

# Professional Downtown Office Space

300 N 4th Street Suite 103 - Bismarck, ND

2,064 sf - 1st Floor - \$16.50 psf



Taylor Daniel, Commercial REALTOR®  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

Bill Daniel, CCIM, Broker  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)



## Building Highlights

- Prominent downtown office building
- Nice lobby entry
- Bright space w/ windows
- Updated Restrooms
- Conference Room
- Common Restrooms
- Elevator
- Close to Parking Ramp

## In The 'Heart of Downtown'

- Legal Firms
- Financial Institutions
- Professional Offices
- Medical District
- Bismarck City Administration Office
- Burleigh County Offices
- Bismarck Civic Center

**Lease: \$2,838 per mo.**

**\$16.50 psf - 2,064 sf**

- Full Service except Janitorial
- Private Offices, Conference Room, and Break Room
- 5 Year Lease Term
- Parking spaces in City parking ramp @ \$56 per month.
- Great downtown location

## Potential Uses:

- Financial Services
- Legal Services
- Government Services
- Office Administration
- Medical Services
- Oil Companies
- Engineering Services
- Accounting Services



**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**DanielCompanies.com**



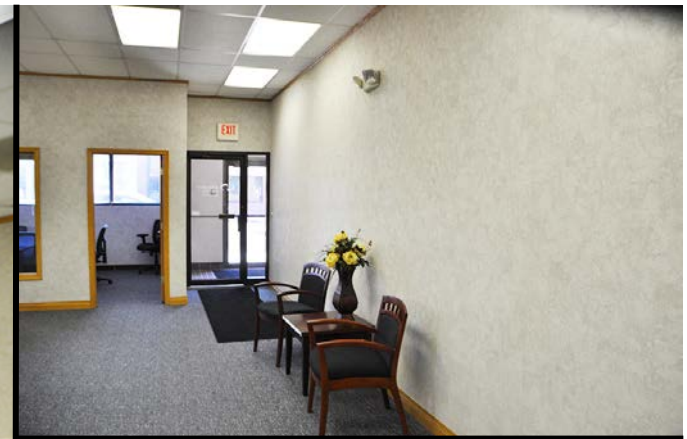


**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)



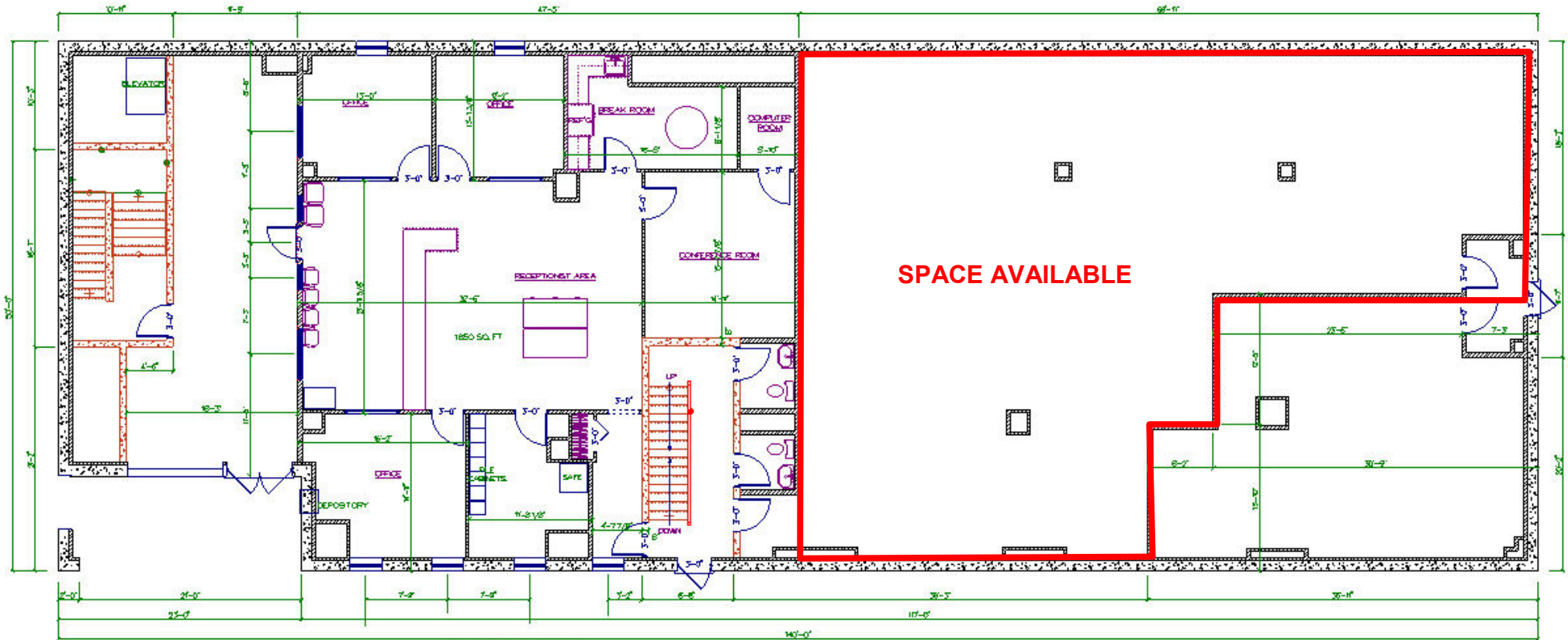


**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

# Floor Plan



PROFESSIONAL DRAFTING SERVICE  
 DRAWN BY: STEVE PIERCE, DRAFTER  
 ABACO PROPERTIES LLC  
 DOWNTOWN OFFICE BUILDING  
 PLEASE VERIFY ALL ROOM  
 OPENINGS, LIGHT REQUIREMENTS,  
 AND ALL DIMENSIONS. ALTHOUGH EVERY  
 POSSIBLE EFFORT IS MADE TO INSURE  
 THE ACCURACY OF DIMENSIONS, IT IS  
 THE CONTRACTOR'S RESPONSIBILITY  
 TO CORRECT ALL OF THESE THINGS  
 FOR ACCURACY.

1ST FLOOR PLAN  
 SCALE 3/32" = 1'-0"

PROFESSIONAL  
 DRAFTING  
 SERVICE  
 Steve Pierce  
 833 Airport Road Suite F, Box 10  
 Elmhurst, ND 58504  
 Tel: 507-1004 • Fax: 222-2225  
 s.pierce@dmrill.com  
 www.professionaldraftingperise.com



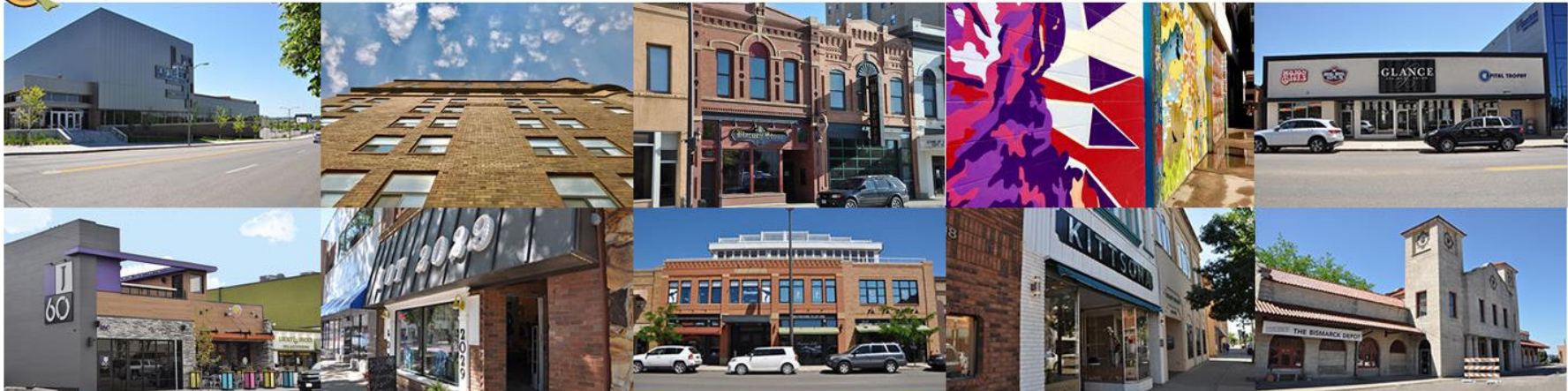
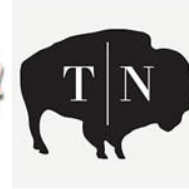
Taylor Daniel, Commercial REALTOR®  
 701.391.4262  
 Taylor@DanielCompanies.com

