



EOLA
Fargo, ND



COMMERCIAL SPACE AVAILABLE

ADDRESS

Anderson Park
45th St. S, Fargo, ND 58104

PROPERTY DETAILS

Lease Rate	\$24+CAM
Total Space	20,000+ SF*
Space Available	±20,000 SF*
Lease Term	5 Years
Date Available	2022
Floors	1st & 2nd
Fit-up Allowance	\$25/SF

*Total space of first two buildings.

Subdivided space available. Details and rates are subject to change at any time. Contact for more information.

701.866.1006
EPICCompaniesND.com

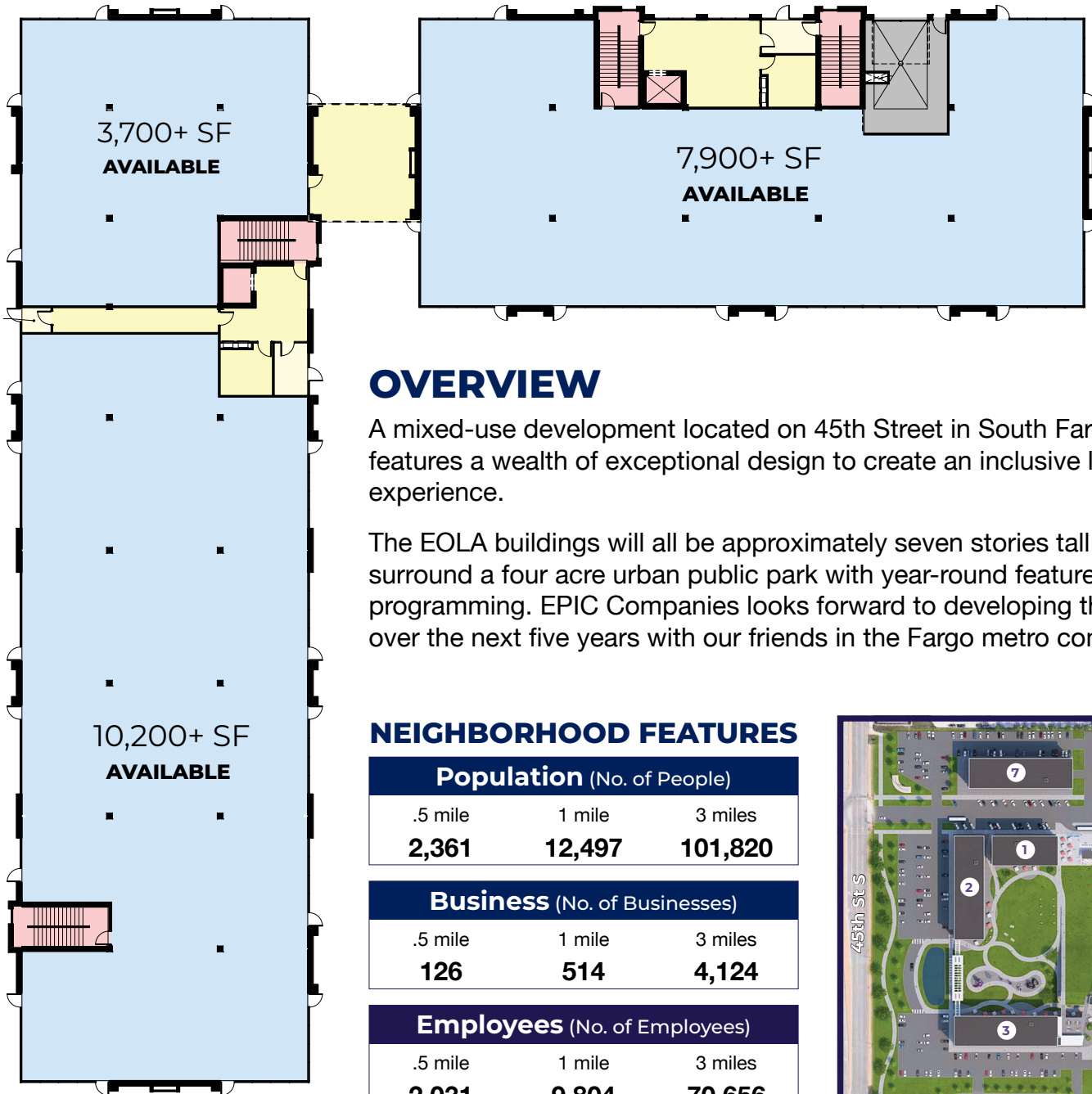


EC EPIC
COMPANIES
Investment • Development • Management



EOLA Project Overview

Anderson Park, 45th St. S, Fargo, ND 58104



OVERVIEW

A mixed-use development located on 45th Street in South Fargo. EOLA features a wealth of exceptional design to create an inclusive living experience.

The EOLA buildings will all be approximately seven stories tall and surround a four acre urban public park with year-round features and programming. EPIC Companies looks forward to developing this project over the next five years with our friends in the Fargo metro community.

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





EOLA

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Unique Features & Amenities

Apartments & Condos

Commercial Space

Bar/Restaurants

Parking Options

Proposed Hotel
& Water Park

Monthly Events

Water Features

Community Park

Endless Possibilities!



Zach Frappier

Director of Realty

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