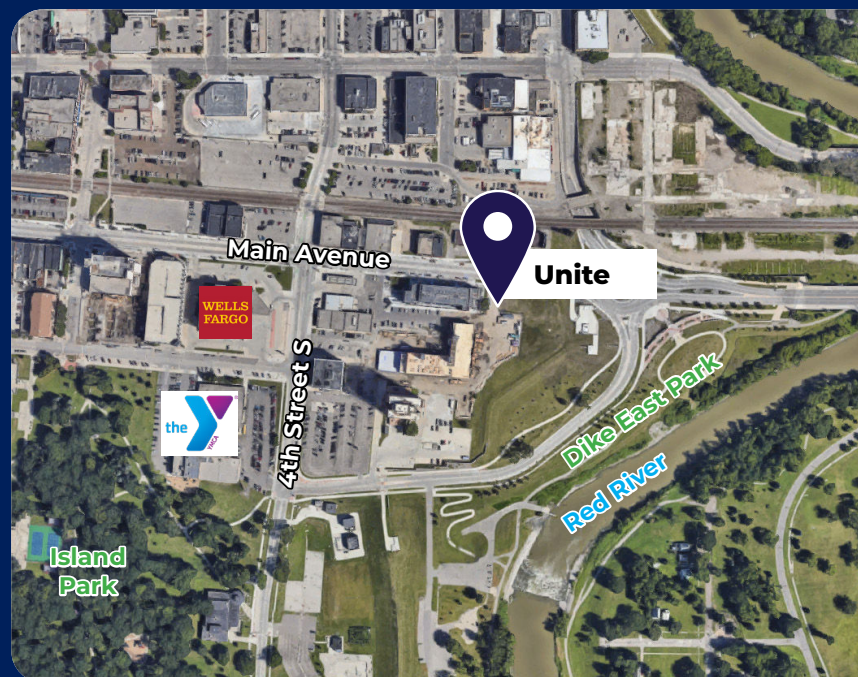
234 Main Avenue, Fargo, ND 58103

PROPERTY DETAILS

1st Floor Lease Rate	\$22/SF
1st Floor CAM	\$7.50/SF
3rd Floor Lease Rate*	\$33/SF
3rd Floor CAM	\$7.50/SF
Total Space	±18,870 SF
Space Available	±18,870 SF
Lease Term	5 Years
Date Available	2025
Style	Office/Retail
Built Out As	Shell Space
Fit-up Allowance	\$25/SF

*Lease Rate includes parking on 2nd floor

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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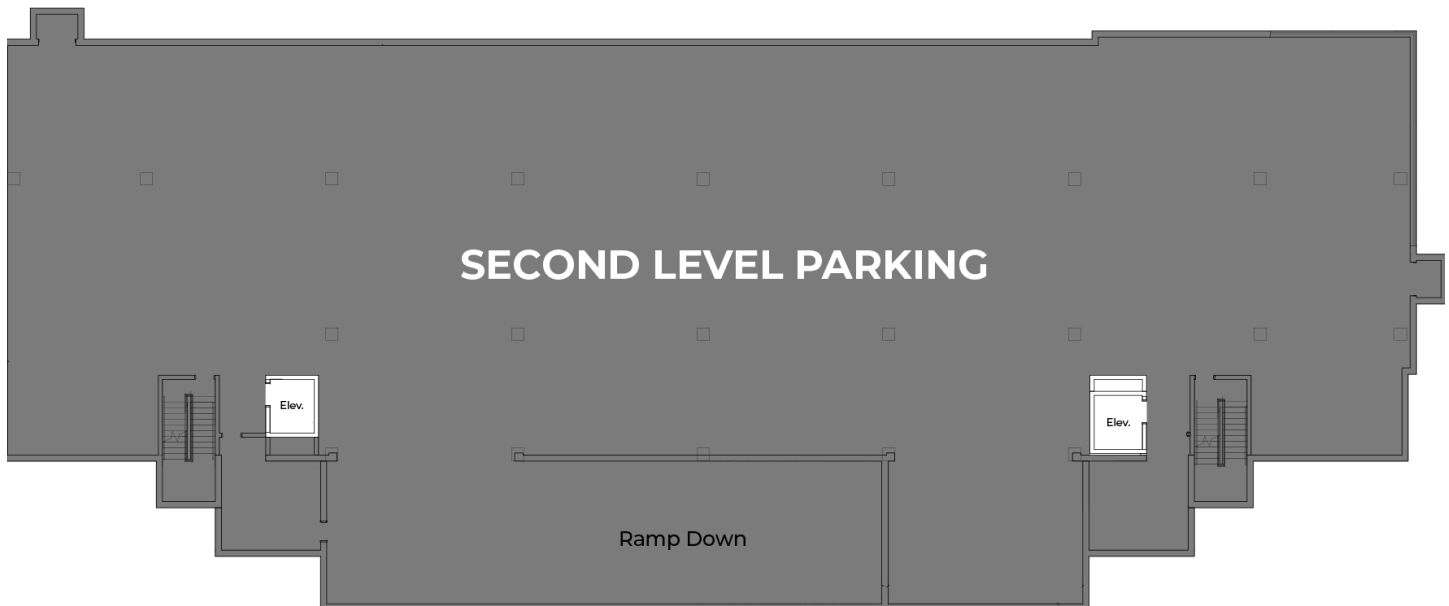
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1st Floor



