

First International Bank & Trust Building

1601 N 12th Street

Bismarck, ND



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Executive Summary

First International Bank & Trust Building is a first-class project offering an unparalleled combination of views, accessibility and tenant amenities just off State Street.

The Class AA Office building includes an impressive two-story atrium lobby and pleasant common areas, as well as offering impressive panoramic views over the city.

The 76,749 square foot building will provide efficient 8,326 rentable sq. ft. floor plates. The modern construction design provides maximum space planning and flexibility for users. Covered and uncovered parking is available on three levels with 24/7 access as well as ample surface parking.

For the business professional, First International Bank & Trust's executive suites offer flexible, turn-key office space options as well as an array of additional services which include furnished office suites with 24/7 access, internet connection, and beautifully appointed meeting rooms.

With technology, excellent amenities, and close proximity to the State Capitol, First International Bank & Trust is where established companies and entrepreneurs will envision and build the world of tomorrow.

Building Amenities:

- ◆ Banking
- ◆ On-Site Restaurant
- ◆ On-Site Catering
- ◆ Parking Ramp
- ◆ Private, Furnished Suites
- ◆ 24-Hour Secure Key Card Access
- ◆ On-Site Management
- ◆ Elevator
- ◆ Dedicated hard-wired internet and cable available

Area Amenities:

- ◆ North Dakota State Capitol Grounds
- ◆ Restaurants, shopping, hotels and entertainment nearby
- ◆ Easy access to State Street / Highway 83 & I-94

*** This building may represent a 17% load factor as a percentage of usable vs rentable. Tenant may 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.

Lease Price:

\$26 psf + \$5 Operating Cost

Includes high-end build-out finishes
Floor plan subject to Landlord design

- * Executive Office Suites prices may vary
- * Covered parking available for an additional \$50 / month

- ◆ 4th Floor - 8,326 sf Rentable
- ◆ 5th Floor - Tenant 1: 3,812 sf Useable
Tenant 2: 2,930 sf Useable
- ◆ 6th Floor - Executive Office Suites:
214 - 280 sf

**** Building may calculate the rentable square footage based on a load factor.**



Interior Finish Board



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1st Floor Tenant - Stonehome Brewing Co.



**COMING
SOON**

Full service restaurant - Stonehome Brewing Co.

Event space available for reservation through the restaurant.



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1st, 2nd and 3rd Floor Tenant - First International Bank & Trust



Our Mission: Helping Dreams Come True, One Customer at a Time.

First International Bank & Trust is a growing, relationship-driven bank that provides complete financial solutions to our customers.



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4th Floor - Proposed Floor Plan



