



# The Lights

West Fargo, ND



## COMMERCIAL SPACE AVAILABLE

### ADDRESSES

3150 Sheyenne St., West Fargo, ND 58078

320 32nd Ave. W, West Fargo, ND 58078

360 32nd Ave. W, West Fargo, ND 58078

### PROPERTY DETAILS

The Lights	Opened/ Available	Commercial SF	Space Available
EPIC	2020	30,000+ SF	±1,800 SF
ECHO	2020	25,000+ SF	±220 SF
Individual offices available.			
ENVY	2023	30,000+ SF	±18,000 SF

Lease Rates	\$25/SF
CAM	\$6.50/SF
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

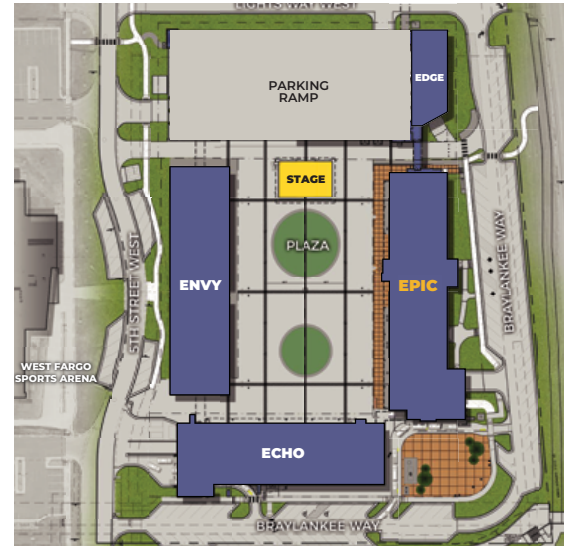




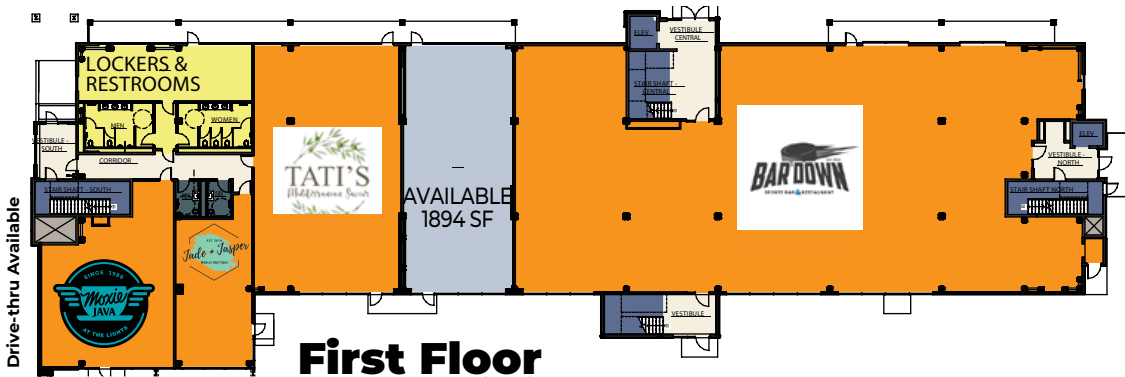
# EPIC The Lights

3150 Sheyenne St., West Fargo, ND 58078

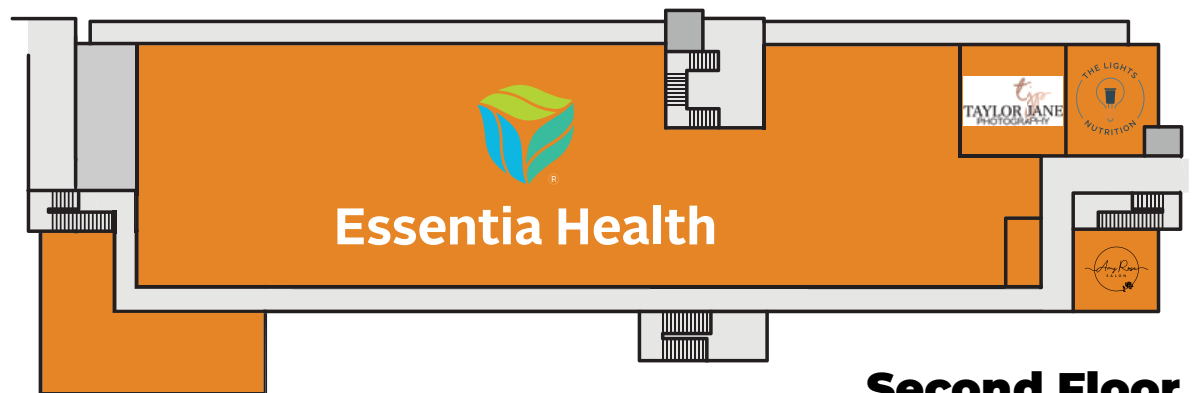
EPIC at The Lights (east building). Contact us for more details, 701.866.1006.



