

Bring your business to MAKT at EOLA.

COMMERCIAL SPACE FOR LEASE

4474 & 4470 24th Ave S
Fargo, North Dakota 58104



Your next space starts here.

CARISSA WILCOX

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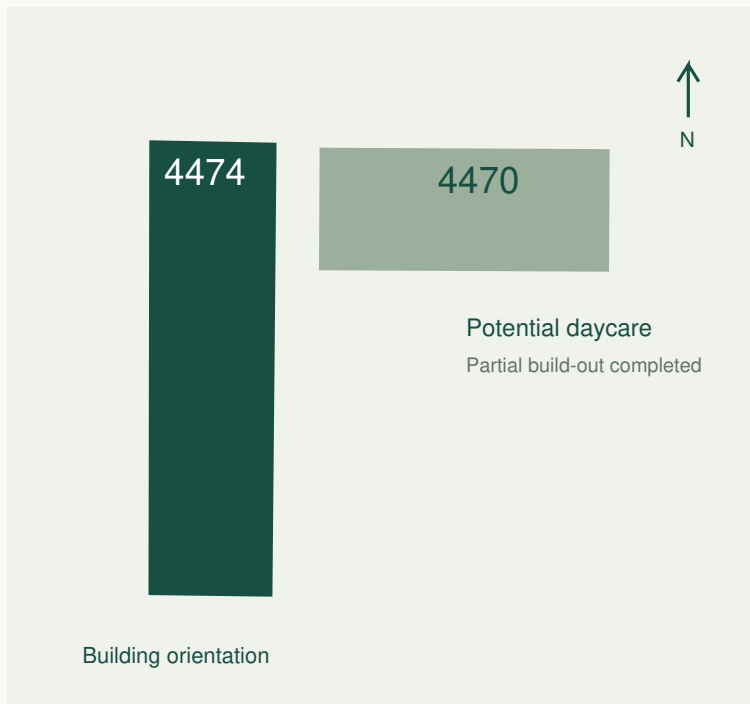
Contact Carissa for current availability and leasing terms.



OXFORD REALTY

Two buildings. One MAKT setting.

Explore commercial leasing at two distinct addresses within MAKT at EOLA. Start with your business, your space requirements, and your opening timeline.



Orientation only; not a boundary survey.

4474

24th Ave S

First-floor commercial leasing. Envision 45th Steakhouse, with a large outdoor area and pond views.

4470

24th Ave S

Potential daycare space with partial build-out completed. Proposed layouts are available to review.

Private on-site parking / 68 spaces

Contact Carissa for current availability and leasing terms.



45th Steakhouse

4474 24TH AVE S / FIRST FLOOR ONLY / PROPOSED RESTAURANT

Private on-site parking / 68 spaces / A2 west-side entrance



EAST TERRACE / POND + FOUNTAIN



PROPOSED DINING ROOM

A bold arrival from 45th Street, refined dining, and a generous outdoor area beside the pond. Explore the indoor and outdoor opportunity with Carissa.

Restaurant, terrace, fountain and two-sided sign are proposed. Images are illustrative.

Parking count supplied by owner. Renderings are not a survey or measured fit-out.

Site reference: Google satellite imagery. Architecture: Zerr Berg A3.11 / A4.00-A4.02.