2nd Floor



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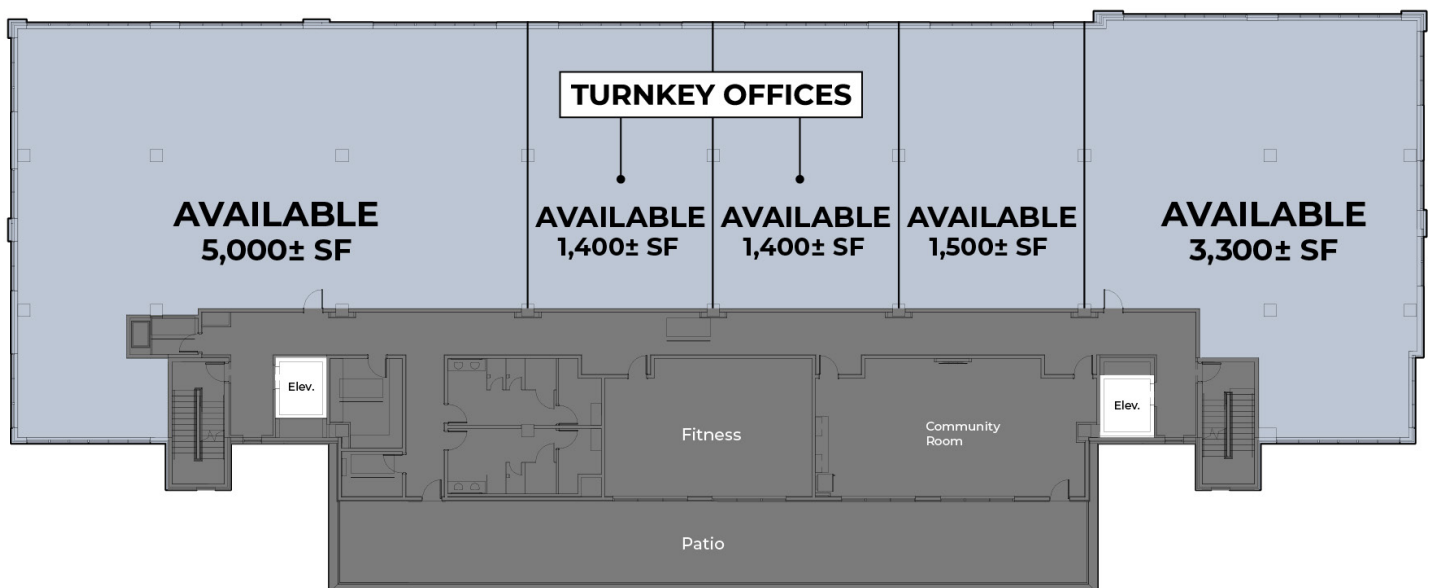
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3rd Floor



3rd Floor - Divided





Unite by EPIC

Project Overview

234 Main Avenue, Fargo, ND 58103



OVERVIEW

Unite will be the third mixed-use building by EPIC in this downtown Fargo location. Altogether, these buildings create outdoor and indoor public spaces for the community to enjoy.

This building in particular received its name for uniting the communities of Moorhead and Fargo with its prime location where the two cities meet at the Red River.

Unite will consist of commercial space and apartments. Surrounded by patrons, this prominent location will 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

Employees (No. of Employees)

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

Source: ESRI Business Analysis

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



Zach Frappier
Director of Realty

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