

Great Downtown Office Space 400 E Broadway Ave, Suite 302 - Bismarck, ND

Lease: \$18.00 psf Full Service



Taylor Daniel, Commercial REALTOR
701.391.4262
Taylor@DanielCompanies.com

Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

DanielCompanies.com

In The “Heart of Downtown”

Convenient walking distance to many new trendy restaurants, bars and shops

- Legal Firms
- Financial Institutions
- Professional Offices
- Medical District
- Bismarck City Administration Office
- Burleigh County Offices
- Bismarck Event Center
- Kirkwood Mall

Lease Terms:

Three year lease minimum

Lease fees include a \$7 psf operating cost estimate with year end adjustment

Parking

Across the street from City Parking Ramp - \$56 /mo. per space (Tenant pays for parking)

Building Highlights

- Bismarck’s most prominent downtown office building
 - Professional and spacious lobby area
 - Conference room located on 3rd floor (sign-in sheet for tenant’s to reserve)
 - Large break room in lower level
 - Health / work-out room in lower level
 - Two elevators
- *Tenant provides financials, credit review required*

Potential Uses

- Professional services
- Government offices
- Accounting firm
- Legal offices
- Medical offices
- Engineering firm



400 E. Broadway Ave has a Walk Score of 89 out of 100. Very Walkable – Most errands can be accomplished on foot.

Lease Price: \$18.00 psf Full Service

- 3% Annual Increase
- Lease Space: 1,218 sf
- 3 Year Lease Minimum
- Downtown Landmark Building
- Two Elevators
- Building Conference Room & Break Room
- Great Location:
Corner of N 4th St and Broadway Ave

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.



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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. 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



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