



THE BEACON by EPIC

Grand Forks, ND



COMMERCIAL SPACE AVAILABLE

ADDRESS

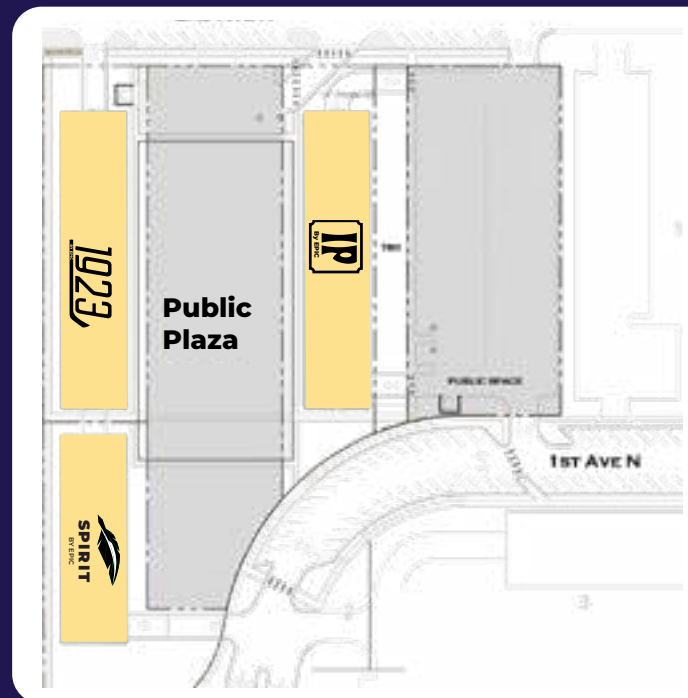
701 1st Ave N Grand Forks, ND 58203

PROPERTY DETAILS

The Beacon	Opened/ Available	Commercial SF	Space Available
1923	2023	22,000+ SF	±22,000 SF
IP	TBA	14,200+ SF	±14,200 SF
Spirit	TBA	10,000+ SF	±10,000 SF

Lease Rates	\$25+CAM
Term	5 Years
Fit-up Allowance	\$25/SF

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

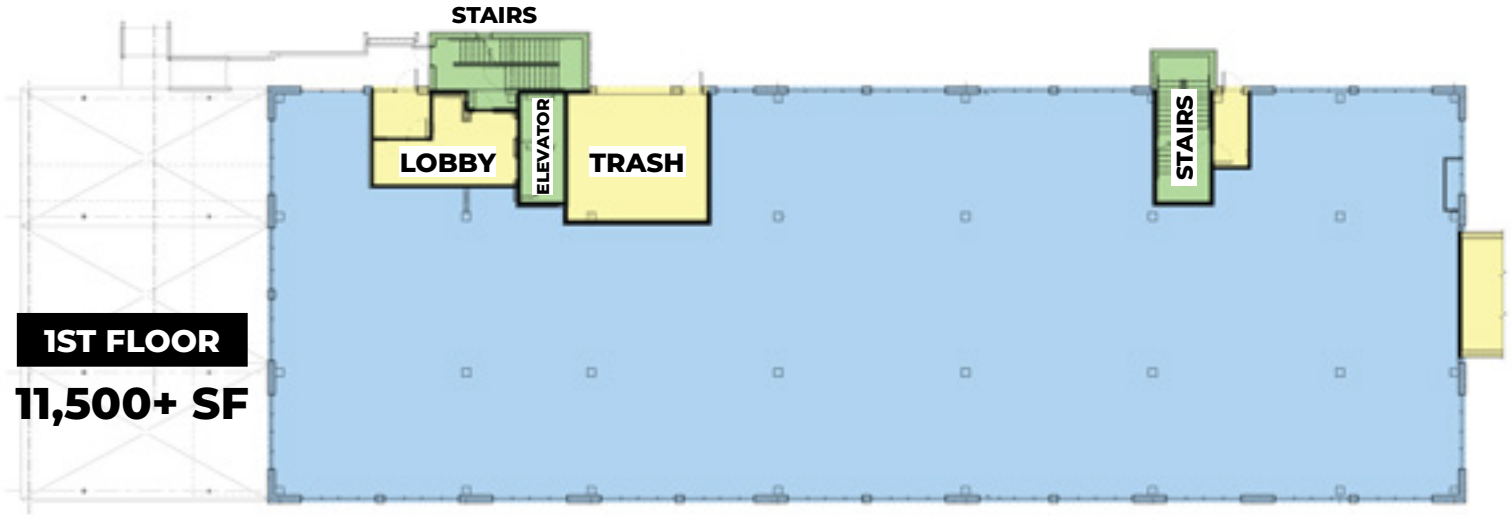


701.866.1006
EPICCompaniesND.com





1923 by EPIC
150 N 8th St. Grand Forks ND 58203



Zach Frappier
Director of Realty
701.388.6919 | Zach@EPICCompaniesND.com





THE BEACON by EPIC PROJECT OVERVIEW



OVERVIEW

The Beacon is a district located near downtown Grand Forks that is the future home to three buildings, a 40,000 SF outdoor plaza, additional public parking, and event space. The city-owned plaza and event space can host events such as markets, trade shows, theater, movie nights, kids events, hockey, broomball, basketball, speaking engagements, art, and more.

The three, seven-story mixed-use buildings will consist of apartments, condos, and 22,000+ SF commercial space. This unique area will be a complement to current city assets and the community as a whole.

The Beacon will be developed by EPIC Companies in a similar fashion to the popular development “The Lights”, located in West Fargo, ND.

AMENITIES

Building Features

- Mixed-use building with apartment and commercial space
- High customer traffic
- This space is available to be divided or for a single tenant

Nearby Locations of Interest

- Grand Forks YMCA Family Center
- Garden Hut
- Grand Forks Central High School
- Downtown Businesses
- Bars and Restaurants



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THE BEACON by EPIC

701 1st Ave N, Grand Forks, ND 58201



Unique Features & Amenities

- Apartments & Condos
- Commercial Space
- Bar/Restaurants
- Parking Options
- Monthly Events
- Endless Possibilities!



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