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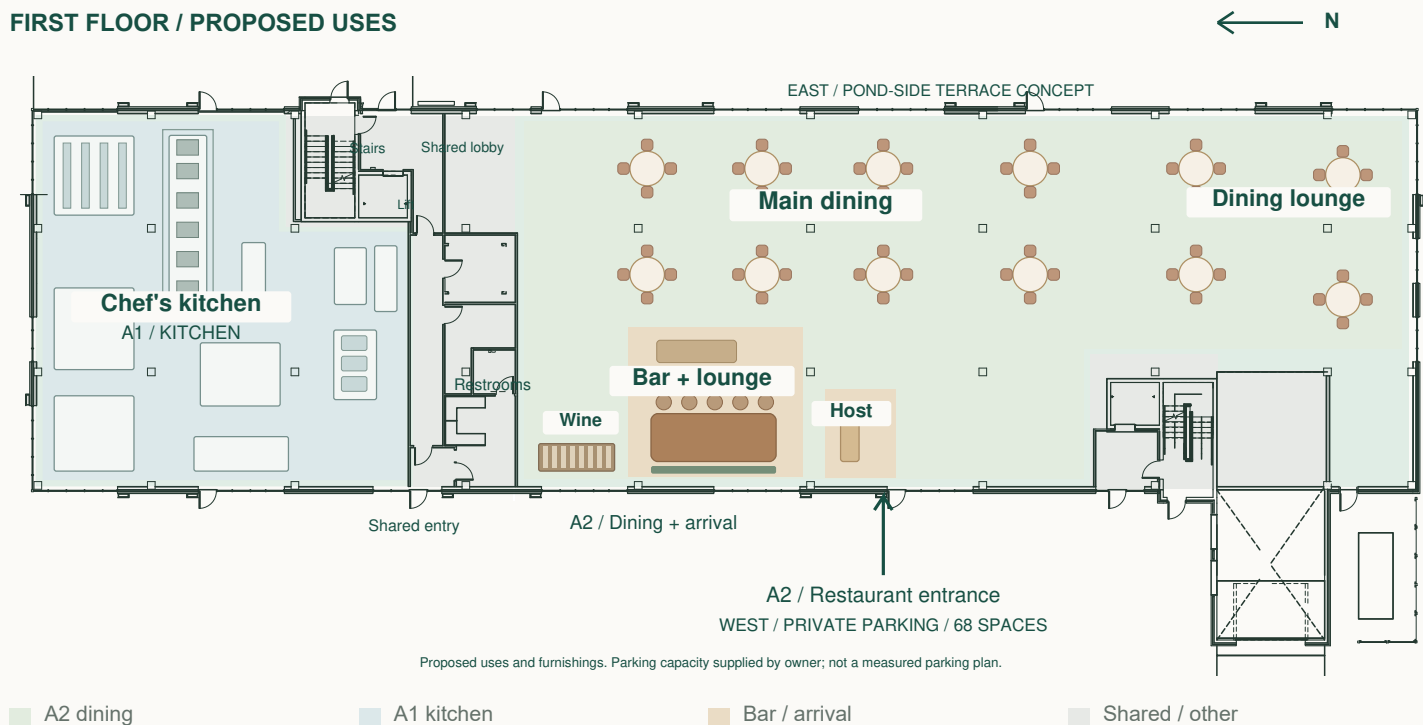
Oxford Realty **03**

A first-class dining experience.

4474 / PROPOSED STEAKHOUSE LAYOUT

First floor only. A1 is the chef's kitchen. A2 brings together dining, bar and the west-side restaurant entrance facing the private parking lot.

FIRST FLOOR / PROPOSED USES



A chef's kitchen.

A1 is dedicated to a broiler and grill line, prep and plating pass, walk-in refrigeration, freezer, pastry, dry storage and dishwashing.

An elevated evening.

Arrive through A2 from the west-side private lot. A host station, refined dining, bar lounge and wine display lead to evenings outdoors beside the pond.

Explore the full-size plan and kitchen detail with Carissa.

Contact Carissa for current availability and leasing terms.

Proposed uses; equipment, utilities, exhaust, access and lease limits require confirmation.

Source: Zerr Berg A3.11, 11/01/2022; revisions through 2023. Existing geometry retained.

Not to scale. Marketing illustration - not for construction.

4470 / Potential daycare

Partial build-out completed.

Envision a premium early-learning setting with warm interiors, thoughtful play spaces, and a welcoming start to every day.



4470 / PROPOSED PLAYGROUND / SOUTH + EAST SIDES

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



01 / Proposed Care Room 108

Concept renderings; interiors relate to first-floor areas 01 / 02 on the next page.

Tour to confirm current conditions, build-out scope, outdoor areas, and required approvals.



