



Pioneer Place

West Fargo, ND



Pioneer Place

COMMERCIAL SPACE AVAILABLE

ADDRESS

300 Sheyenne Street, West Fargo, ND 58078

PROPERTY DETAILS

| | |
|-------------------------|---------------|
| Lease Rate | \$18+CAM |
| Total Space | 13,000 SF |
| Space Available | ≥3,009 SF |
| Lease Term | 5 Years |
| Year Built | 2019 |
| Style | Office/Retail |
| Built Out As | Shell Space |
| Fit-up Allowance | \$25/SF |

Subdivided space available. Contact for more information.



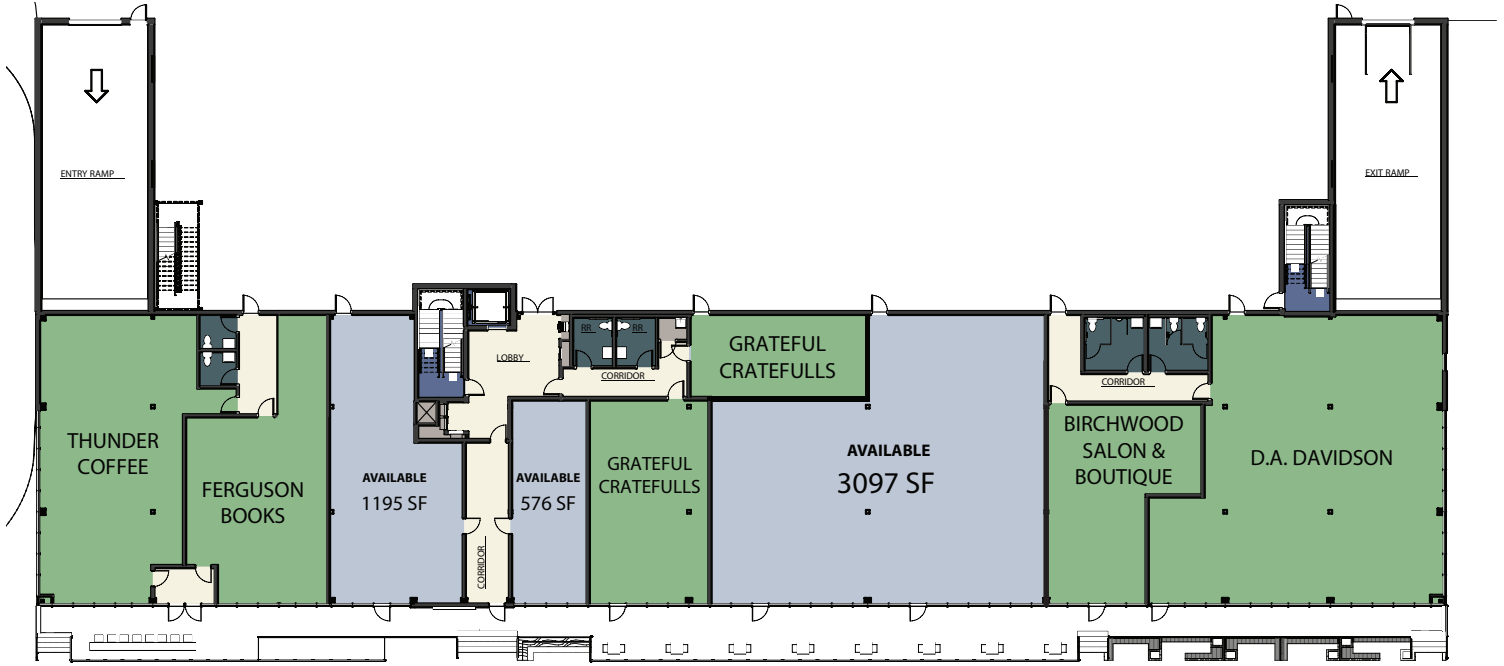
701.866.1006
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Pioneer Place PROJECT OVERVIEW

300 Sheyenne Street, West Fargo, ND 58078



OVERVIEW

Pioneer Place is a new mixed-use building located in the heart of downtown West Fargo. The building opened in July 2019 with 51 apartment units which were one-hundred percent occupied by August 2019. The building has an attractive and modern design that catches the eye of commuters on the heavily trafficked Sheyenne Street. With popular businesses such as: Thunder Coffee, Grateful Cratefulls, D.A. Davidson Companies, Ferguson Books, and The Zone Nutrition. Pioneer Place is the perfect location for your business. Give us a call today to discuss availability!

NEIGHBORHOOD FEATURES

| Population (No. of People) | | |
|----------------------------|---------------|---------------|
| .5 mile | 1 mile | 3 miles |
| 3,469 | 10,774 | 43,073 |

| Business (No. of Businesses) | | |
|------------------------------|------------|--------------|
| .5 mile | 1 mile | 3 miles |
| 187 | 427 | 2,217 |

| Employees (No. of Employees) | | |
|------------------------------|--------------|---------------|
| .5 mile | 1 mile | 3 miles |
| 1,866 | 4,941 | 39,415 |

Source: ESRI Business Analysis



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