



**Jak 23**

Fargo, ND



**JAK 23**

**COMMERCIAL SPACE AVAILABLE**

## ADDRESS

4900 23rd Ave S, Fargo, ND 58104

## PROPERTY DETAILS

Lease Rate	\$24/SF
CAM	\$6.50/SF
Total Space	22,000± SF
Space Available	22,000± SF
Lease Term	TBD
Year Built	2024
Floors	3
Style	Office
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





## Jak 23

4900 23rd Ave S, Fargo, ND 58104



**1st Floor**



**2nd Floor**



**3rd Floor**



# Jak 23 PROJECT OVERVIEW

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## OVERVIEW

Jak 23 is a new and modern commercial property that is currently under development in Fargo. This commercial property has an impressive 22,000 square feet of commercial space spread across three spacious floors. Jak 23 is also situated directly across the street from Sanford Hospital, making it an ideal location for healthcare-related businesses or services.

## Nearby Locations of Interest

Sanford Hospital  
Costco  
West Acres  
Red River Zoo  
Bars and Restaurants  
Multiple Shopping Centers  
Numerous Hotels  
Interstate 94

## NEIGHBORHOOD FEATURES

### Population (No. of People)

.5 mile	1 mile	3 miles
2,361	12,497	101,820

### Business (No. of Businesses)

.5 mile	1 mile	3 miles
126	514	4,124

### Employees (No. of Employees)

.5 mile	1 mile	3 miles
2,031	9,804	70,656

Source: ESRI Business Analysis

## Features

Digital Monument Sign  
Established Business District  
Spacious Parking Lot  
Rooftop Patio



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