



Spirit

Grand Forks, ND



OFFICE SPACE AVAILABLE

ADDRESS 684 1st Ave North, Grand Forks, ND 58203



SPiRiT
BY EPIC

PROPERTY DETAILS

Space A	606 SF
A Least Rate	\$1,515/Month
Space B	918 SF
B Lease Rate	\$2,295/Month
Lease Term	5 Years
Style	Executive Offices

SPACE DETAILS

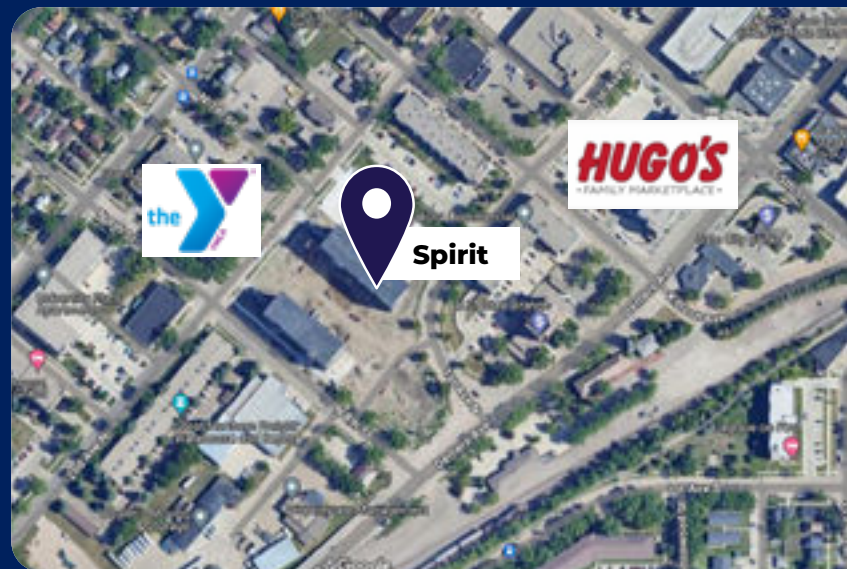
Each space includes 2-4 individual offices, bathroom, kitchenette, and reception area.

AMENITIES

Being a tenant at The Beacon gives you access to a fitness center with showers, a community room, and day parking.

PRICING INLCUDES

Your all encompassing fee includes rent rate, CAM, Heat and AC, use of the fitness room and community room, and parking.



EXECUTIVE OFFICE SPACE NEAR DOWNTOWN

The Beacon development is in a prime location situated right on Demers Avenue entering downtown Grand Forks.

Spirit by EPIC concluded construction in 2024 and consists of commercial space, condos, and apartments. Surrounded by a built-in customer base and in a walkable distance from downtown, this location benefits any type of business whether retail, professional office, and others.

