

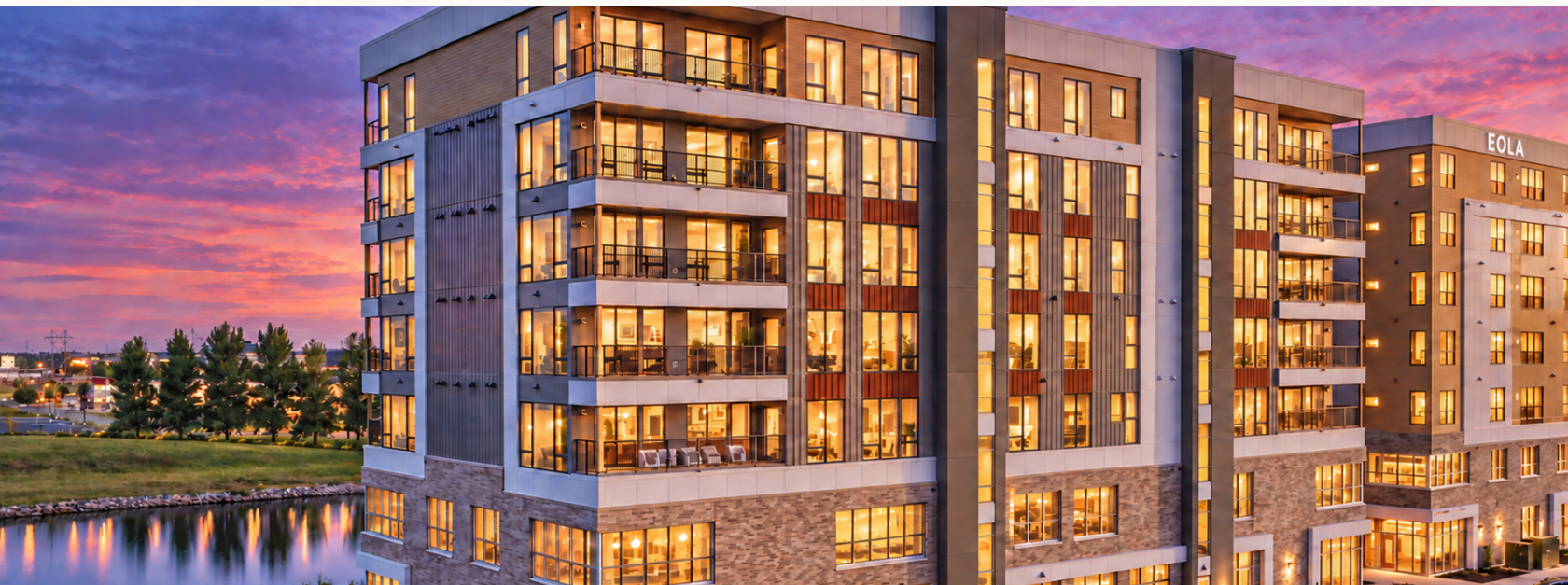
Bring your business to MAKT at EOLA.

COMMERCIAL SPACE FOR LEASE

4470 24th Ave S
Fargo, North Dakota 58104

TOTAL AVAILABLE: 14,119 SQFT (Subdivision is available)

Rental rate: \$22.00 / SF | CAM rate: \$7.00 / SF



Your next space starts here.

CARISSA WILCOX

605.377.4555

carissa@oxfordrealtyfm.com

maktfargo.com

Contact Carissa for current availability and leasing terms.



3475 56th St S, Suite 100
Fargo, ND 58104

4470 / Commercial Space

Partial build-out completed. 14,119 SQFT total (subdivision available).

Rental rate: \$22.00 / SF | CAM rate: \$7.00 / SF



4470 / PROPOSED PLAYGROUND & OUTDOOR SPACE / SOUTH + EAST SIDES

Landscaped play areas, perimeter fencing, controlled gates, and adult supervision.



01 / Proposed Care Room 108



02 / Proposed arrival

Envision a premium early-learning or commercial setting with warm interiors, thoughtful play spaces, and a welcoming arrival. Tour to confirm current conditions, build-out scope, and leasing terms with Carissa.