02 / Proposed arrival

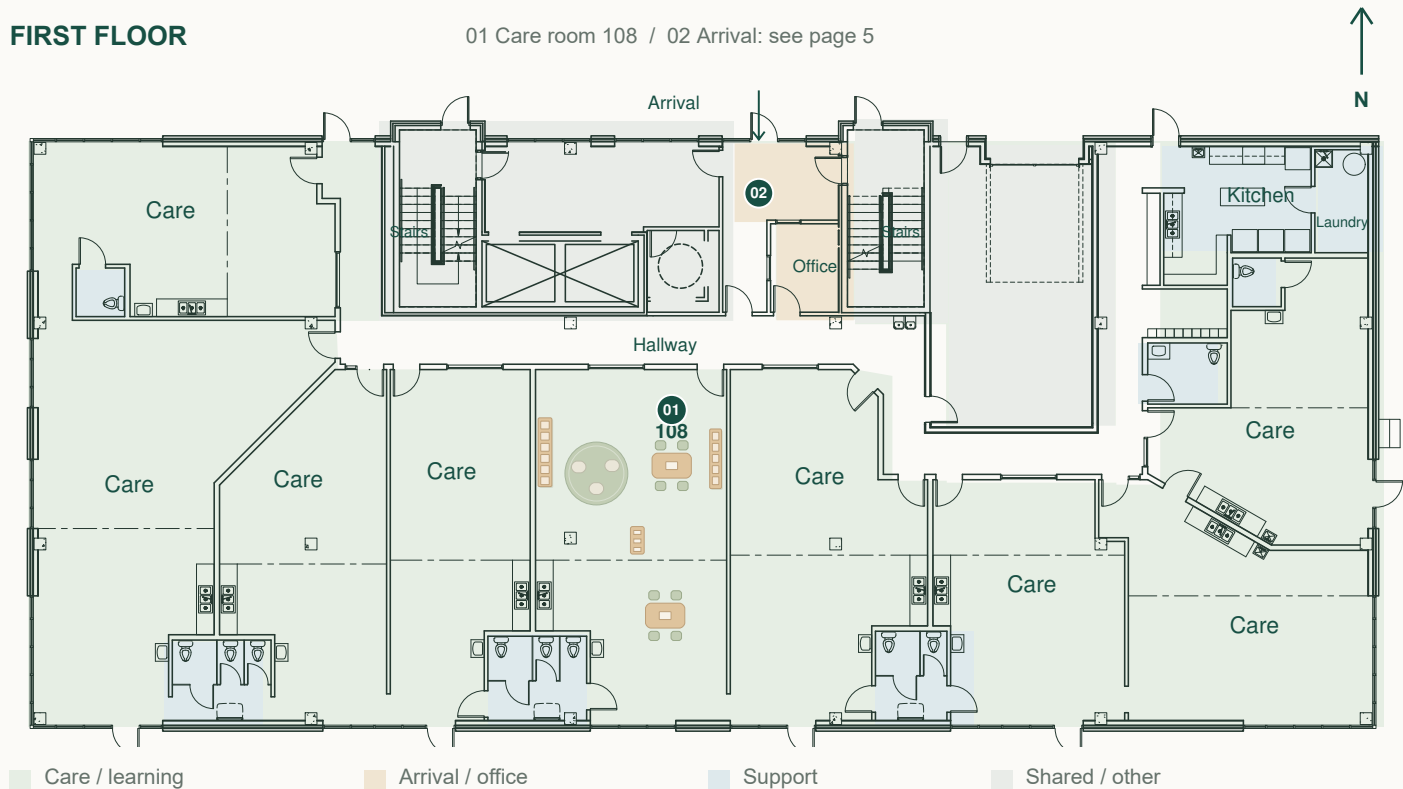
4470 / Proposed daycare layout

A place to arrive, learn and grow.

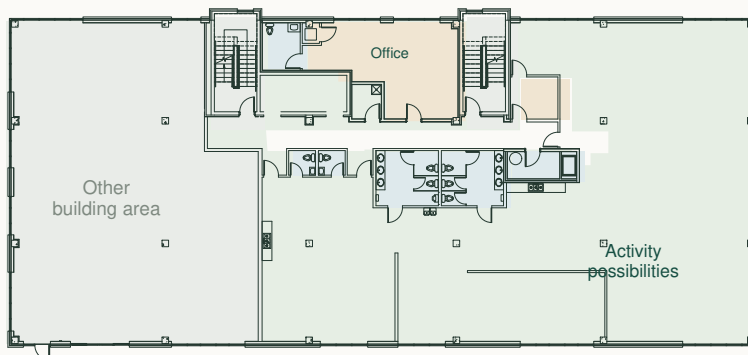
Partial build-out completed. Room uses and furnishings are proposed.

FIRST FLOOR

01 Care room 108 / 02 Arrival: see page 5



SECOND FLOOR



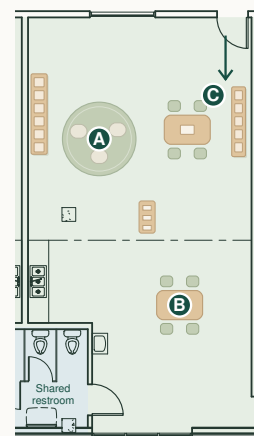
Movement / art / reading / staff support

Possible uses to explore with the operator.

Proposed uses; colors do not indicate vacancy. Not to scale. Marketing illustration - not for construction.

Source: Small Wonders A002 / A003, 02/06/2024; AHJ revision 03/20/2024.

