

**MAJOR
PRICE
REDUCTION!**

CAPITOL WAY CENTER

Corporate / Medical / Office Building

1615 Capitol Way - Bismarck, ND

\$1,795,000



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Executive Summary for Sale

Address:	1615 Capitol Way - Bismarck, ND
Price:	\$1,795,000
Legal Description:	Replat Casey Commercial Park 1st & 3rd Block: 6 Lot 1
Parcel ID:	0324-006-001
Building Size	18,744 sf - 6,248 sf each floor
Year Built:	1997
Lot Size:	29,965 sf
Zoning:	CG
Taxes 2020:	\$18,753.60
Specials:	\$4,479.77

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.

LARGE DAYTIME POPULATION



DAYTIME POPULATION

1.5 MILES	3 MILES	5 MILES
26,848	78,932	95,588



BUSINESSES

1.5 MILES	3 MILES	5 MILES
1,045	3,918	4,708



2020 POPULATION

1.5 MILES	3 MILES	5 MILES
27,663	64,560	86,067



EMPLOYEES

1.5 MILES	3 MILES	5 MILES
17,119	60,163	67,793

[Click for Drone Tour!](#)



Property Highlights:

- ♦ Free Standing Building
- ♦ Great On-site Parking
- ♦ Private Offices w/ Reception Area
- ♦ Large Conference Room / Board Room
- ♦ Elevator Access to all 3 levels
- ♦ Restrooms on each floor
- ♦ Easy Access to State. St., Hwy 83 N, I-94, and ND State Capitol Complex
- ♦ Zoned CG



- ◆ The former DCN facility is connected via diverse fiber optic connections to DCN's network which will support 100 gigabit broadband speeds.
- ◆ North half of the main floor constructed with concrete hollow-core to support data center servers and oversized computer equipment.
- ◆ Raised floor data center/server room in the lower level.

AREA EMPLOYERS

- ◆ ND State Capitol Complex
- ◆ Dakota Gasification
- ◆ Great River Energy
- ◆ ND Workforce Safety
- ◆ ND Department of Commerce
- ◆ Fore Seasons Center
- ◆ Shiloh Christian School
- ◆ Basin Electric Power Co-Op
- ◆ Century High School
- ◆ Legacy High School

AREA RESTAURANTS

- ◆ Red Lobster
- ◆ Olive Garden
- ◆ Long Horn Steakhouse
- ◆ Applebee's
- ◆ Paradiso Mexican Restaurant
- ◆ Sickies
- ◆ Perkins
- ◆ Buffalo Wild Wings
- ◆ Stone Home Brewing
- ◆ Starbucks
- ◆ Schlotzsky's
- ◆ Taco John's