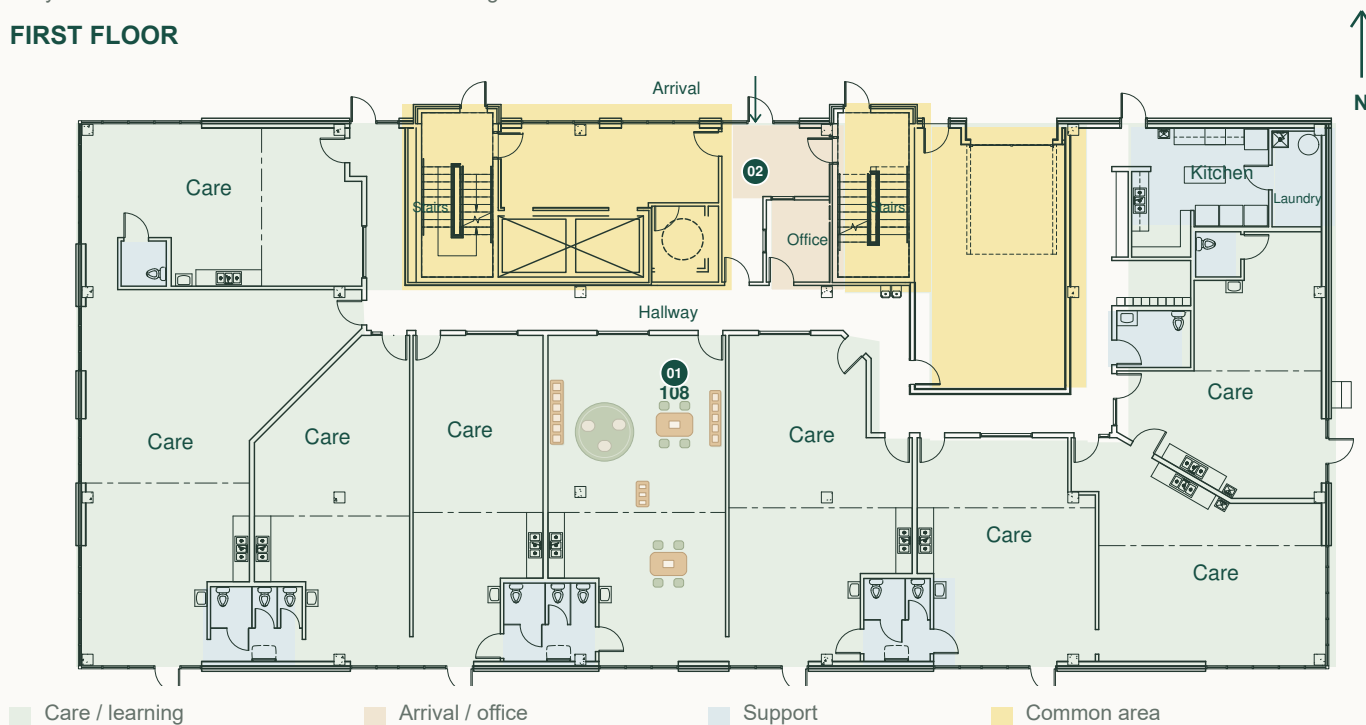
Concept renderings; room uses and furnishings are proposed. Not to scale.

4470 / Floor Plans & Layouts

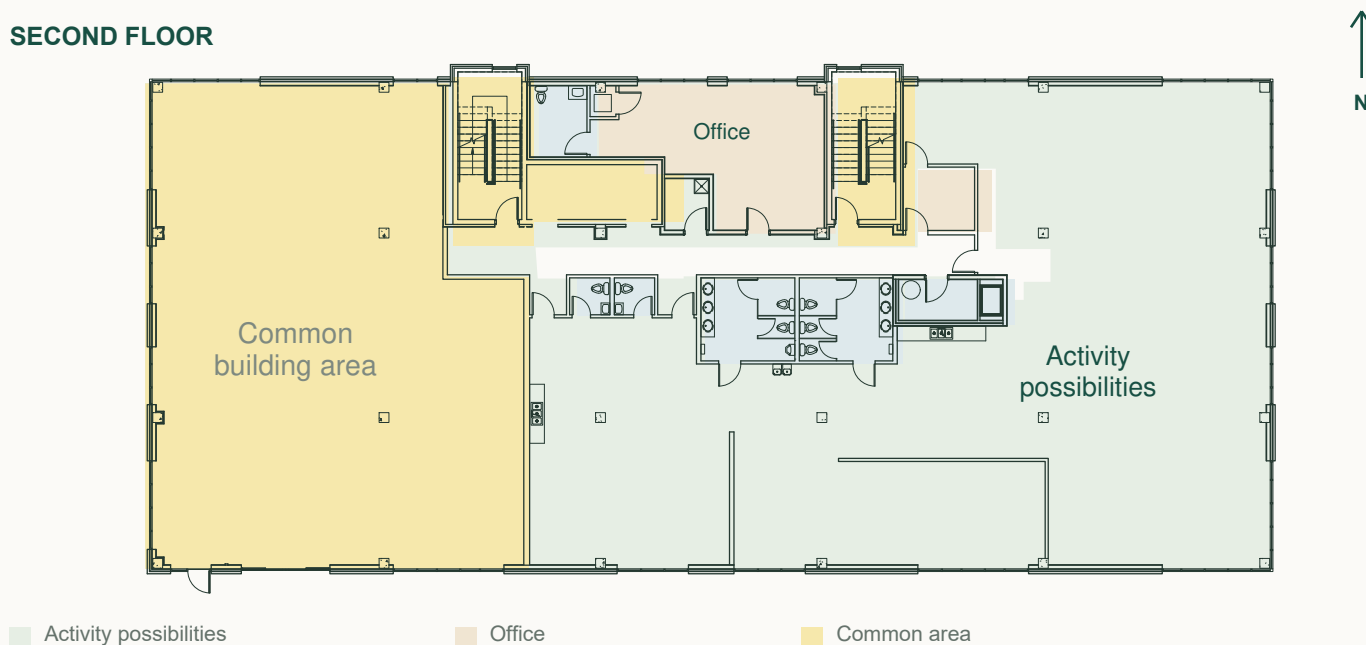
Total rentable area: 14,119 SQFT. Subdivision is available.

