



Pioneer Place

West Fargo, ND



COMMERCIAL SPACE AVAILABLE

ADDRESS

300 Sheyenne Street, West Fargo, ND 58078

PROPERTY DETAILS

| | |
|------------------|---------------|
| Lease Rate | \$18/SF |
| CAM | \$6.50/SF |
| Total Space | 13,000± SF |
| Space Available | NA |
| Lease Term | 5 Years |
| Year Built | 2019 |
| Style | Office/Retail |
| Built Out As | Shell Space |
| Fit-up Allowance | \$25/SF |

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



701.866.1006
EPICCompaniesND.com





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, Birchwood Salon & Boutique, Pansy Plants, and Cookie Krums. Pioneer Place is the perfect location for your business. Give us a call today to discuss availability!



Zach Frappier

Director of Realty

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BUY | SELL | INVEST
TRILOGY
— REAL ESTATE —
LOCATED AT 1010 MAIN AVE FARGO, ND

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