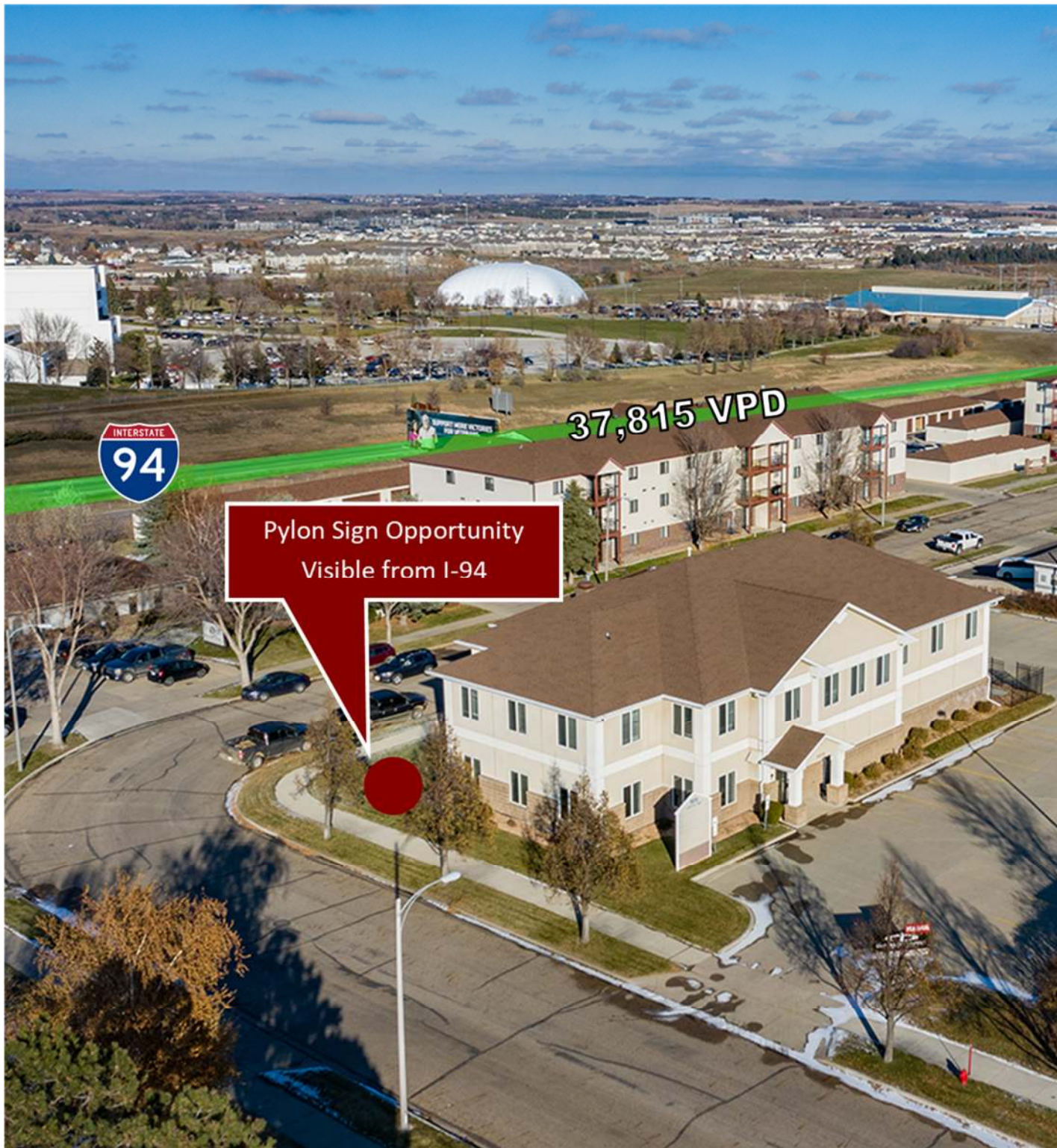
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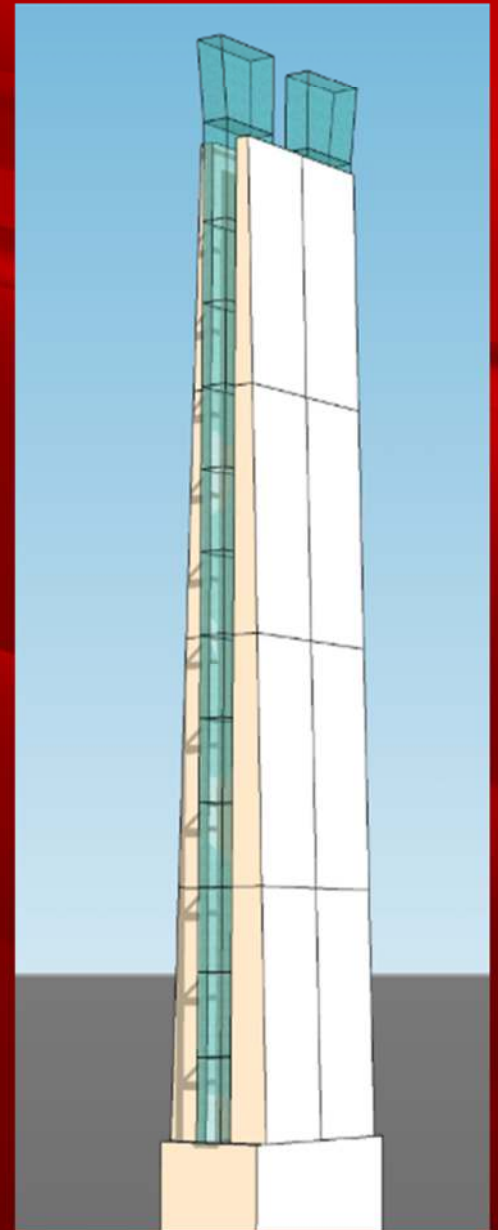
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[Click for Drone Video](#)





Concept



**Tall Pylon Sign
Opportunity Visible from
I-94 & State St.**



EXIT 159

37,815 VPD

INTERSTATE
94





Large Main Floor Lobby or Reception Area with Elevator





Concept



Fantastic opportunity for Corporate Headquarters, Medical Clinic, Spa, Salon, Data Center, Law Firm, Accounting Firm, Association Headquarters, Financial Advisor, Mortgage Companies, Insurance Company, Photography / Art Studio, Government Offices, Technology Center, Training Center or many other potential users.



Concept





MEDICAL USES:

- ◆ DENTISTS
- ◆ DERMATOLOGY
- ◆ ORTHODONTICS
- ◆ CHIROPRACTOR
- ◆ RESEARCH LAB
- ◆ WELLNESS CENTER
- ◆ THERAPY CENTER
- ◆ PODIATRISTS
- ◆ PEDIATRIC CLINIC
- ◆ REHAB CENTER

11' Ceilings in this Main Floor Area is great for Medical Uses





11' Ceilings in this Main Floor Area is great for Fitness Uses





Awesome location for a spa, salon or wellness center. This central location with easy access from major arterials makes this an exceptional opportunity for an entrepreneur to achieve success!





Abundance of large windows throughout provide great natural light for a comfortable work environment for office, medical, corporate and fitness uses.

