



The Tracks By EPIC

Minot, ND

MAVERICK

COMMERCIAL SPACE AVAILABLE

ADDRESS

2120 36th Ave SW
Minot, ND 58701

PROPERTY DETAILS

| | |
|------------------|------------|
| Lease Rate | \$24/SF |
| CAM | \$6.50/SF |
| Total Space | 26,000+ SF |
| Space Available | ±26,000 SF |
| Lease Term | 5 Years |
| Date Available | 2024 |
| Floors | 1st & 2nd |
| 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

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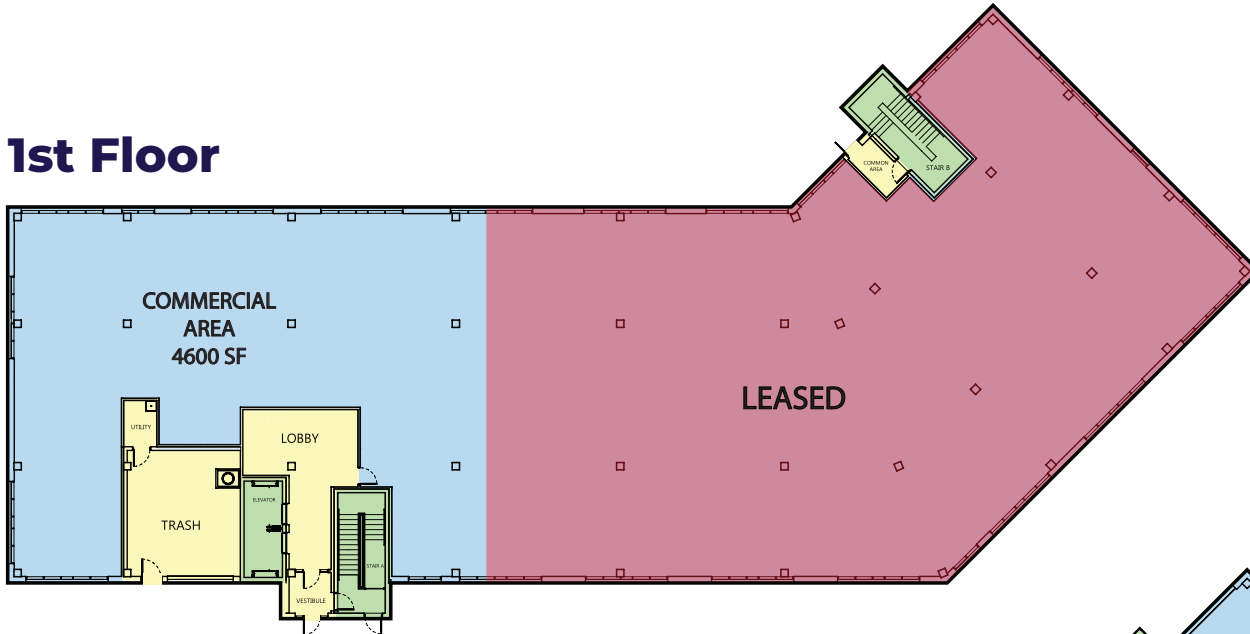


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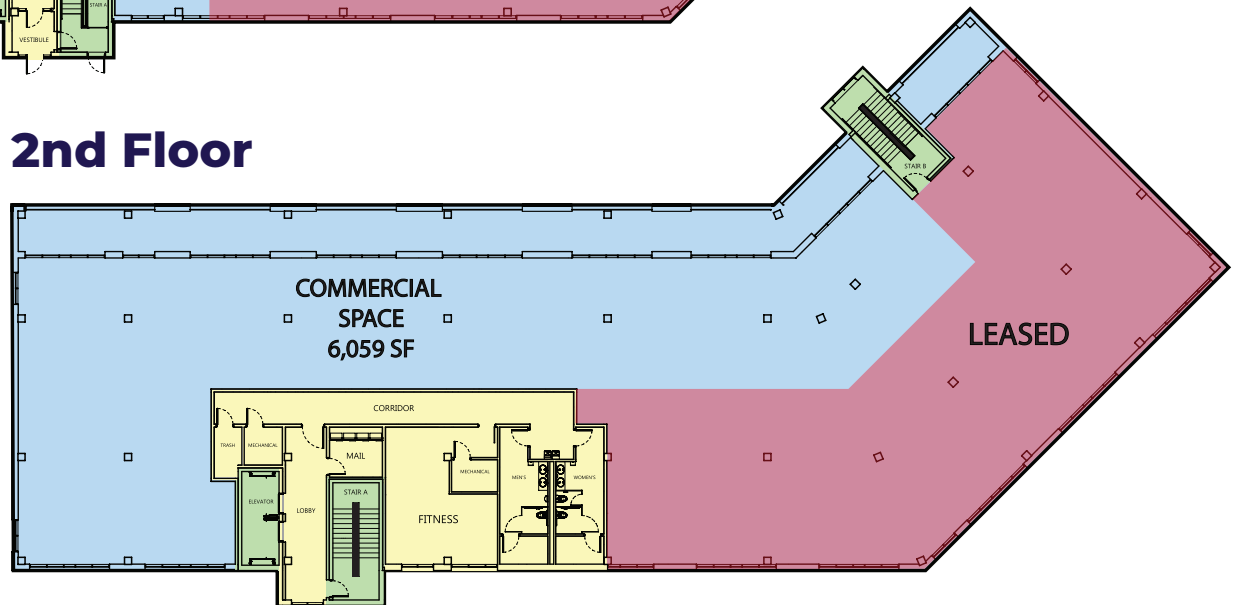
Project Overview

2120 36th Ave SW
Minot, ND 58701

1st Floor



2nd Floor



The Tracks is a multi-use development surrounding an entertainment plaza. This master planned development will include seven mixed-use buildings with apartments and commercial space. The development will also have a water feature, plaza, bus stop, walking paths, a small stage, underground parking, parking ramp, and community activities. Located in southwest Minot, ND, The Tracks will be part of this growing area, located across the street from Trinity Hospital, next to the new Highlander Office Park, and west of the YMCA along the newly finished 37th Avenue.

Maverick is part of Phase I of this development, construction starts in the spring of 2022. This building will have two floors of commercial space and five floors of residential which offers a built in customer base.



Maverick by EPIC

What's Nearby?

2120 36th Ave SW
Minot, ND 58701

BUSINESSES



Dakota Square Mall
Cash Wise Foods
Petco
Minot Family YMCA
Sports Clips
Racers Gas Station

RESTAURANTS



Sonic Drive-In
ND Asia Restaurant
Five Guys
Badlands
Uncle Maddio's Pizza
Dakota Lounge

HOTELS



Sleep Inn & Suites and Water Park
Mainstay Suites Minot
Candlewood Suites Minot
Hawthorn Suites By Wyndham
Microtel Inn & Suites by Wyndham
Holiday Inn Express & Suites Minot



7,900

Daily Traffic on
16th St SW, Minot, ND



\$68,506

Median Household
Income



33

Median Age

1 mile radius of Maverick
Source: ESRI Business Analysis



Photo from TrinityHealth.org



New Trinity Health Facility

- Located across the street from The Tracks
- Wide range of services
- Walking distance to and from The Tracks
- Located in an up and coming development area



TRINITY
HEALTH

Unique Features & Amenities

Apartments
Commercial Space
Bar/Restaurants
Parking Options
Public Plaza
Event Stage
Monthly Events
Water Features
Endless Possibilities!



Zach Frappier

Director of Realty

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