



**M By EPIC**  
Minot, ND



## COMMERCIAL SPACE AVAILABLE

### ADDRESSES

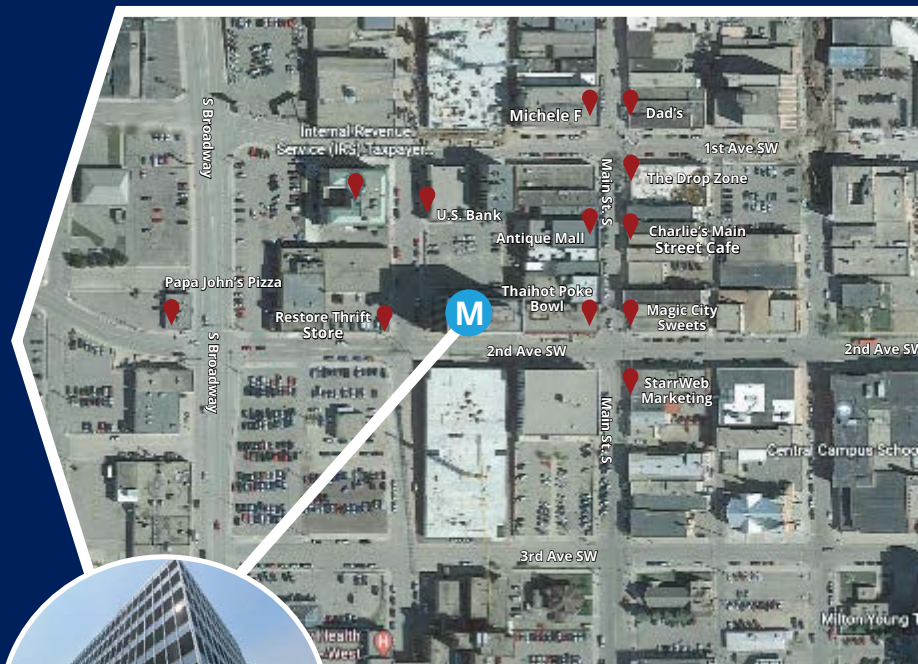
123 1st St. SW.  
Minot, ND 58701

### PROPERTY DETAILS

Lease Rate	\$18/SF
CAM	\$6.50/SF
Total Space	36,000± SF
Space Available	32,700± SF
Lease Term	5 Years
Year Renovated	2024
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  
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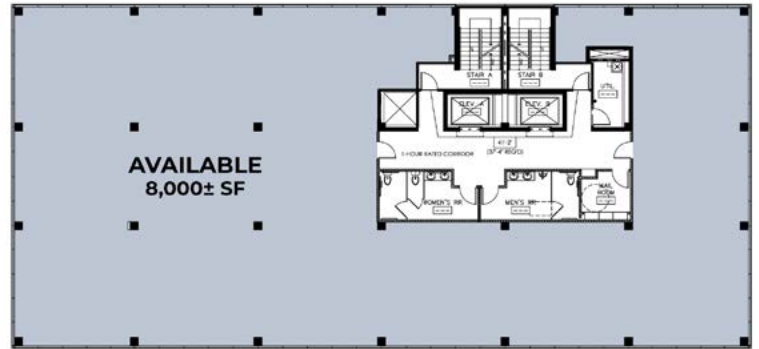
**M BY EPIC**

123 1st St. SW, Minot, ND 58701

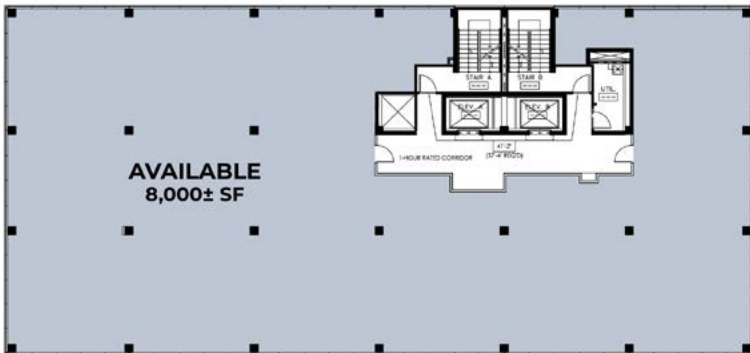
### 1st Floor



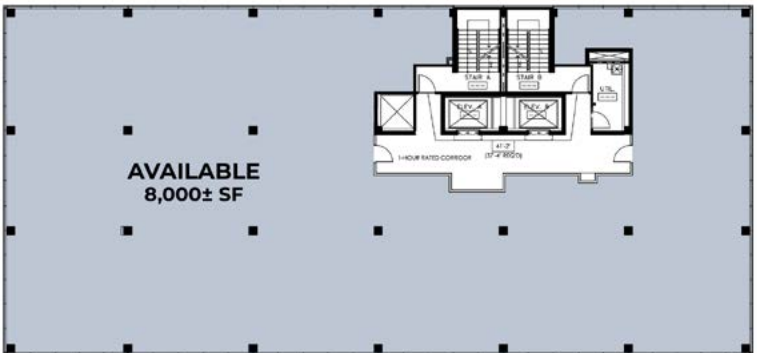
### 2nd Floor



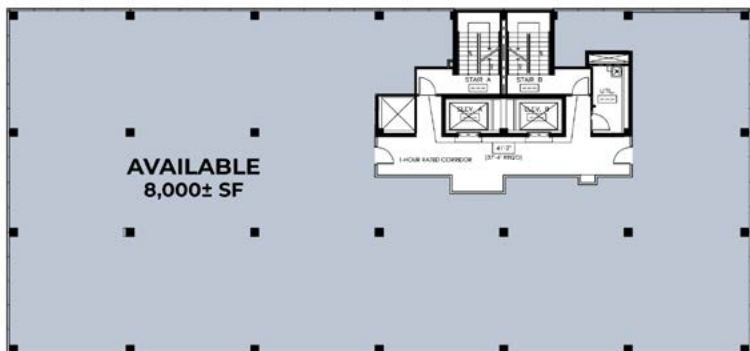
### 3rd Floor



### 4th Floor



### 5th Floor







# M By EPIC Project Overview

123 1st St. SW, Minot, ND 58701



**DRIVE-THRU  
AVAILABLE**

## OVERVIEW

M By EPIC is a building that hosted many different businesses over the years. The renovation of the "Big M" will create a versatile space by mixing both commercial and residential spaces. M By EPIC will spark life once again with its renovation.

This 8-story building will have around 24 apartments and 8 condominium units and 18,000+ SF of commercial space. Renovation will start in summer 2022.

M By EPIC will be refit with modern features and include enclosed underground parking. This center focal point of downtown will offer fantastic spots for shopping or dining.

## NEIGHBORHOOD FEATURES

### Population (No. of People)

.5 mile	1 mile	3 miles
<b>2,566</b>	<b>7,897</b>	<b>45,277</b>

### Business (No. of Businesses)

1 mile	2 mile	3 miles
<b>32</b>	<b>71</b>	<b>163</b>

### Employees (No. of Employees)

.5 mile	1 mile	3 miles
<b>1,323</b>	<b>4,132</b>	<b>24,853</b>

Source: Placer.ai

**"Preserving the past, shaping the future."**



**Zach Frappier**  
Director of Commercial Sales



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