Gross 9,459 sf per Floor

Tenant Space:
8,326 sf

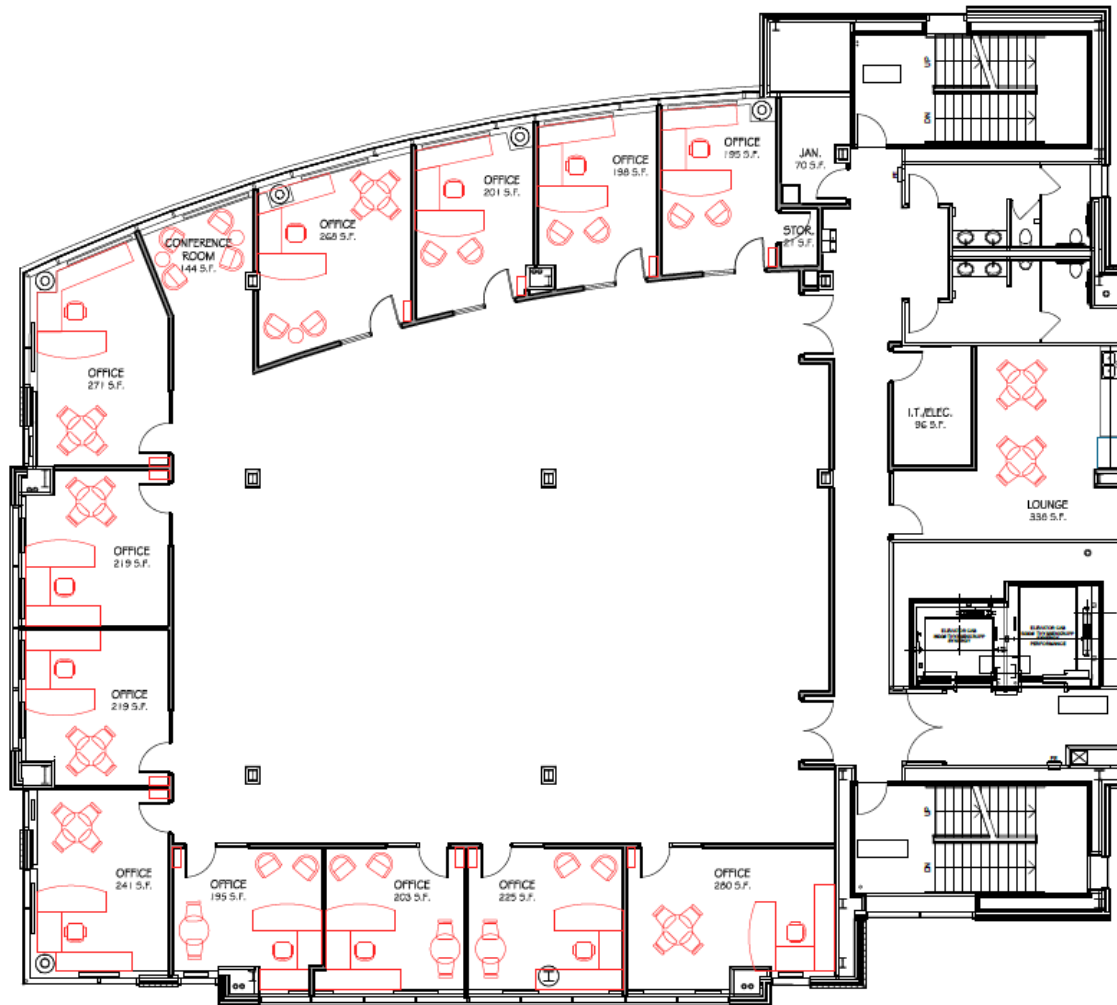


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5th Floor - Proposed Floor Plan



Gross 9,459 sf per Floor

Subdivision of this floor is approved by landlord and can be modified as follows:

