

FIRST WESTERN BANK & TRUST BUILDING

Downtown Professional Center

Third Floor

304 E Front Ave - Bismarck, ND



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Executive Summary for Lease

Address:	304 E Front Ave - Bismarck, ND
Property Name:	First Western Bank & Trust
Date Available:	Immediately for Final Buildout
Lease Term:	Minimum 7 Years
Lease Rate:	\$26.00 psf Full Service
Buildout Allowance:	Negotiable
Approximate SF:	3rd Floor: 6,095 sf - Available 4th Floor: 5,345 sf - Leased to Fredrickson & Byron Law
Parking:	Onsite Parking, ample front door parking for clients, parking available across the street, and 3rd Street Parking Ramp.
Tenant Responsibilities:	Janitorial within space
Landlord Responsibilities:	Utilities, Maintenance, Lawn Care, and Snow Removal

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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Corner of Third and Front

An extraordinary opportunity awaits your firm or business to occupy this high profile, top quality office environment with bright flexible space you can customize to your needs. Enjoy the rooftop plaza sporting panoramic views of the Capital City, firepits, outdoor kitchen, shaded pergola and big screen TV. Other amenities include onsite parking and walkability to all the surrounding restaurants, pubs, shops, breweries, boutiques, salons, gyms, spas, the Bismarck Event Center and Kirkwood Mall.

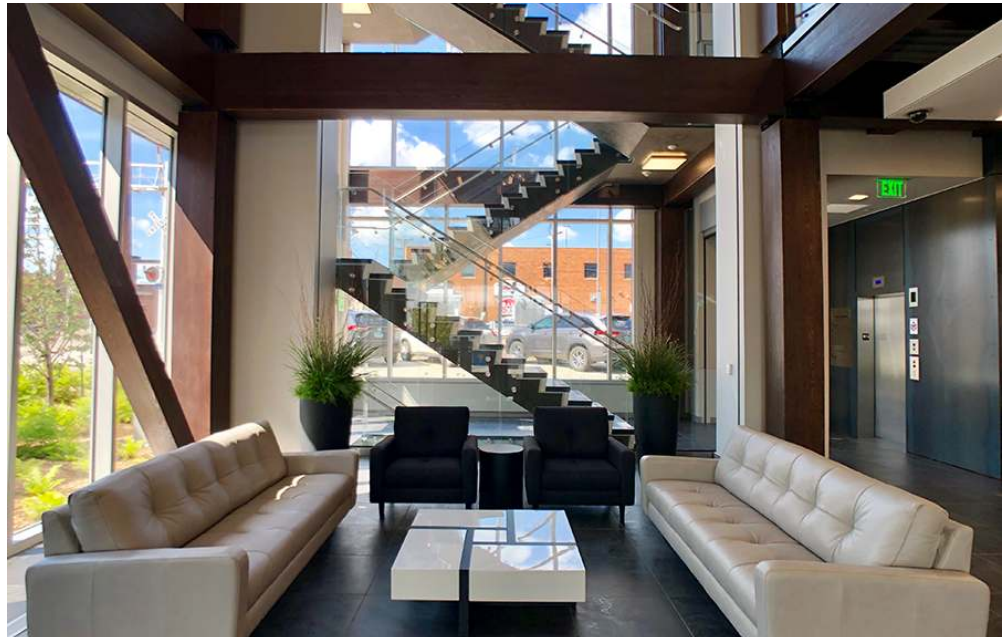


\$26.00 psf - Full Service

- Unique Laminated Beam Construction
- Exceptional Views of Downtown, ND Capitol and the Missouri River Valley
- Walkable to Downtown, Kirkwood Mall, and Event Center
- Dedicated IT room on each floor. Each room contains:
 - Dedicated HVAC unit
 - Clean agent fire suppression
 - Static dissipative flooring

Potential Uses

- Professional Services
- Medical Offices
- Accounting Firm
- Engineering Firm
- Association Headquarters
- Energy Industry



