

Bring your business to MAKT at EOLA.

COMMERCIAL SPACE FOR LEASE

4474 24th Ave S / Fargo, North Dakota 58104

FIRST FLOOR: 10,200 SF + 3,700 SF | SECOND FLOOR: 3,700 SF

Rental: \$22.00 / SF | CAM: \$7.00 / SF | Subdivision available on all spaces



A1 / COMMERCIAL A2 / COMMERCIAL A3 / COMMERCIAL

Illustrative photo retouch. Highlights indicate location; refer to page 3 for suite layouts.

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

imagine the possibilities

A place for your next idea along the 45th Street corridor.

First floor: 10,200 SF + 3,700 SF | Second floor: 3,700 SF | Subdivision available

01 Professional Office

02 Nail Salon

03 Restaurant

04 Clinic

Chiropractic / Physical Therapy

05 Donut / Coffee Shop



ONE POSSIBILITY / RESTAURANT CONCEPT



PROPOSED EAST TERRACE / POND VIEW

Space to shape your business.

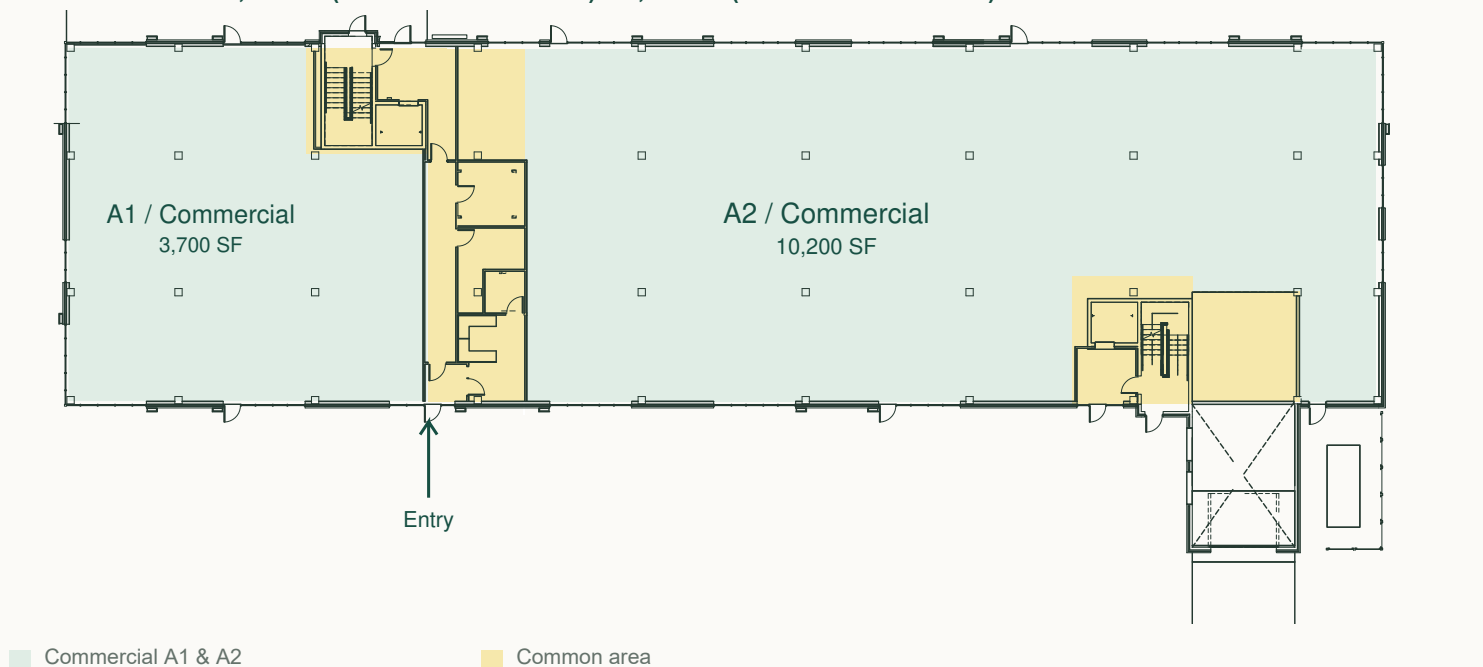
Rental rate: \$22.00 / SF | CAM rate: \$7.00 / SF

Potential uses and renderings are illustrative; confirm fit-out and use requirements with Carissa.