Great Opportunity for a Data Center! This former DCN facility is connected via diverse fiber optic connections to DCN's network which will support 100 gigabit broadband speeds. The North half of the main floor is constructed with concrete hollow-core to support data center servers and oversized computer equipment. Raised floor data center/ server room in the lower level.



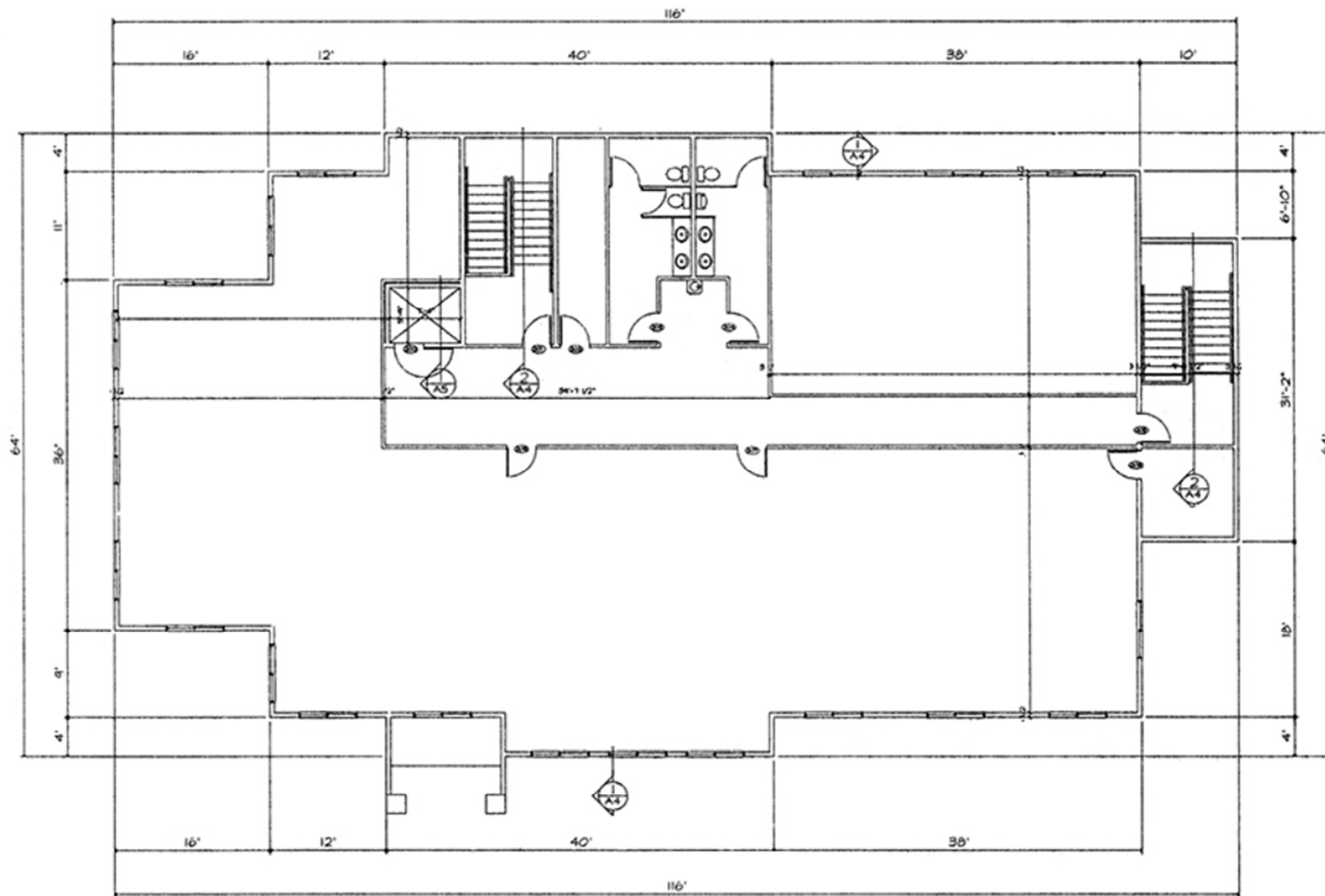
Great Front Door On-Site Parking & Additional Street Parking



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SECOND FLOOR PLAN

1/8" = 1'-0"

Approx. 6,248 sf

Floor plans may not reflect actual layout, some changes have been made. All sizes are approximate.



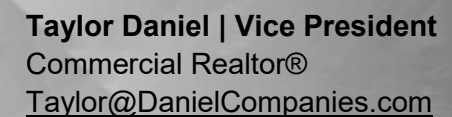
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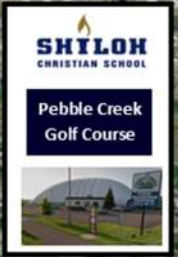
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83



Century Ave.



State St.



19th St.

INTERSTATE 94

EXIT 159

INTERSTATE 94

SITE



E Capitol Ave





DANIEL COMPANIES

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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.