



# THE FIRM



**The Firm**  
by EPIC

ASK ABOUT OUR \$100,000 INCENTIVE

## COMMERCIAL SPACE AVAILABLE



### ADDRESS

344 Sheyenne St. West Fargo ND, 58078

### PROPERTY DETAILS

<b>Available:</b>	2021
<b>Commercial SF:</b>	9,706 SF
<b>Building Size:</b>	3 Stories
<b>Lease Rate:</b>	\$18.00 SF + CAM
<b>Terms:</b>	5 Years
<b>Fit-up Allowance:</b>	\$25.00 PSF

Subdivided space available, Contact for more Information



# The Firm by EPIC

344 Sheyenne St. West Fargo, ND 58078

## NEIGHBORHOOD FEATURES

### POPULATION

.5 mi. 3,469 people	1 mi. 10,774 people	3 mi. 43,073 people
---------------------------	---------------------------	---------------------------

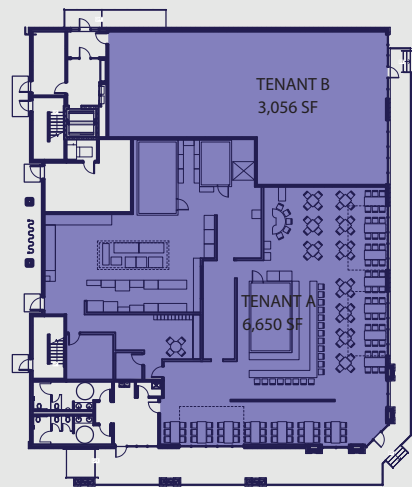
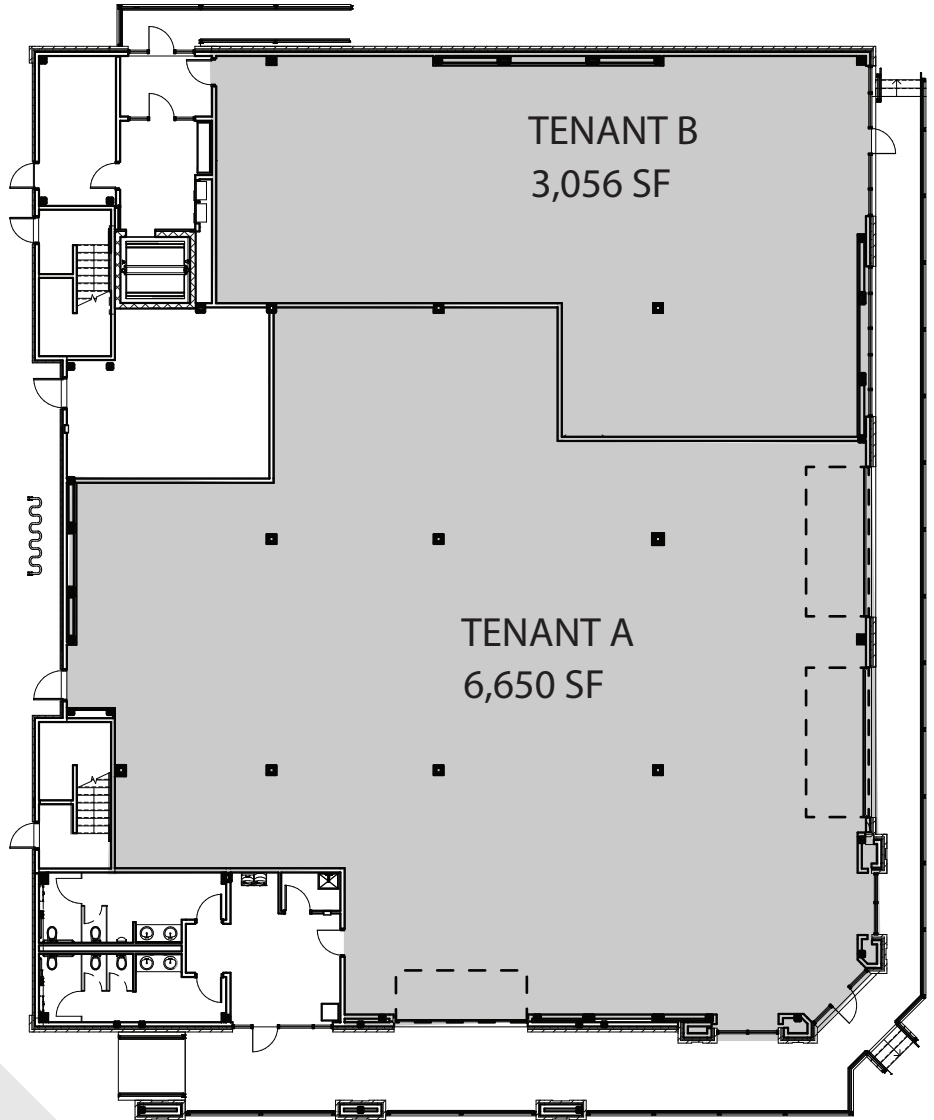
### BUSINESSES

.5 mi. 187 businesses	1 mi. 427 businesses	3 mi. 2,217 businesses
-----------------------------	----------------------------	------------------------------

### EMPLOYEES

.5 mi. 1,866 employees	1 mi. 4,941 employees	3 mi. 39,415 employees
------------------------------	-----------------------------	------------------------------

Source: ESRI Business Analysis



This floor plan is perfect for a restaurant, with a patio that is connected to the POW/MIA Plaza next door.



Investment • Development • Management

# 701.866.1006

EPICCompaniesND.com



# The Firm by EPIC

344 Sheyenne St. West Fargo, ND 58078

## OVERVIEW

The Firm is a mixed-use commercial and residential building located in West Fargo, ND. The building will be located between the now standing Sheyenne Plaza and Pioneer Place. The Firm is within the downtown mixed-use streetscape.

Commercial units will reside on the main level with residential units on the top two floors. This building is now in the development phase and plans to be completed spring 2021. The Firm overlooks the POW/MIA Plaza and will cater to the events held in the downtown plaza space.



## CONTACT



### Brian Kounovsky

Board of Directors

701.361.5948

BrianK@EPICCompaniesND.com

# THE FIRM