Off-yellow indicates common / non-rentable building areas.

FIRST FLOOR



SECOND FLOOR

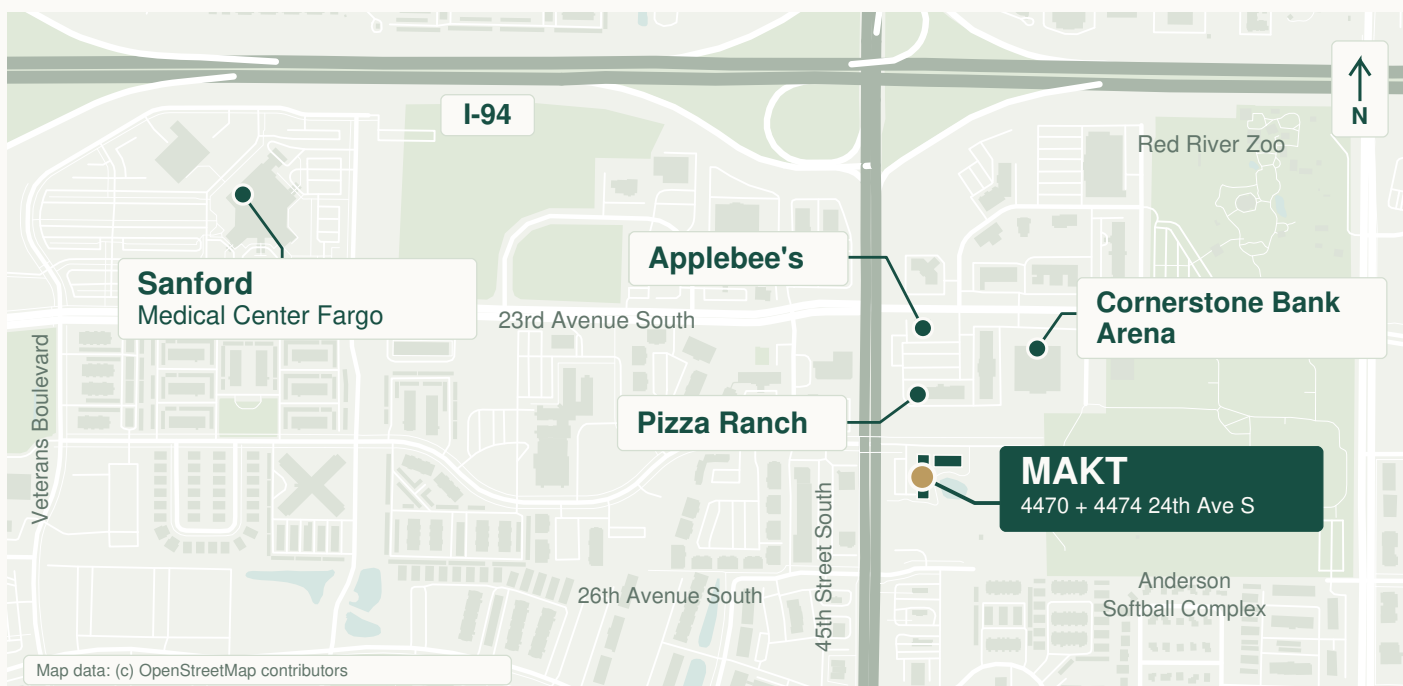


Rental rate: \$22.00 / SF | CAM rate: \$7.00 / SF | Subdivision is available.

Proposed uses; not to scale. Marketing illustration - not for construction.

South Fargo. An established setting.

Near dining, recreation and medical services along the 23rd Avenue South and 45th Street South corridors.



NEARBY DESTINATIONS

Cornerstone Bank Arena

4404 23rd Avenue SW

Sanford Medical Center Fargo

5225 23rd Avenue S

Pizza Ranch

4480 23rd Avenue S, Suite A

Applebee's

2350 45th Street S



Carissa Wilcox

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Real Estate Specialist

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Email Carissa