

Sunrise Professional Center

3255 Greensboro Dr. - Building #1

Bismarck, ND



Kyle Holwagner, CCIM, SIOR

701.400.5373

Kyle@DanielCompanies.com

Kristyn Steckler, Market Coordinator

701.527.0138

Kristyn@DanielCompanies.com

DanielCompanies.com

Sunrise Professional Center

- Lease Price
\$21 psf + \$5 Operating cost
Includes current build-out finishes
- 1st Floor -
Suite 104 - 2,200 sf includes patio
- The building calculates the rentable square footage on a 16% load factor.

** This building represents a 16% load factor as a percentage of usable vs rentable. Tenant will pay a percentage of the common area, which is the usable building areas of the corridors and bathrooms, etc. To calculate rentable sf, Landlords calculate the total building sf divided by the usable sf to get the load factor. This load factor is then multiplied by the Tenants' usable sf to come up with the total rentable sf. Then rentable sf amount would be multiplied by a rental rate to come up with the Tenants' total annual or monthly rent.*

- Example: 16% load factor on 1,000 sf useable, will equal 1,160 sf rentable

- **All Suites are subject to customize sizes**
- Elevator
- Common Rest rooms
- Ample Surface Parking
- Great Signage

***All measurements must be verified by tenant prior to lease execution.*

Area Businesses

- UPS Customer Center
- Peterbilt of Bismarck
- Miller Insulation
- Northwest Contracting
- My Place Hotel
- Cenex
- Cedric Theel Toyota
- Ramada Limited Suites
- McDonalds
- Stamart Travel Center
- Legacy High School
- 250,000 sf Building
- 62 Acres

User Groups

- Medical
- Accountants
- Law Services
- Oil Companies
- Professional Office Services

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.



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

Kristyn Steckler, Market Coordinator
701.527.0138
Kristyn@DanielCompanies.com

Site Plan

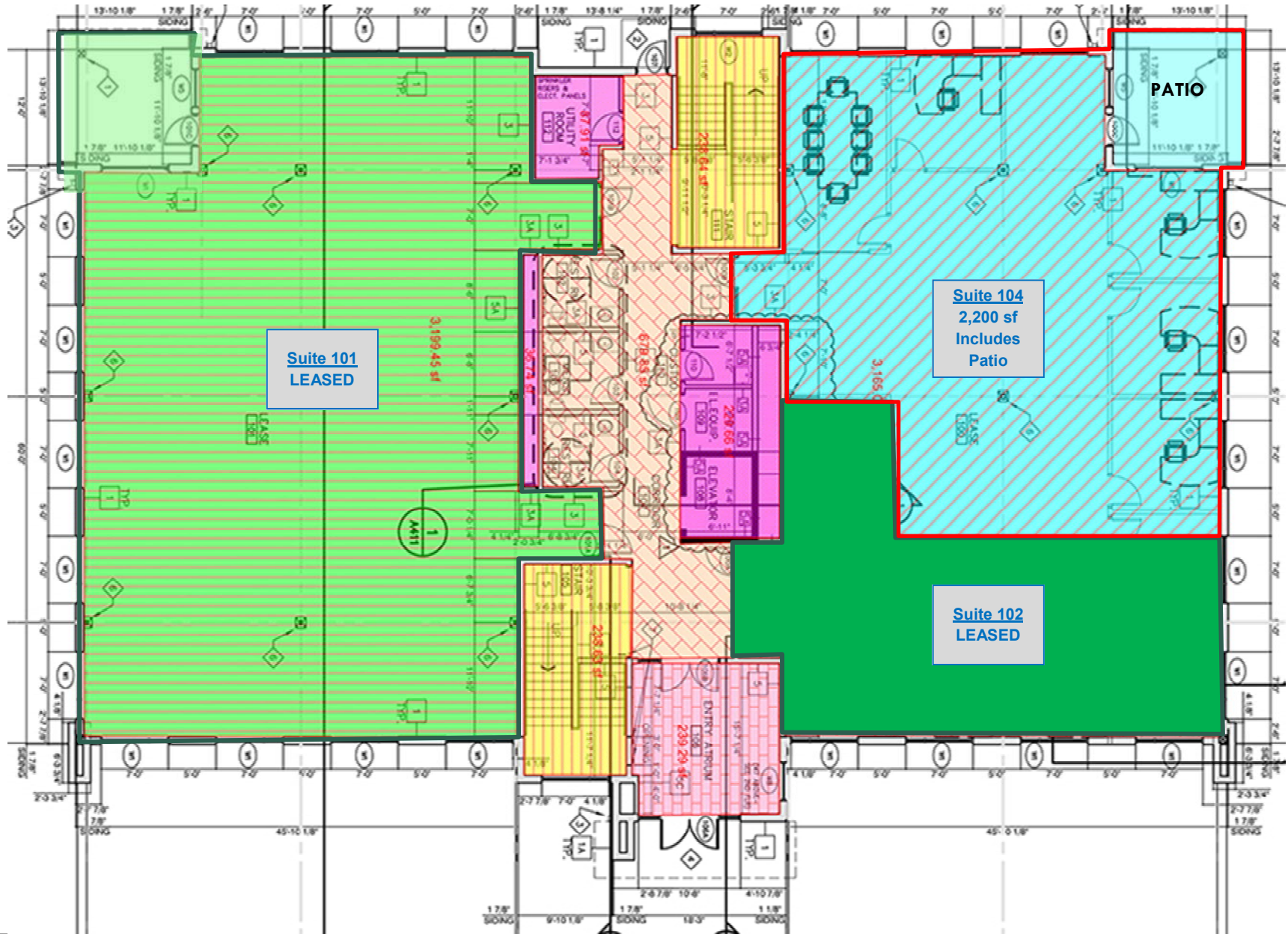


Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Market Coordinator
701.527.0138
Kristyn@DanielCompanies.com

DanielCompanies.com

Floor Plan





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

Kristyn Steckler, Market Coordinator
701.527.0138
Kristyn@DanielCompanies.com

DanielCompanies.com



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

Kristyn Steckler, Market Coordinator
701.527.0138
Kristyn@DanielCompanies.com

DanielCompanies.com



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

Kristyn Steckler, Market Coordinator
701.527.0138
Kristyn@DanielCompanies.com

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