

Sunrise Professional Center

3255 Greensboro Dr. - Suite 202- Building #1

Bismarck, ND



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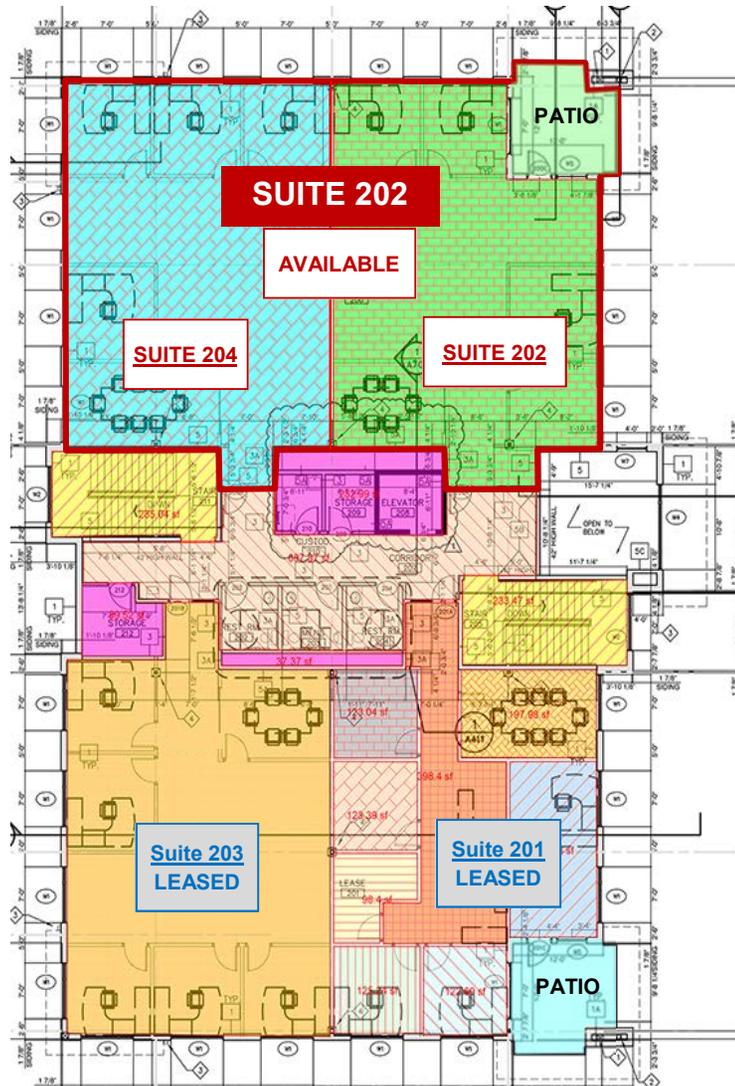
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Sunrise Professional Center

User Groups:

- ◆ Medical
- ◆ Accountants
- ◆ Law Services
- ◆ Professional Office Services
- ◆ State / Government Services
- ◆ Oil Companies
- ◆ Engineering



Lease Price: \$21 psf

+\$5 Operating Cost

Includes current build-out finishes

Space Available: 3,310 sf - 2nd Floor

Suite 202: 1,655 sf (approximately if subdivided)

Suite 204: 1,655 sf (approximately if subdivided)

(may be subdivided w/ Landlord approval) *SF will be adjusted by load factor

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 customized sizes
- ◆ Elevator
- ◆ Common Restrooms
- ◆ Ample Surface Parking