Interior skyway connecting all buildings and parking ramp.



**First Floor**



**Second Floor**

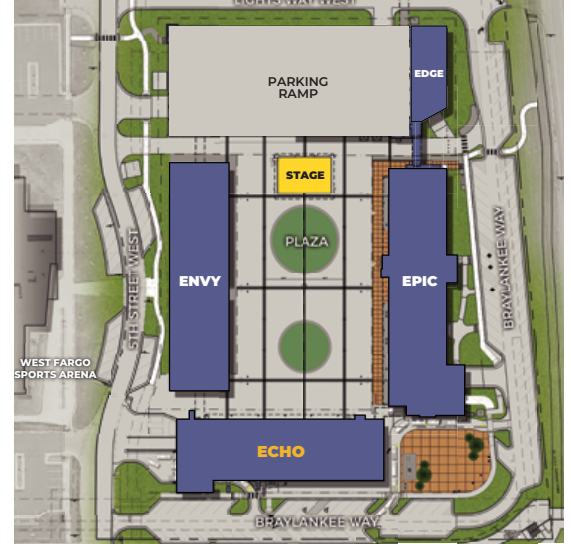
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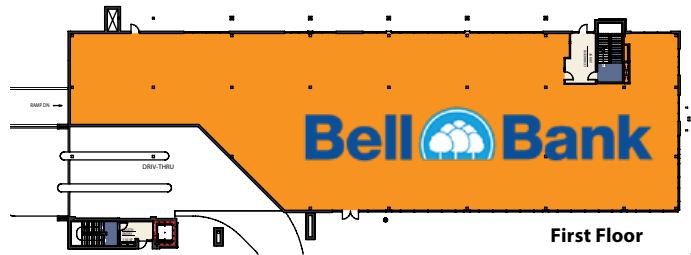


# ECHO The Lights

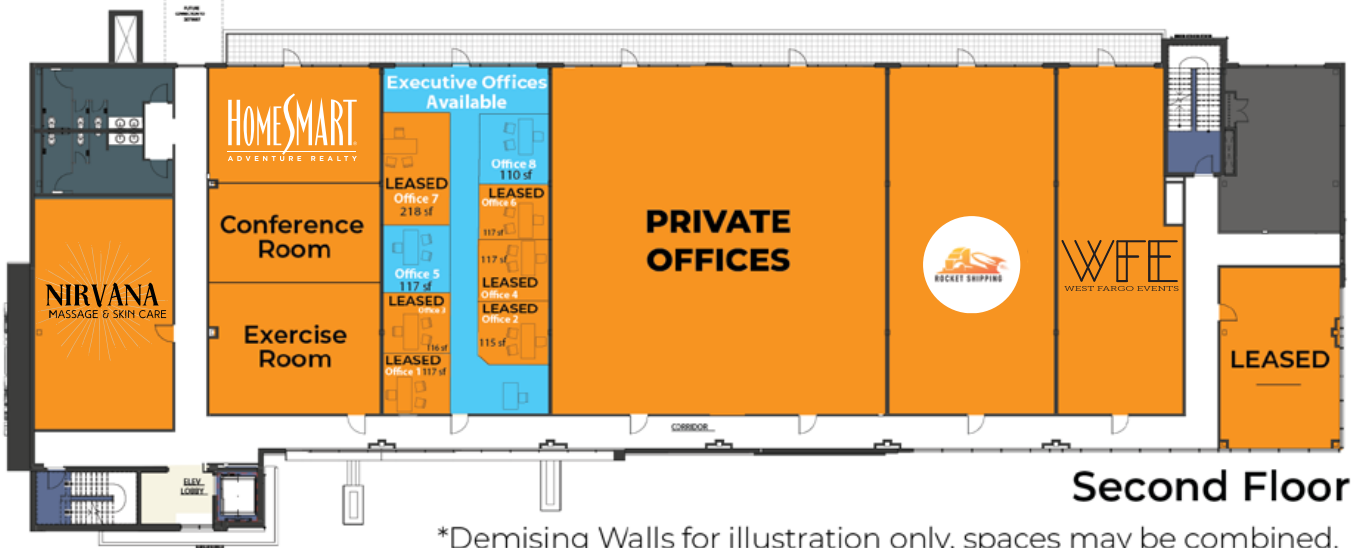
320 32nd Ave. W, West Fargo, ND 58078



Interior skyway connecting all buildings and parking ramp.