Bill Daniel, CCIM, Broker  
 701.220.2455  
 Bill@DanielCompanies.com

DanielCompanies.com



# Join Exciting Downtown Bismarck!



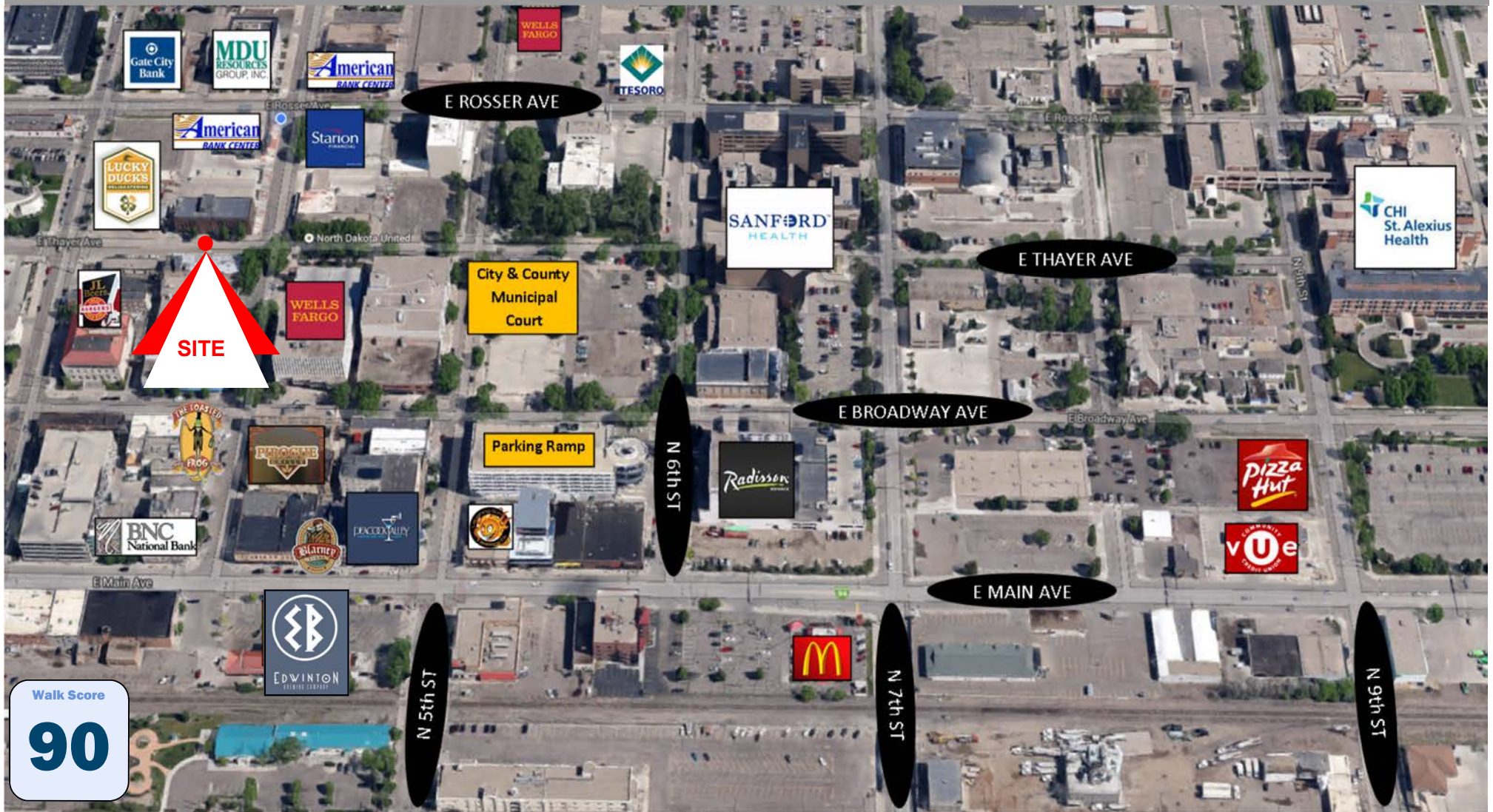
Taylor Daniel, Commercial REALTOR®  
 701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

Bill Daniel, CCIM, Broker  
 701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)



# Join The Exciting Vibe of Downtown Bismarck



401 E. Broadway Ave has a Walk Score of 90 out of 100.



Taylor Daniel, Commercial REALTOR®  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

Bill Daniel, CCIM, Broker  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)



# DANIEL COMPANIES

The Leader in Commercial Real Estate

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. This powerful team delivers powerful results.



**Bill Daniel, CCIM, Broker**  
701.220.2455  
Bill@DanielCompanies.com



**Kyle Holwagner, CCIM, SIOR**  
701.400.5373  
Kyle@DanielCompanies.com



**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
Taylor@DanielCompanies.com

701.223.8488  
304 E ROSSER AVE #200  
BISMARCK, ND 58501



ICSC CCIM SIOR  
INDIVIDUAL MEMBERS

RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE