

Grand Pacific Center

400 E Broadway Ave. - Suite 302 - Bismarck, ND

Lease: \$15.50 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: \$15.50 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



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

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



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

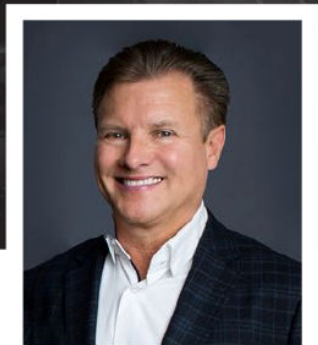
Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

DanielCompanies.com



DANIEL COMPANIES

The Leader in Commercial Real Estate



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

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.

Powerful Team. Powerful Process. Powerful Results.