Proposed Tenant 1

3,812 sf

Proposed Tenant 2

2,930 sf

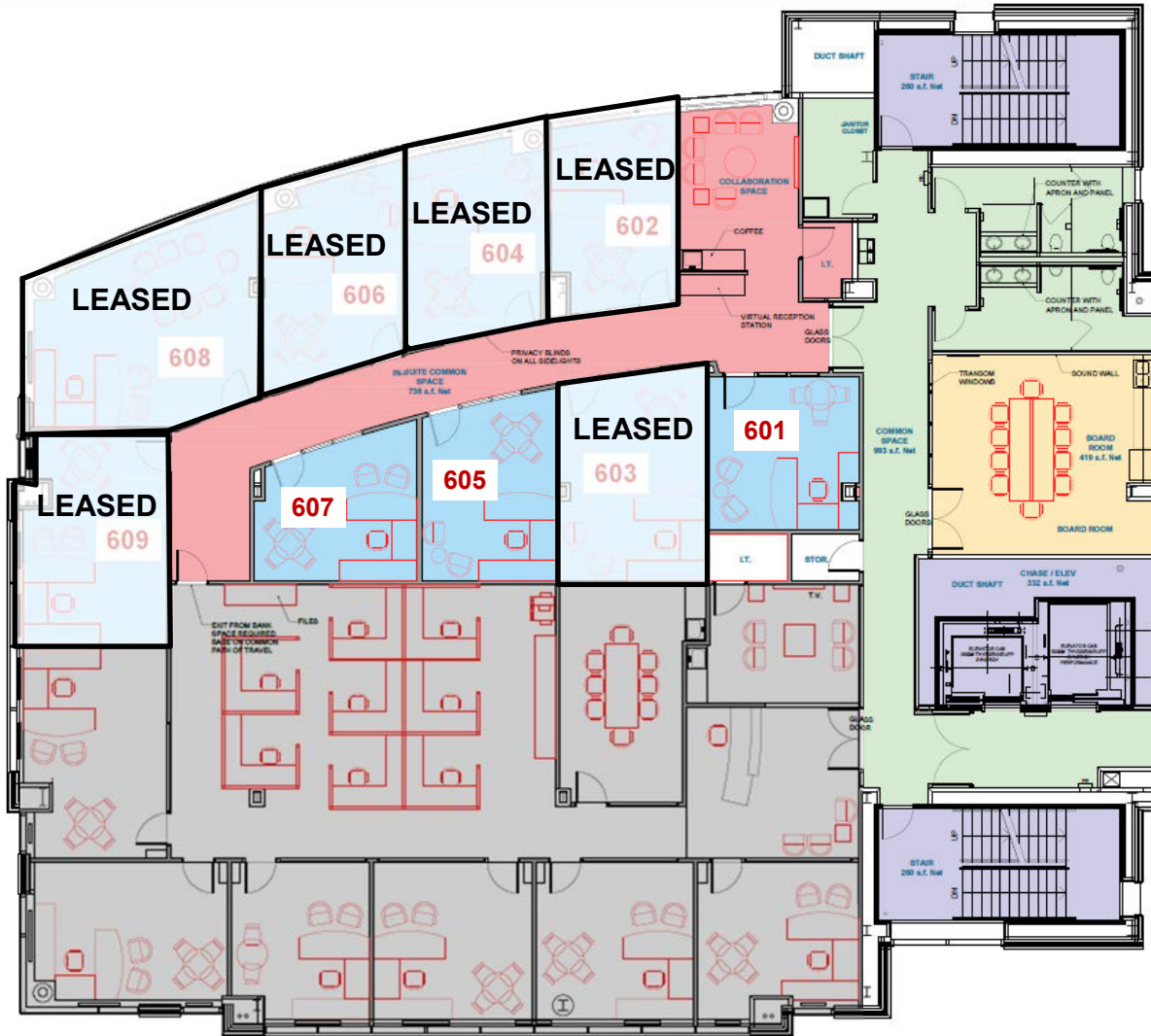


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6th Floor - Executive Office Suites



Executive Suites	Size (sf)	Price / Month
601	215 sf	\$800.00
602	214 sf	LEASED
603	284 sf	LEASED
604	246 sf	LEASED
605	230 sf	\$900.00
606	254 sf	LEASED
607	210 sf	\$800.00
608	380 sf	LEASED
609	280 sf	LEASED

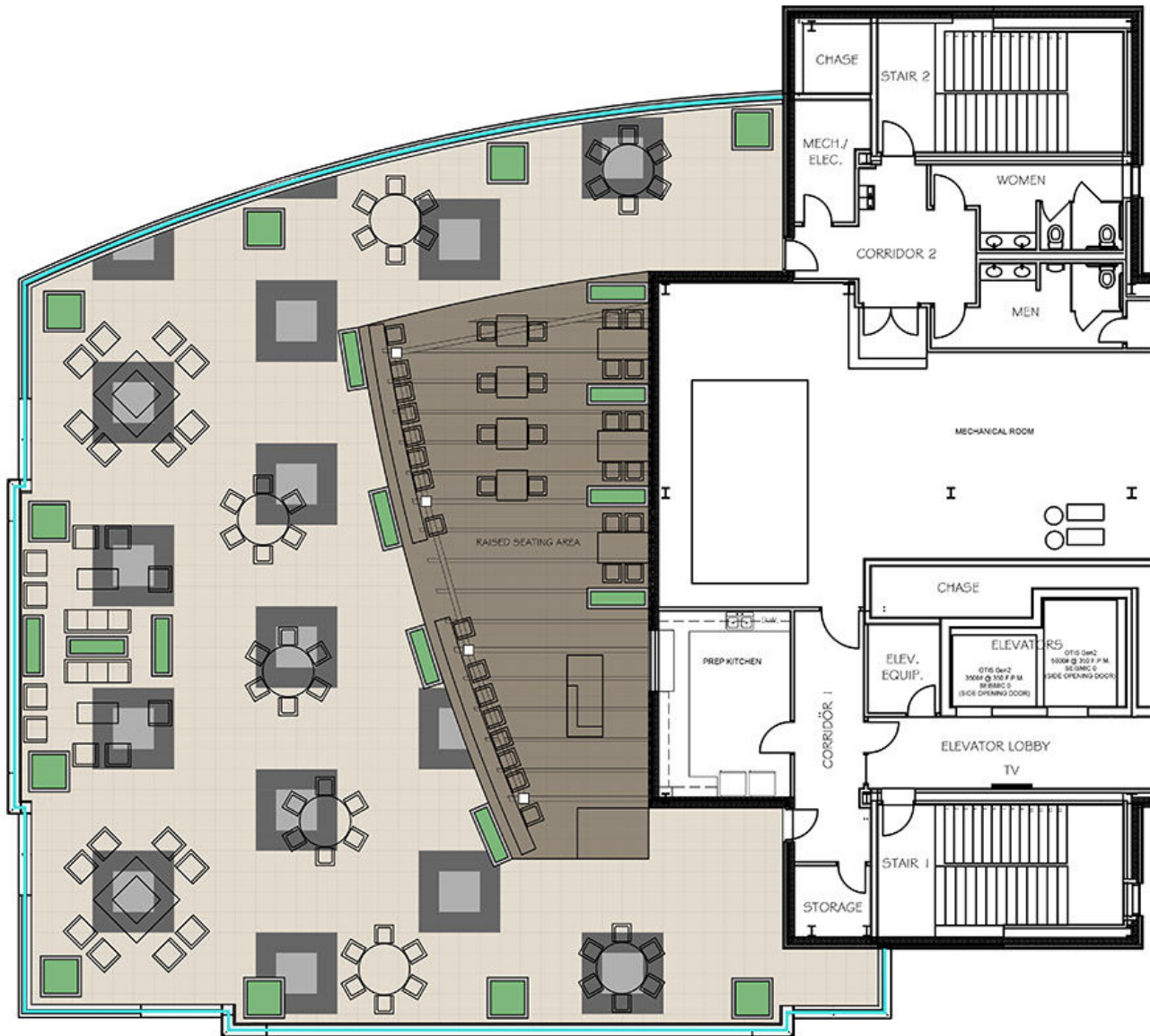
- Executive Office Suites
- In-Suite Common Space
- Common Board Room: 419 sf
- Common Corridors and Restrooms
- Bank Leased Space
- Stairs and Elevators