4474 / Floor Plans & Layouts

Subdivision available on all spaces. Off-yellow indicates common areas.

FIRST FLOOR — 10,200 SF (Subdivision available) + 3,700 SF (Subdivision available)



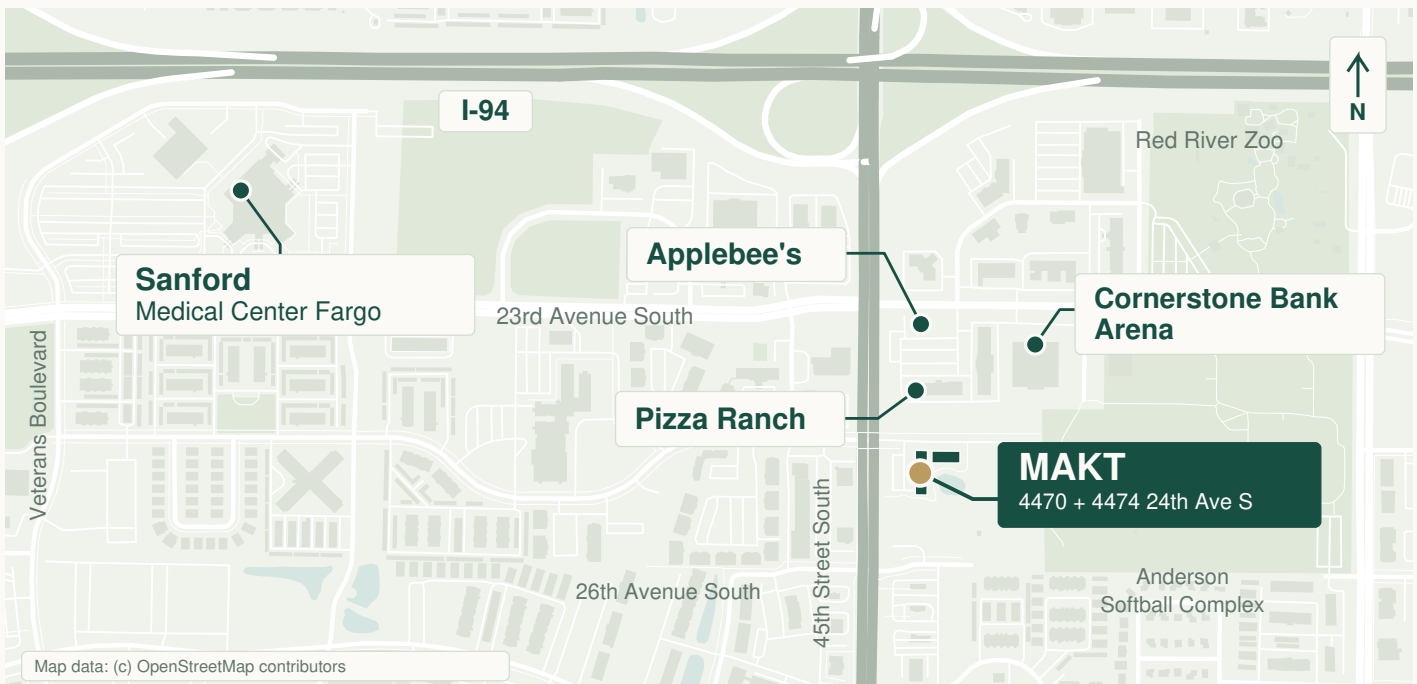
SECOND FLOOR — 3,700 SF (Subdivision available)



Rental rate: \$22.00 / SF | CAM rate: \$7.00 / SF | Subdivision available on all spaces. Marketing illustration.

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



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