



Vanné
Moorhead, MN

VANNÉ
by
EPIC



VANNÉ
EST. 2020

COMMERCIAL SPACE AVAILABLE

ADDRESS

1530 1st Avenue N, Moorhead, MN 56560

PROPERTY DETAILS

| | |
|------------------|---------------|
| Lease Rate | \$17.95+CAM |
| Total Space | 9,334+ SF |
| Space Available | ≥1,210 SF |
| Lease Term | 5 Years |
| Year Built | 2021 |
| Style | Office/Retail |
| Built Out As | Shell Space |
| Fit-up Allowance | \$25/SF |

Spaces can be combined or divisible. Contact for more information.

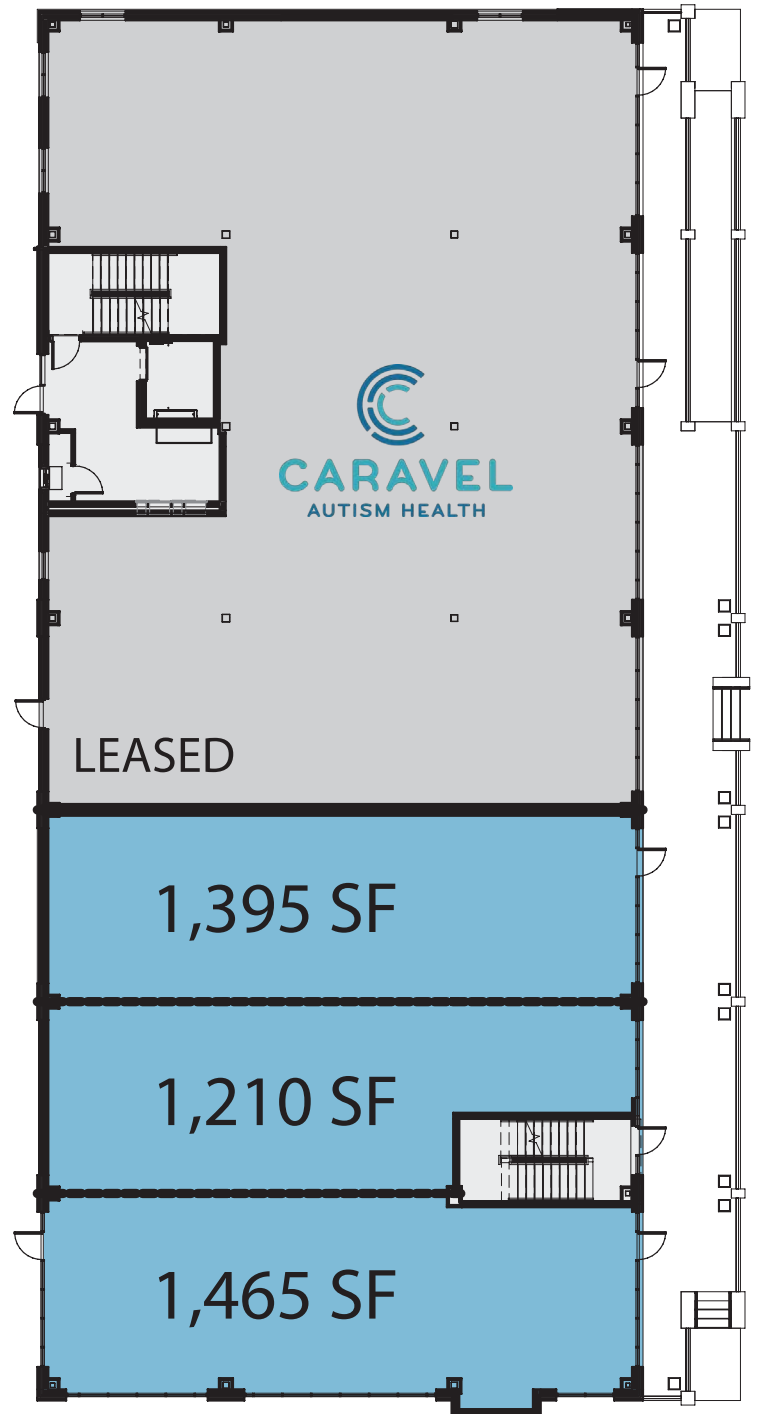
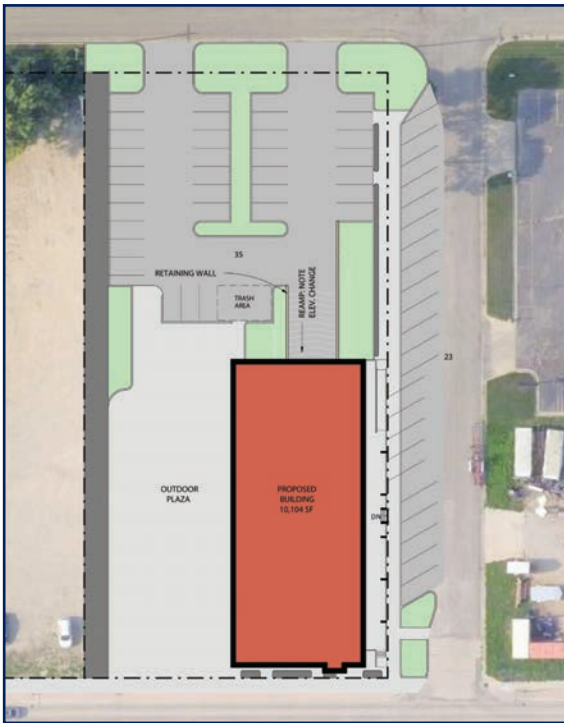


701.866.1006
EPICCompaniesND.com





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Space can be combined or divisible



Vanné Project Overview

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OVERVIEW

EPIC Companies is excited to bring our first mixed-use building to Moorhead, Minnesota! Vanné has a combination of residential and commercial space, creating a community within a community.

Vanné is located next to Moorhead's own Junkyard Brewing, Sol Ave. Kitchen, and more! Enjoy the influx of new businesses and activity coming to 1st Avenue in Moorhead.

The City of Moorhead is currently working on a downtown study with a goal to create a downtown location that enhances the lives of its residents.



Zach Frappier

Commercial Sales

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NEIGHBORHOOD FEATURES

Population (No. of People)

| .5 mile | 1 mile | 3 miles |
|--------------|---------------|---------------|
| 2,432 | 12,100 | 76,793 |

Business (No. of Businesses)

| .5 mile | 1 mile | 3 miles |
|------------|------------|--------------|
| 158 | 611 | 3,381 |

Employees (No. of Employees)

| .5 mile | 1 mile | 3 miles |
|--------------|--------------|---------------|
| 1,397 | 6,055 | 52,734 |

Source: ESRI Business Analysis