

Sunrise Professional Center

3255 Greensboro Dr. - Suite 203- Building #1



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Sunrise Professional Center

- Lease Price
\$21 psf + \$5 Operating cost
Includes current build-out finishes

- 2nd Floor - 6,394 sf:
Suite 203 - 1,676 sf
- SF will be adjusted by load factor

- 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

Area Businesses

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

User Groups

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



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Site Plan

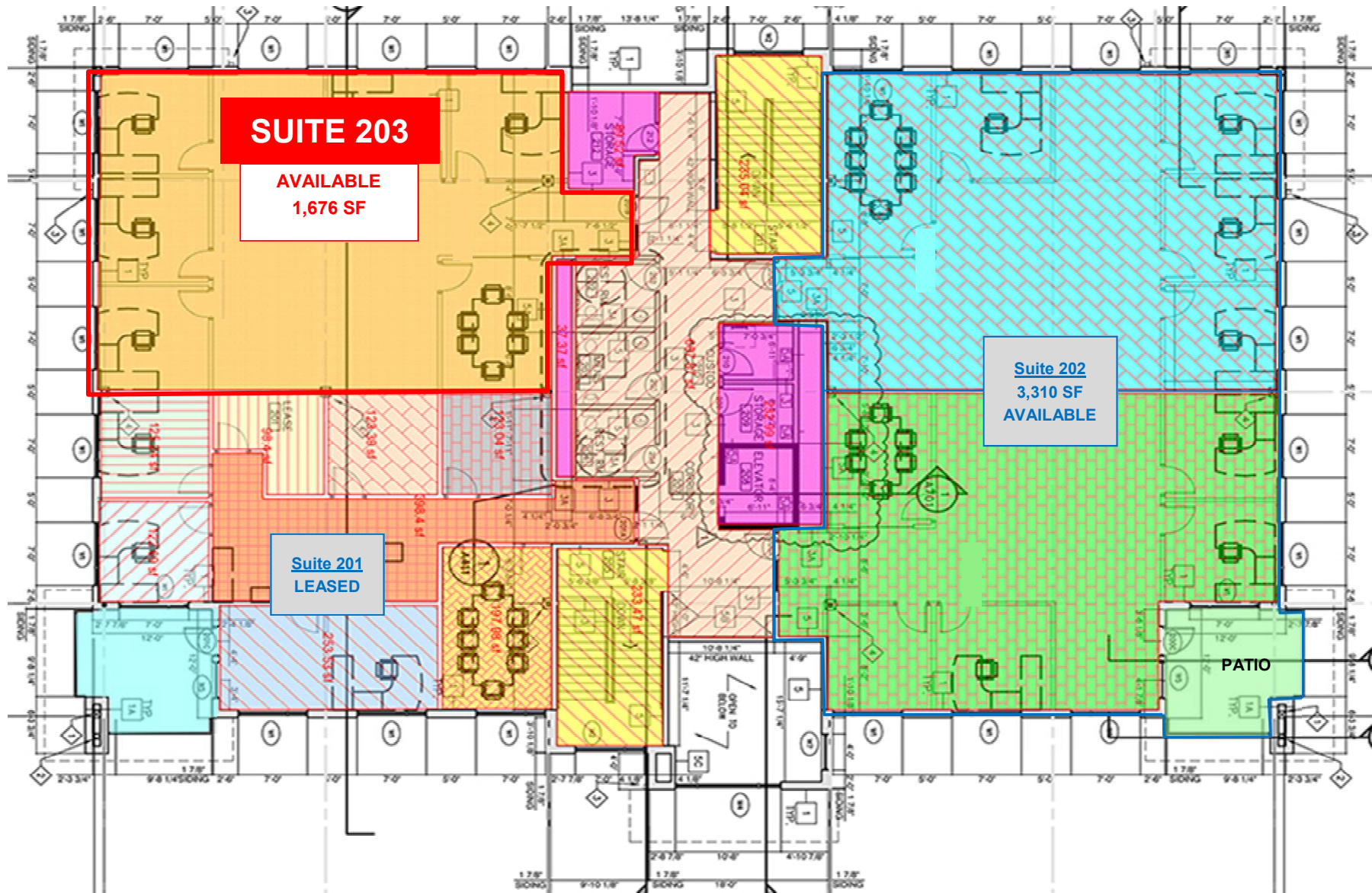


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Floor Plan - 2nd Floor



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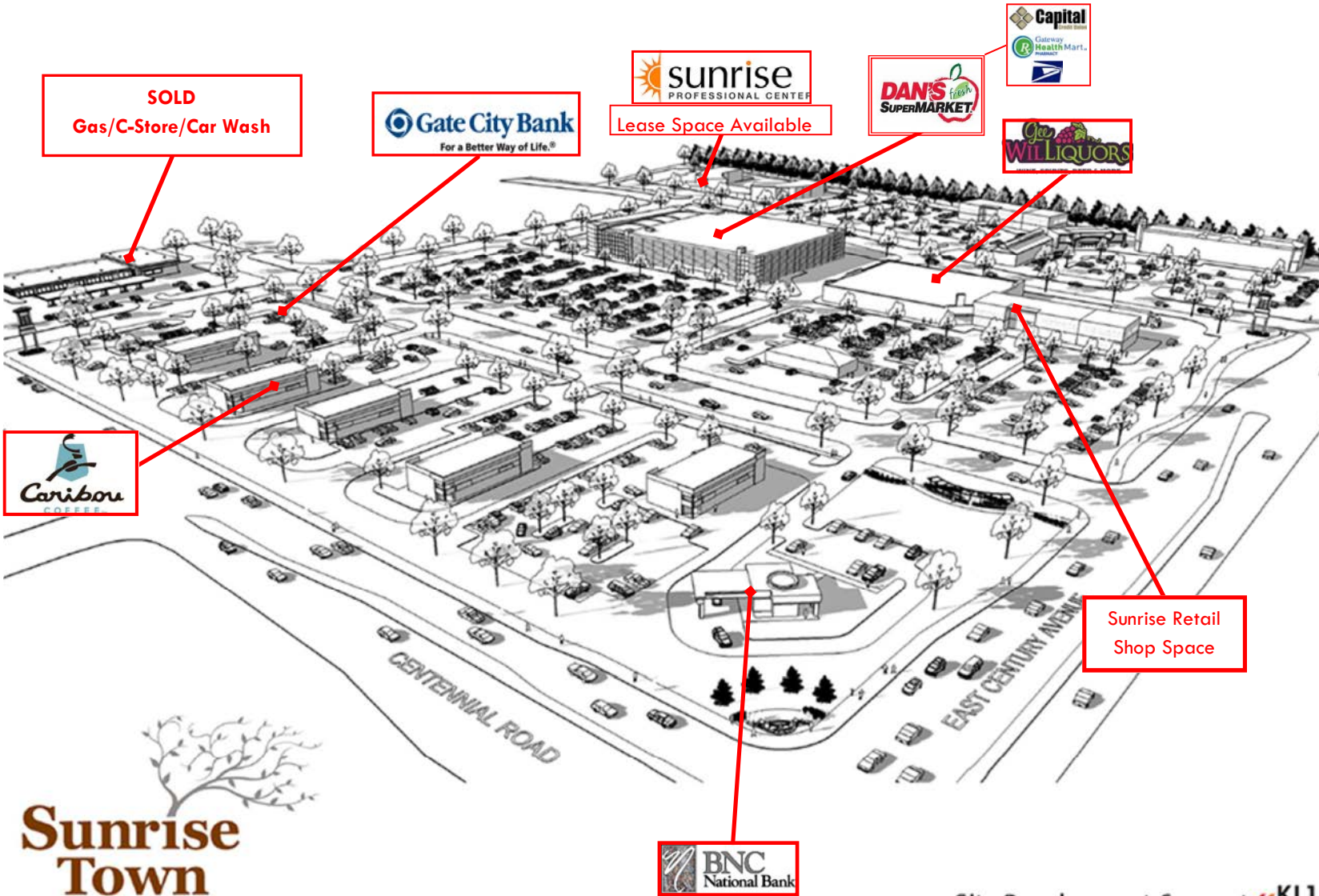


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Project Rendering

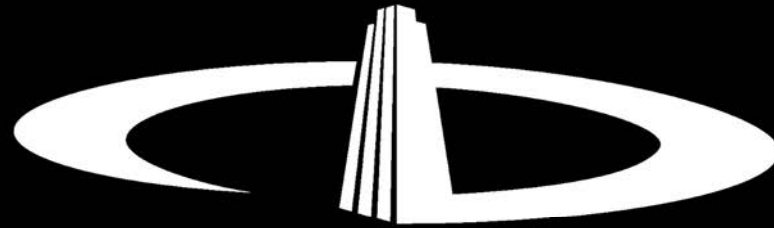


Sunrise Town



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