01 / CARE ROOM 108



A / Gather + read

Sage rug + cushions

B / Learn + create

Child-height tables

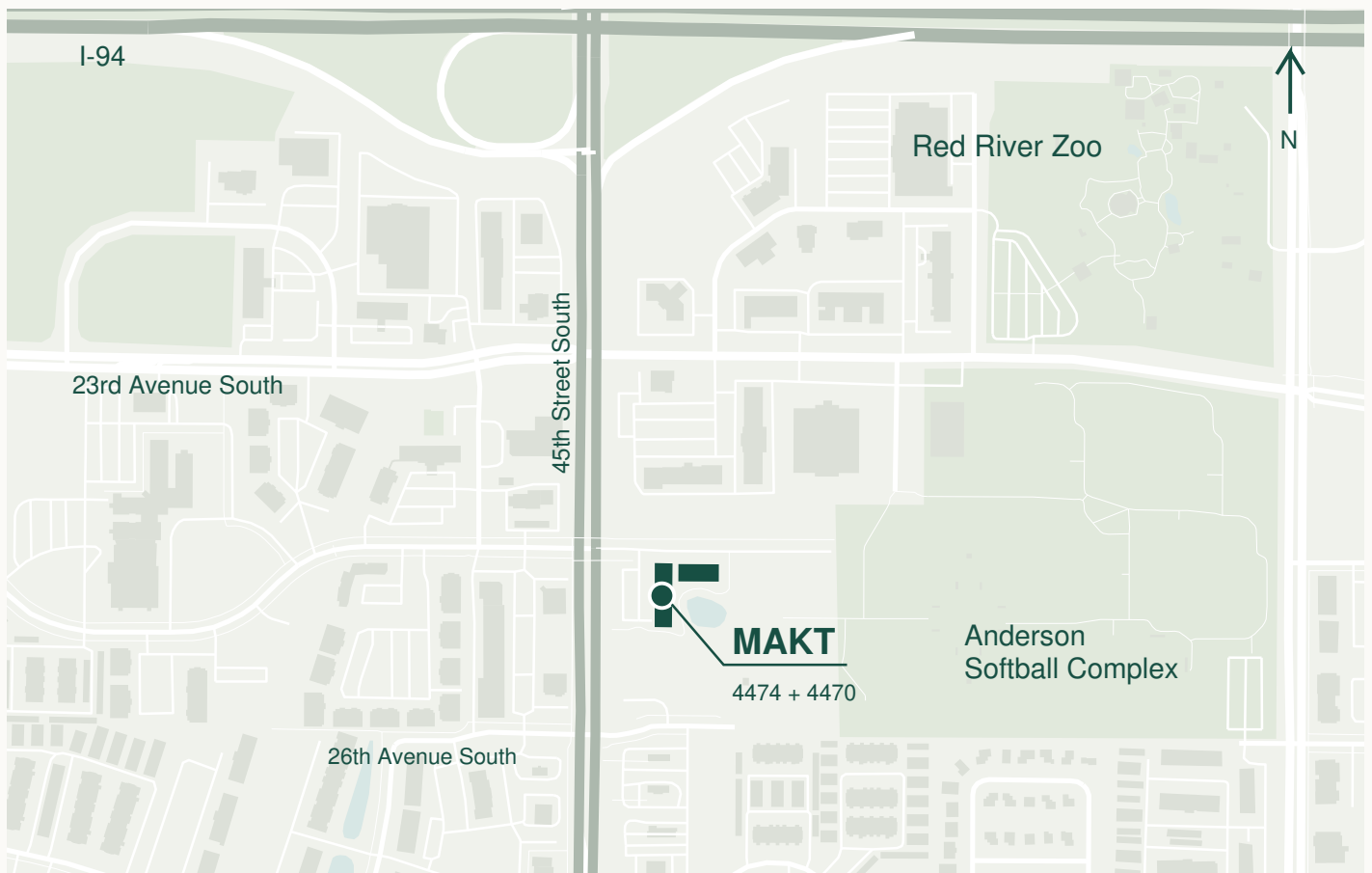
C / Low storage

Oak shelves

Larger plans and outdoor inset supplied.

South Fargo. An established setting.

MAKT sits near the 45th Street South corridor, with the 23rd Avenue South area and I-94 connections nearby.



Map data: OpenStreetMap contributors. Property marker: maktfargo.com.

IN THE AREA

Anderson Softball Complex

4200 23rd Ave S

Red River Zoo

4255 23rd Ave S

Sanford Medical Center

5225 23rd Ave S

Destinations verified through Fargo Parks, Red River Zoo, and Sanford Health, September 2026.

Schedule a tour. Explore the possibilities.

Tell Carissa about your business and the space you need. She can walk you through current availability, leasing terms, and the next steps.



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