

### **ADDRESS**

300 Main Avenue, Fargo, ND 58103

### **PROPERTY DETAILS**

Lease Rate \$21/SF **Total Space** 16,500± SF Space Available 16,500± SF Lease Term Date Available **Available** Style **Built Out As** Fit-up Allowance

to change at any time. Contact for more information.

5 Years 2023 2nd Floor Office/Retail **Shell Space** \$25/SF Subdivided space available. Details and rates are subject

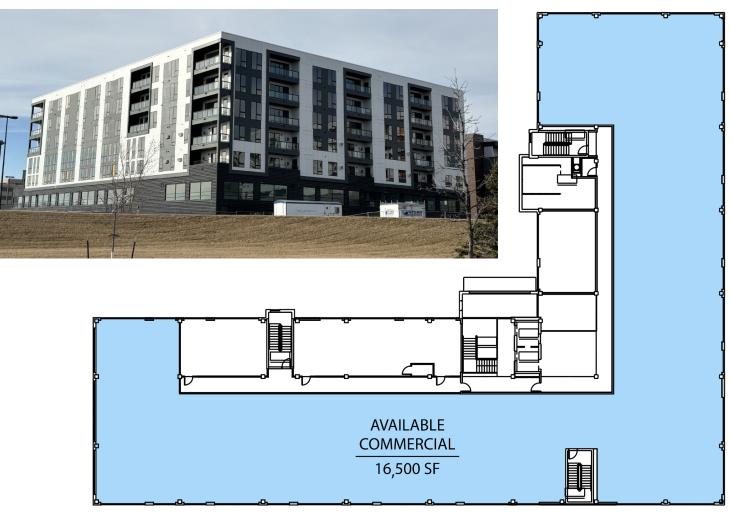
Main Avenue

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### **The Arch** 300 Main Avenue, Fargo, ND 58103



WALK SCORE

**76** 

310 Main Avenue has a Walk Score of 76 out of 100. This location is Very Walkable, most errands can be accomplished on foot.

This location is in Fargo. Nearby parks include Liberty Park, Island Park and Dike East Park.

Source: Walkscore.com

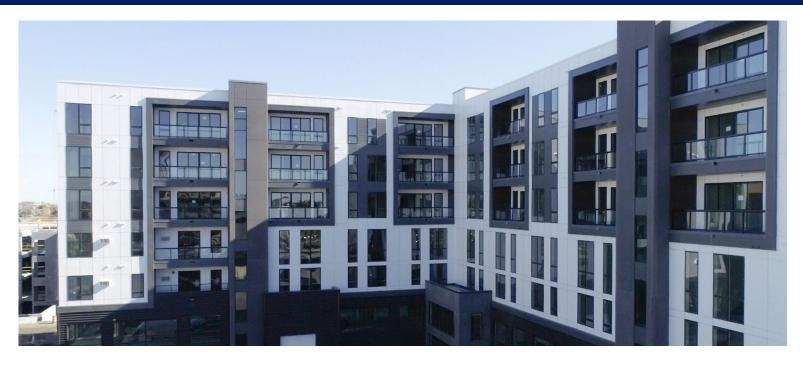






## The Arch PROJECT OVERVIEW

300 Main Avenue, Fargo, ND 58103



#### **OVERVIEW**

This high-traffic street is known as Gateway Center because it connects Fargo and Moorhead with a prime location just past the river.

The Arch started construction in August of 2021 and will consist of commercial space, condos, and apartments. Surrounded by patrons, this prominent location will be sure to benefit any



type of business whether retail, office, customer service, and more.



#### **NEIGHBORHOOD FEATURES**

# Population (No. of People) .5 mile 1 mile 3 miles 2,715 13,999 90,342

Business (No. of Businesses)			
.5 mile	1 mile	3 miles	
762	4,818	11,532	

<b>Employees</b> (No. of Employees)			
.5 mile	1 mile	3 miles	
8,813	24,849	76,948	

Source: ESRI Business Analysis



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