First Floor





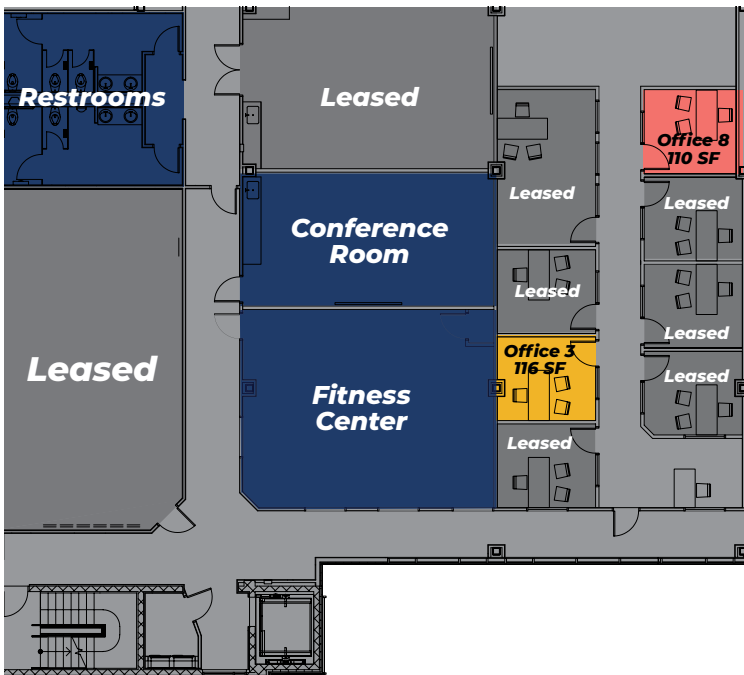
# ECHO The Lights

320 32nd Ave. W, West Fargo, ND 58078



Interior skyway connecting all buildings and parking ramp.

## EXECUTIVE OFFICES



Echo Building	Monthly
Office 3	\$750/month
Office 8	\$725/month

### Overview

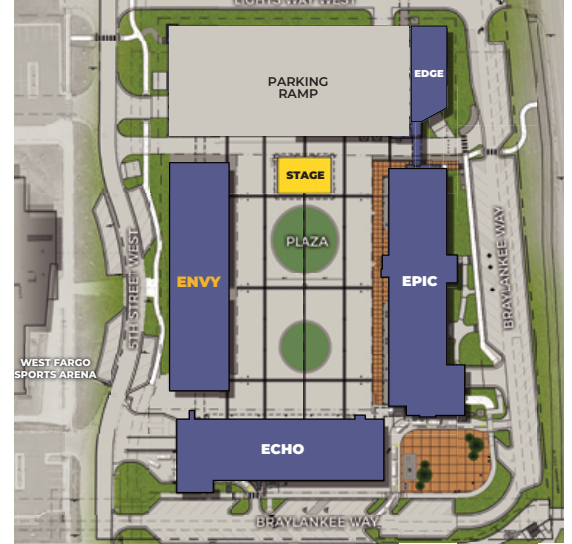
The Executive Suites at ECHO are private office spaces in a vibrant atmosphere. Make one of these spaces home for your business! Varying sizes and options are available. You can take your office month to month or yearly as well as furnished and unfurnished.

Other perks include affordable fitness center memberships, coffee bar, secured 24-hour access, shared bathrooms, included WiFi and access to office for most events.