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Site Plan

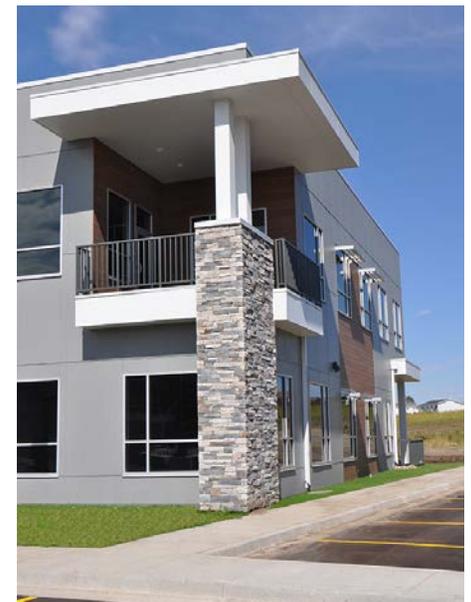


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Photos - Exterior



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Photo's - Interior

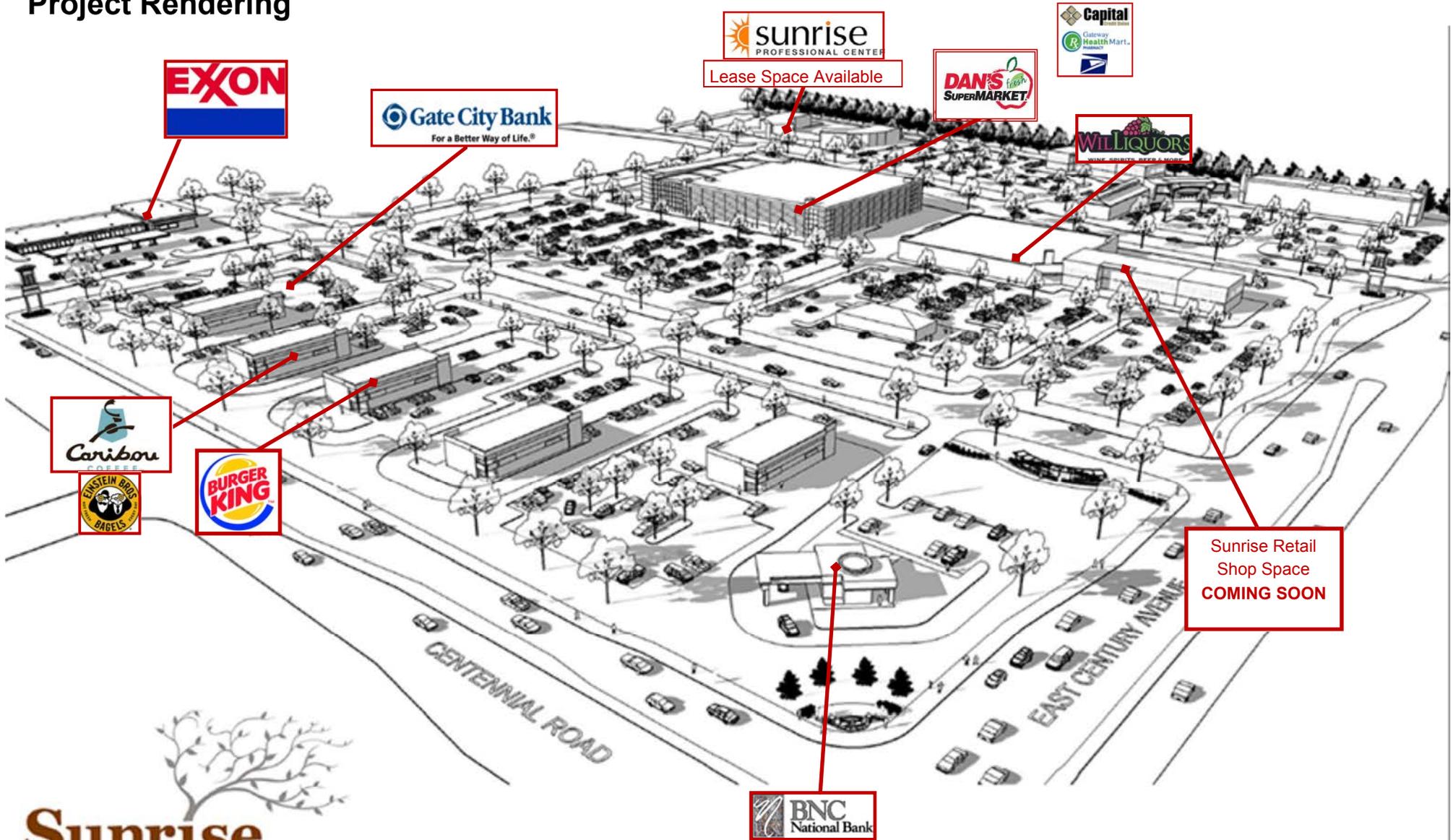


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Project Rendering



Sunrise Town



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Site Development Concept // KL1

Project Aerial Overview





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