701.866.1006
EPICCompaniesND.com



SPACE DETAILS

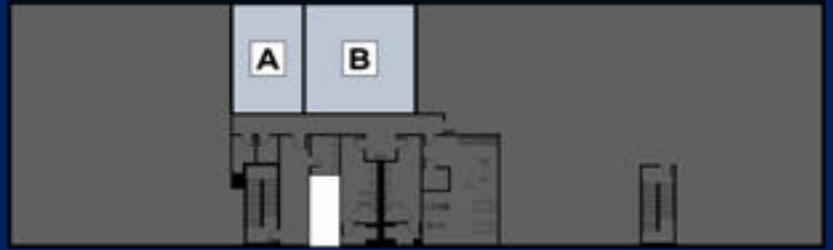
SPACE A

Square Footage 606
Lease Rate \$1,515/Month
Lease Term 5 Years

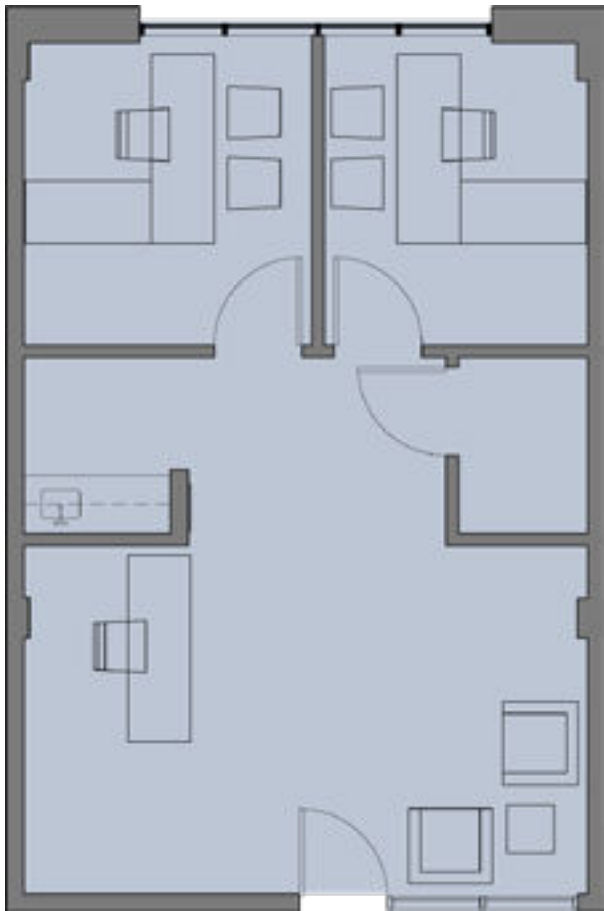
SPACE B

Square Footage 918
Lease Rate \$2,295/Month
Lease Term 5 Years

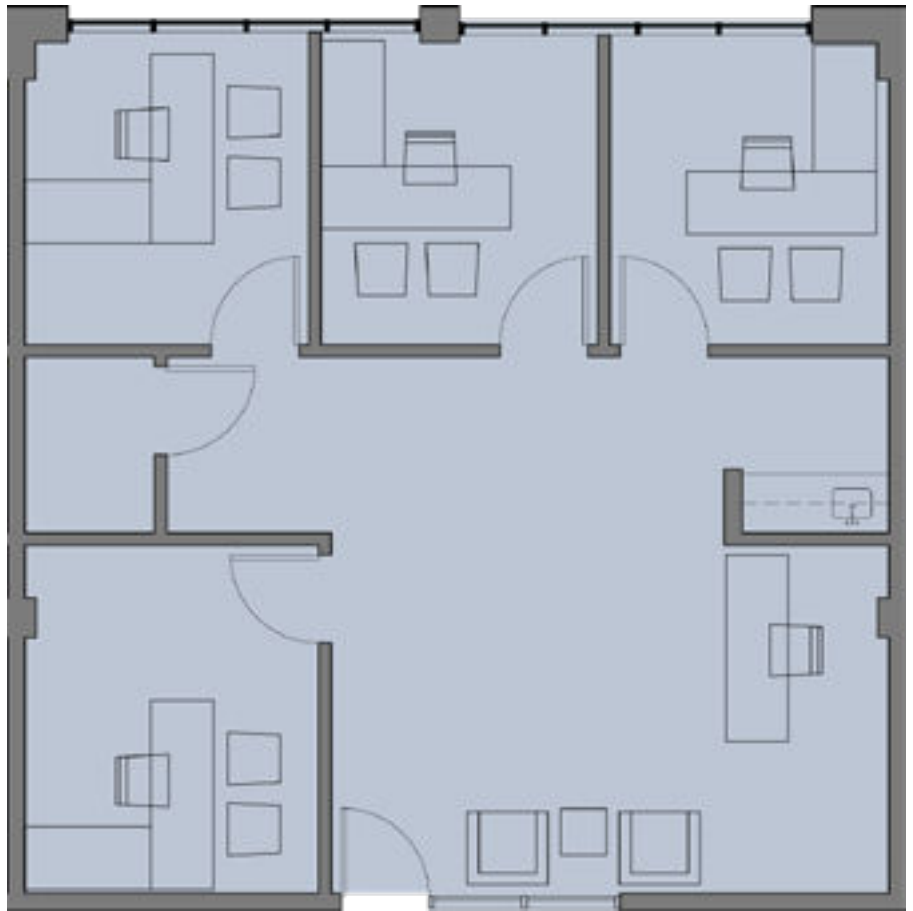
The Executive Office Spaces in The Arch are located on the 2nd floor of the building, between two end caps of larger commercial space.



Space A floorplan



Space B floorplan



Zach Frappier

Director of Realty

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SPACE A RENDERINGS



SPACE B RENDERINGS