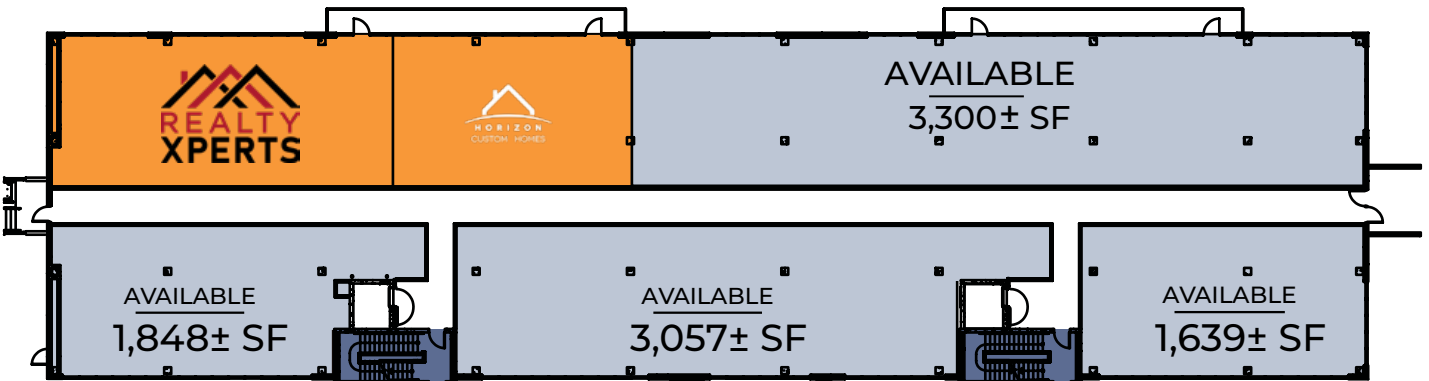
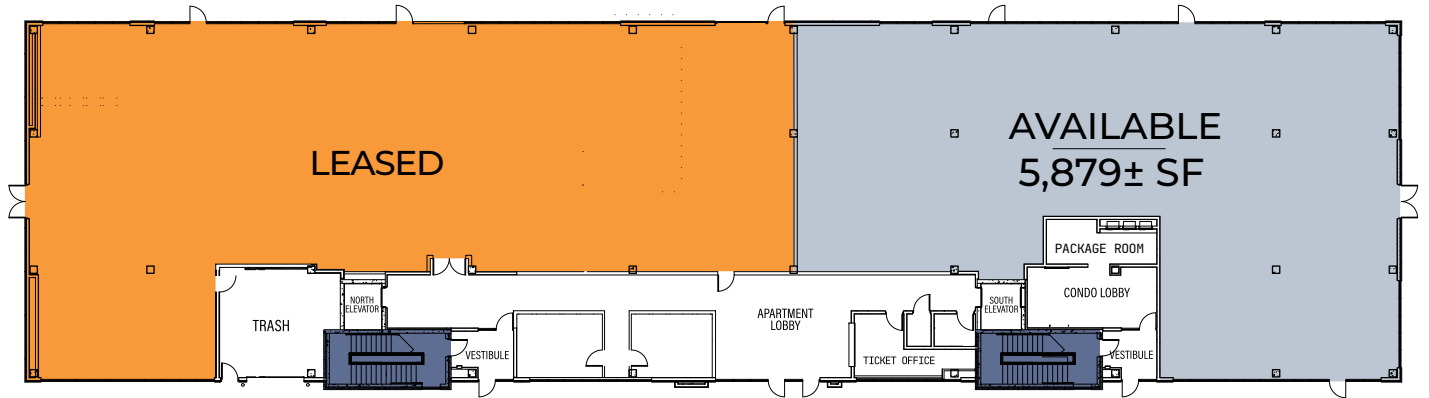


# ENVY The Lights

360 32nd Ave. W, West Fargo, ND 58078



Interior skyway connecting all buildings and parking ramp.







# The Lights PROJECT OVERVIEW

Sheyenne St. & 32nd Ave., West Fargo, ND 58078



## OVERVIEW

The Lights is mixed-use development that caters to the growing demand for all lifestyle communities. The Lights serves as a multi-purpose environment where living, shopping, working, playing and socializing coexist. This mixed-use development has a built-in customer base with 150+ residential units making up the upper levels of the buildings surrounding the plaza.

Some property highlights include an outdoor entertainment complex, local bars/restaurants, community space, street parking, ramped parking and underground parking. With its many creative applications the Lights is a prominent lifestyle complex that will impress anyone who lives, works, and visits the area.



**Zach Frappier**  
Director of Realty

701.388.6919 | Zach@EPICCompaniesND.com



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
<b>1,204</b>	<b>6,103</b>	<b>54,493</b>

Business (No. of Businesses)		
.5 mile	1 mile	3 miles
<b>33</b>	<b>163</b>	<b>1,922</b>

Employees (No. of Employees)		
.5 mile	1 mile	3 miles
<b>505</b>	<b>2,493</b>	<b>30,553</b>

Source: ESRI Business Analysis