

Sunrise Professional Center

3231 Greensboro Dr. - Suite 103 - Building #2

Bismarck, ND



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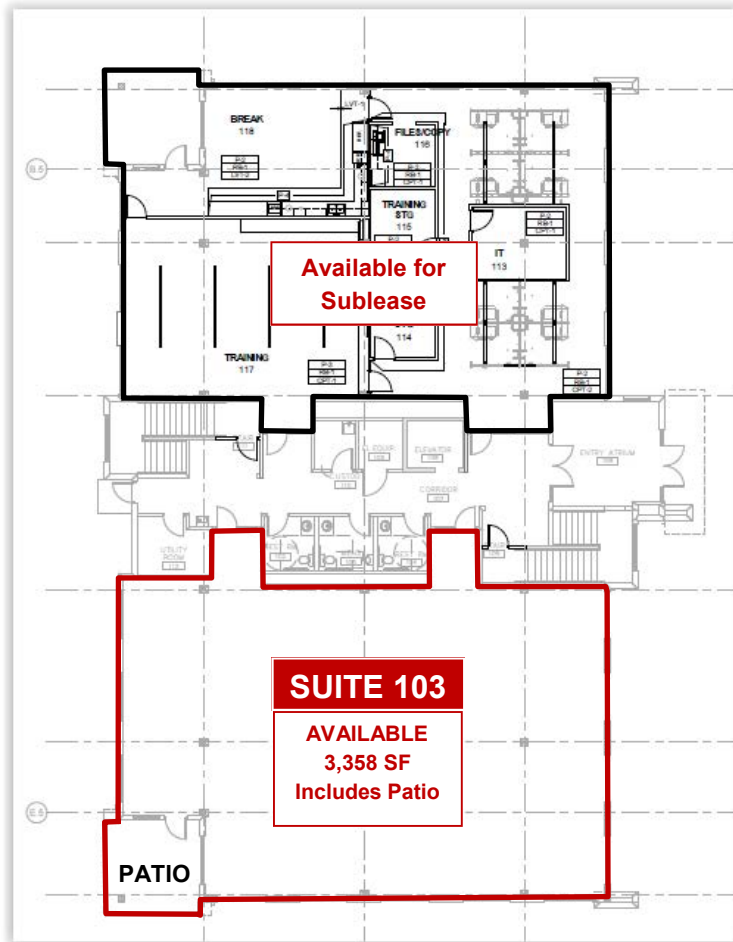
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Sunrise Professional Center

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: 3,358 sf - 1st Floor

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

Building calculates the rentable square footage on a 8% load factor.

** This building represents a 8% 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: 8% load factor on 1,000 sf useable, will equal 1,080 sf rentable

- ◆ All Suites are subject to customized sizes
- ◆ Elevator
- ◆ Common Restrooms
- ◆ Ample Surface Parking
- ◆ Great Signage



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Site Plan



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Photos - Exterior



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Photos - Interior



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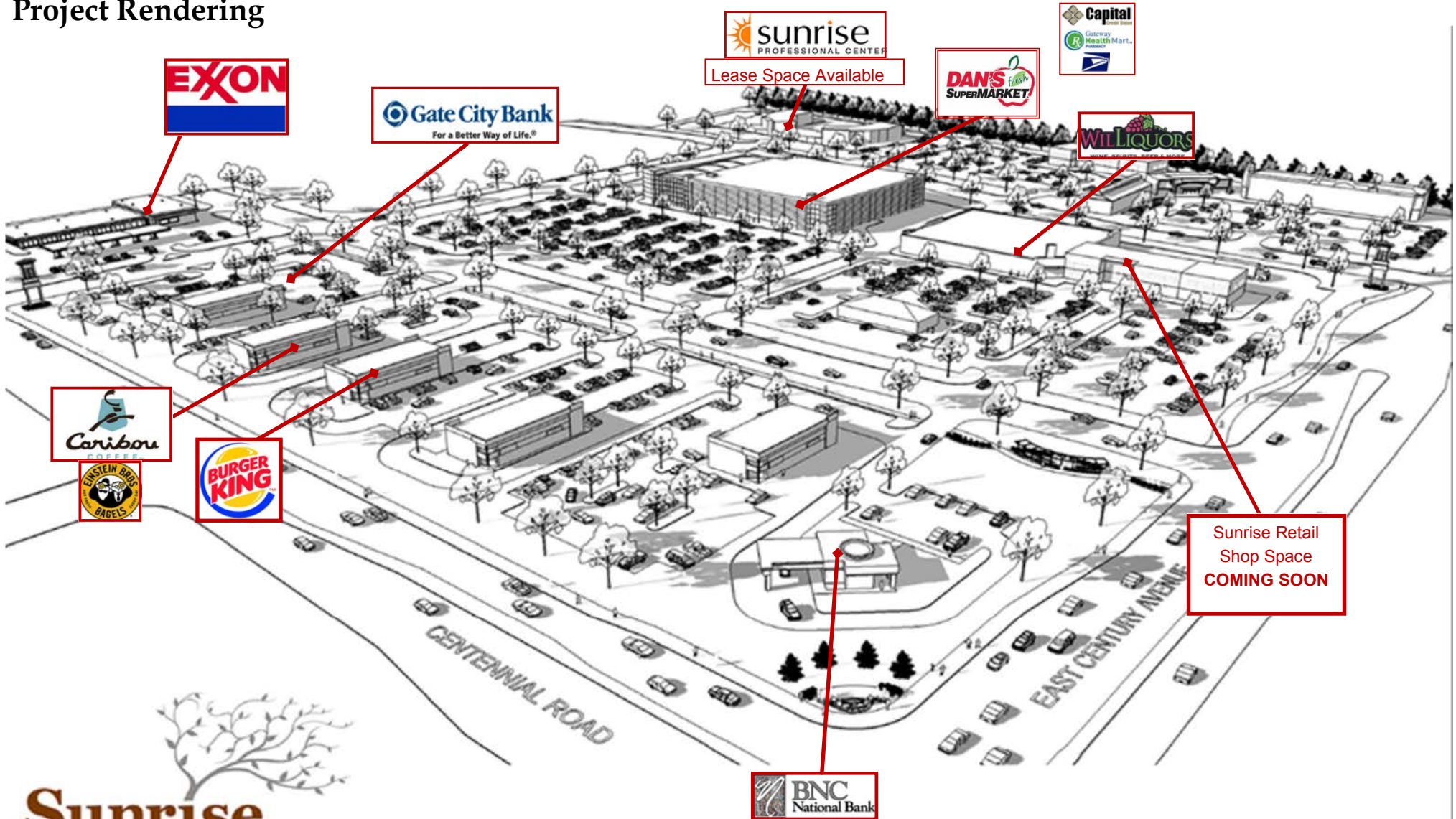
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Project Rendering



Sunrise Town
CENTRE

Site Development Concept **KLJ**

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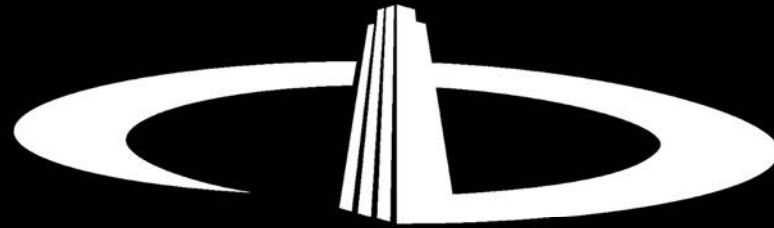
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Project Aerial Overview





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.



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