



# Blu on Broadway

Minot, ND



ON BROADWAY

## COMMERCIAL SPACE AVAILABLE

### ADDRESS

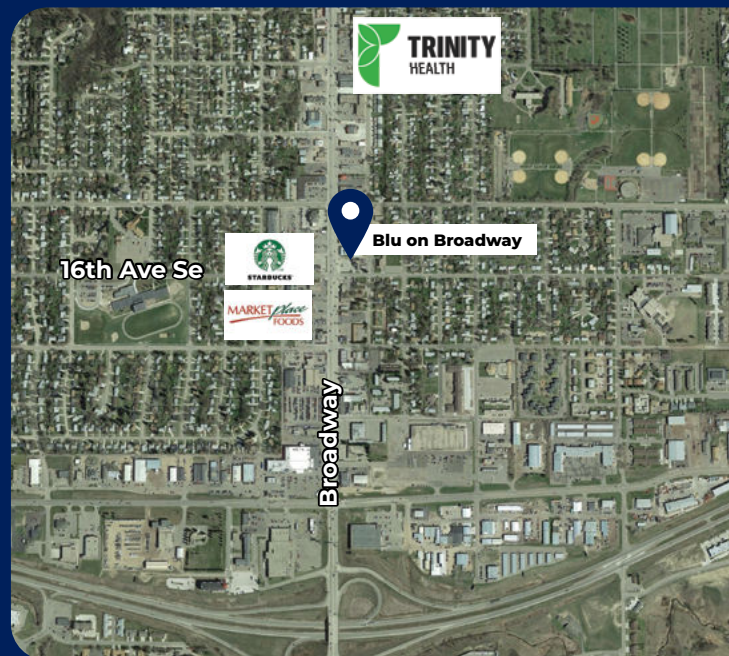
1629 South Broadway, Minot, ND 58701

### PROPERTY DETAILS

Lease Rate	\$18/SF
CAM	\$6.50/SF
Total Space	8,800± SF
Space Available	1,850± SF
Lease Term	5 Years
Year Built	2021
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  
EPICCompaniesND.com

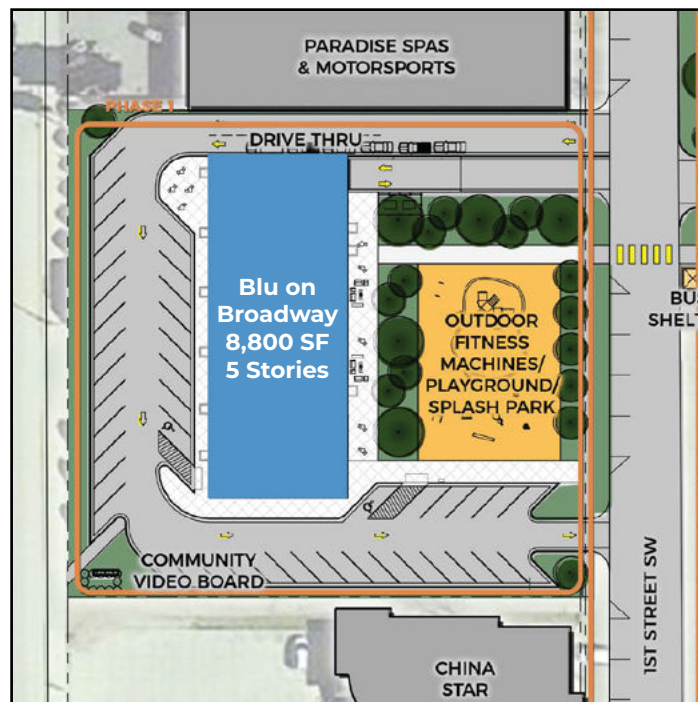




## Blu on Broadway

1629 South Broadway, Minot, ND 58701

DRIVE - THRU







# Blu on Broadway PROJECT OVERVIEW

1629 South Broadway, Minot, ND 58701



## OVERVIEW

Blu on Broadway is a 5-story mixed-use was completed in 2021. As the name implies, it is located directly on Broadway – a main thoroughfare in the heart of the Magic City. The former home of Pepsi/Northern Bottling has over 8,000± SF of Class A, main-level commercial/office space, and 42 residential apartments on floors 2-5. These units will be guaranteed affordable for the citizens of Minot for a 20-year period thanks to the National Disaster Resilience program (NDR) with the City of Minot.

### WALK SCORE

**73**

1629 S. Broadway has a Walkscore of 73 out of 100. This location is **Very Walkable**, most errands can be accomplished on foot.

This location is in Minot near Dakota Square Mall, Trinity Health, grocery and restaurants.

Source: Walkscore.com

## NEIGHBORHOOD FEATURES

### Population (No. of People)

.5 mile	1 mile	3 miles
<b>3,981</b>	<b>11,552</b>	<b>46,600</b>

### Business (No. of Businesses)

.5 mile	1 mile	3 miles
<b>255</b>	<b>740</b>	<b>2,267</b>

### Employees (No. of Employees)

.5 mile	1 mile	3 miles
<b>2,731</b>	<b>10,004</b>	<b>28,952</b>

Source: ESRI Business Analysis



**Zach Frappier**

Director of Realty

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