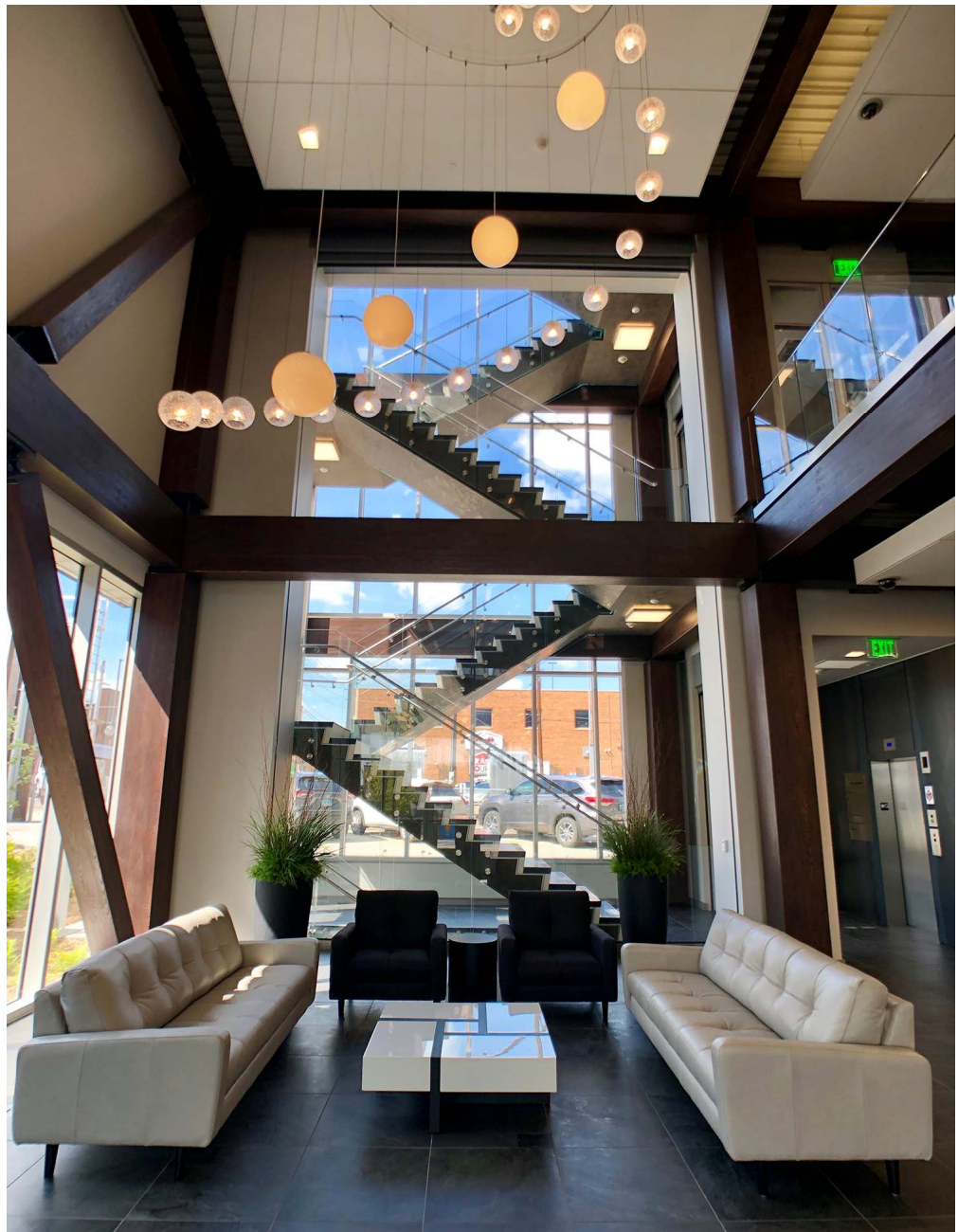
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Ammenities to Attract & Retain Talent



S1TE 360

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Enjoy Lunch or Take a Break on the Rooftop



Awesome Rooftop Views in the Heart of Bismarck



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Bismarck Municipal Ball Park



Bismarck Art and Gallery Association



Bismarck Event Center



Peace Park



Kirkwood Mall

**WORK. WALK.
ENTERTAIN.
SHOP. EAT.
COLLABORATE.**

Walk to Lunch, Appointments, Happy Hour & Events



Floor Plan Possibilities—Third Floor

**Tenants May Customize



COLOR LEGEND

- SHARED SPACE : 2,275 SF
- TENANT 1 : 1,535 SF
- TENANT 2 : 2,285 SF

Total if one
tenant: 6,095 sf



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Floor Plan Possibilities—Fourth Floor

Leased to Fredrickson & Byron Law



COLOR LEGEND

- SHARED SPACE : 575 SF
- TENANT 3 : 4,770 SF

Total 5,345 sf



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Cutting Edge Architectural Design

A solid statement to your clients, customers, or patients.

Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota has a MSA population that surpasses 125,000 and is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

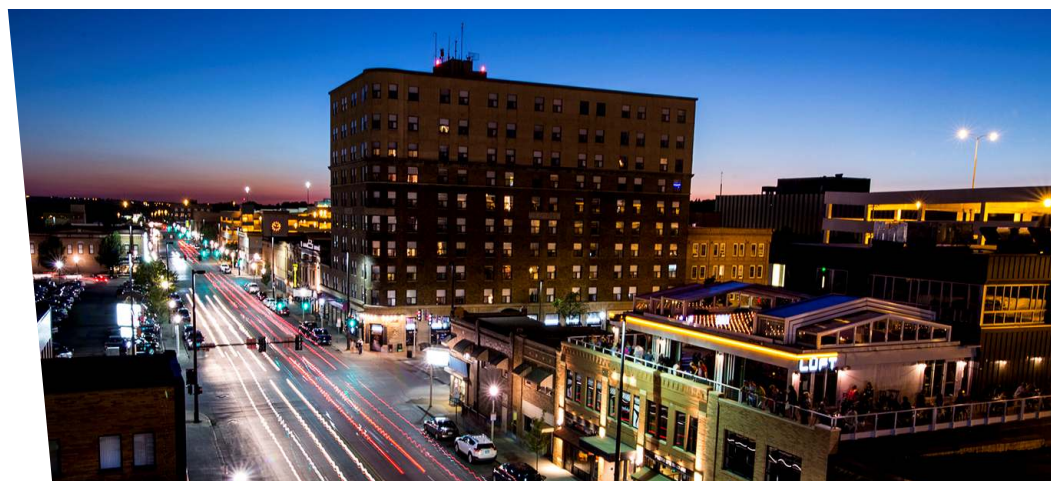
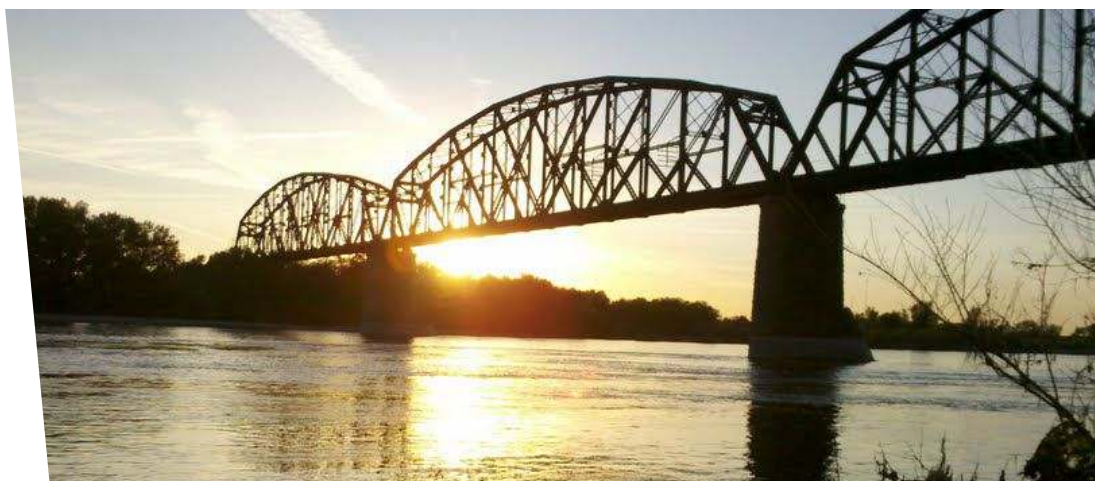
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.





Very Walkable - Most errands can be accomplished on foot.

Walk Score
82

-Walk to Downtown, Event Center, Kirkwood Mall, and many exciting food and pub options

Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



Small town. Growing city.





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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.