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Roof Top



This open area roof top patio is available to rent through reservations with the restaurant for community or private events. At 100 feet above grade, this venue has unparalleled views of the city of Bismarck and beyond.

Skyline Views



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Area Businesses



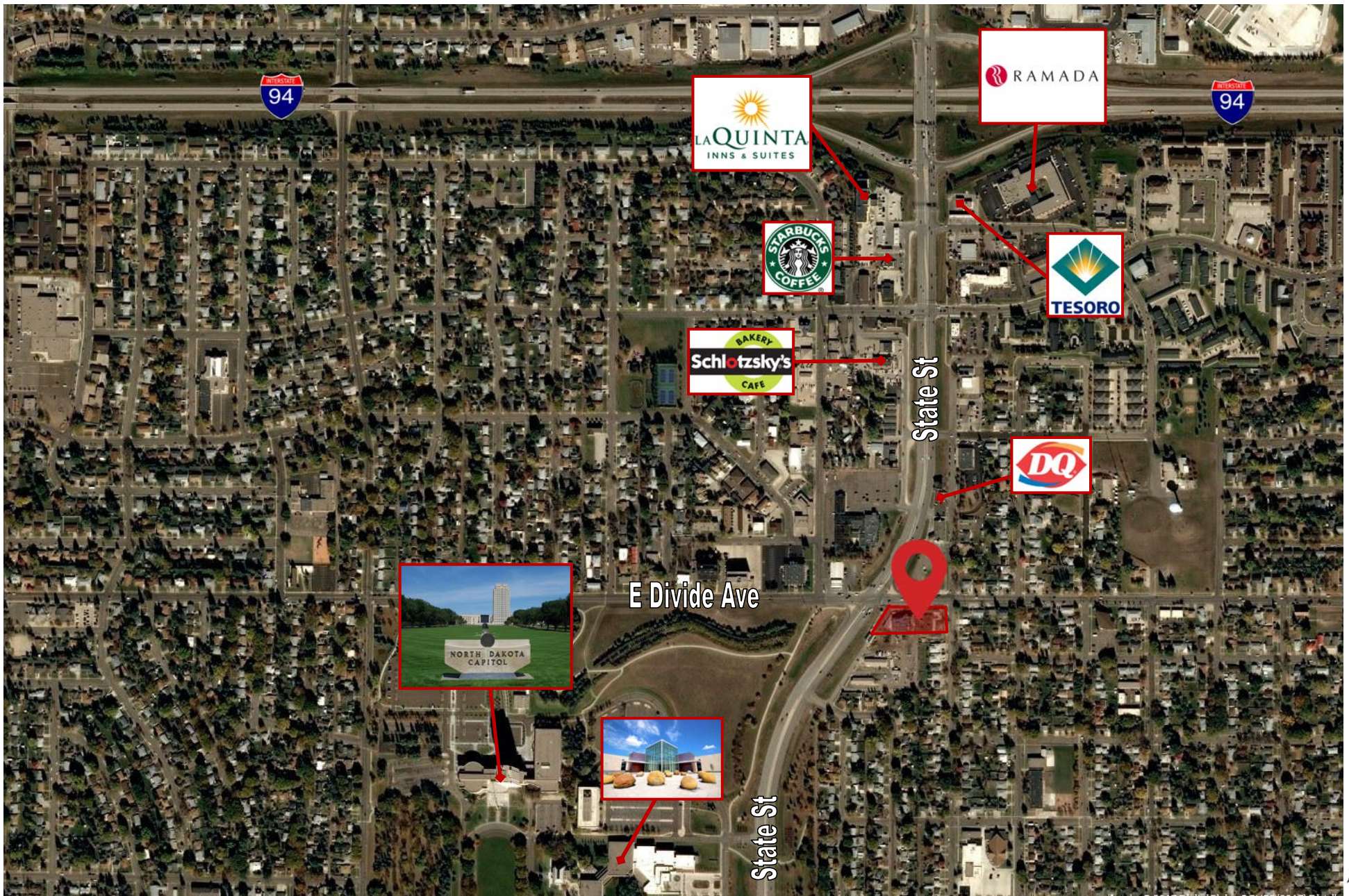
NORTH DAKOTA
CAPITOL



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