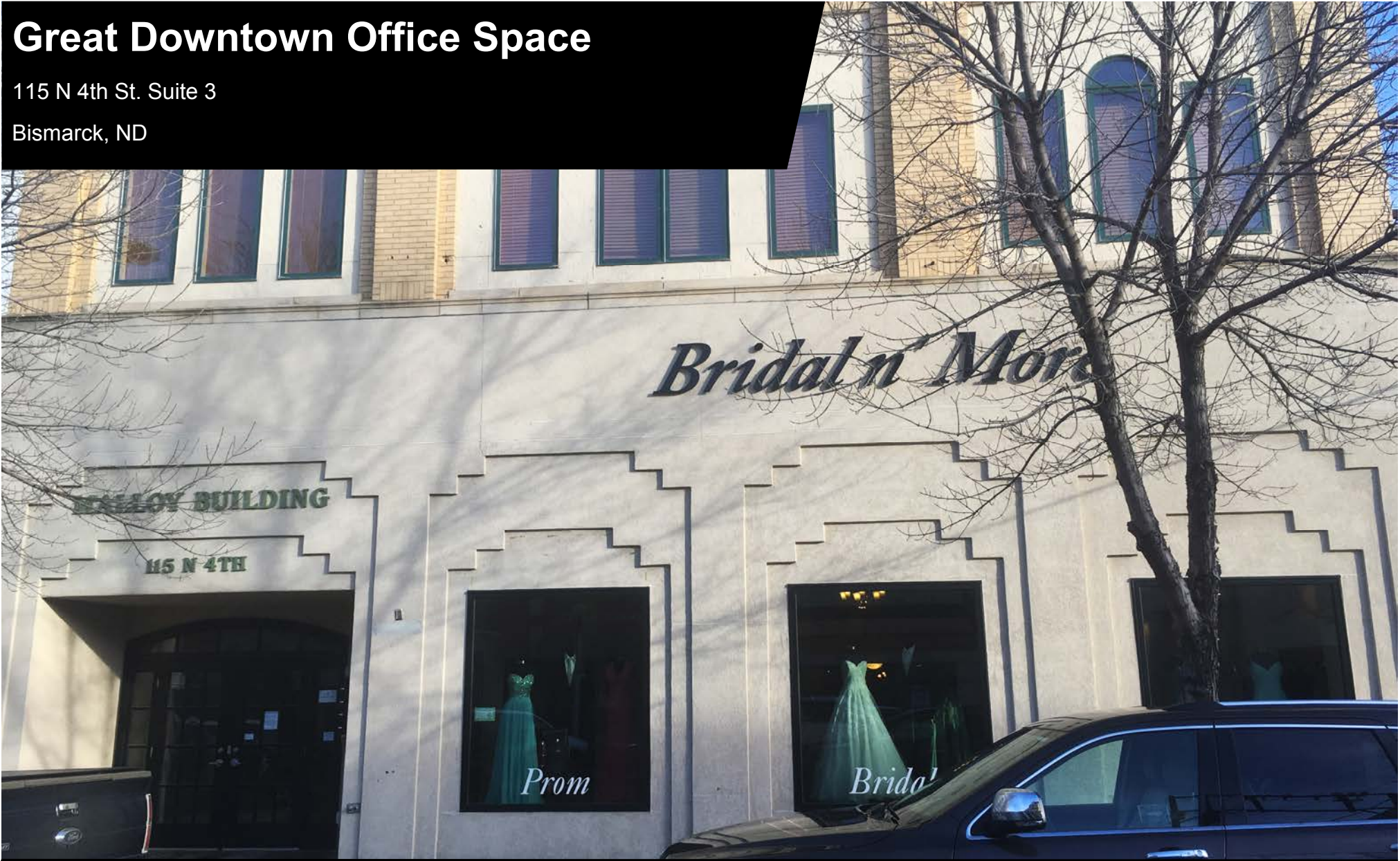


# Great Downtown Office Space

115 N 4th St. Suite 3

Bismarck, ND



**Kyle Holwagner, CCIM, SIOR**

701.400.5373

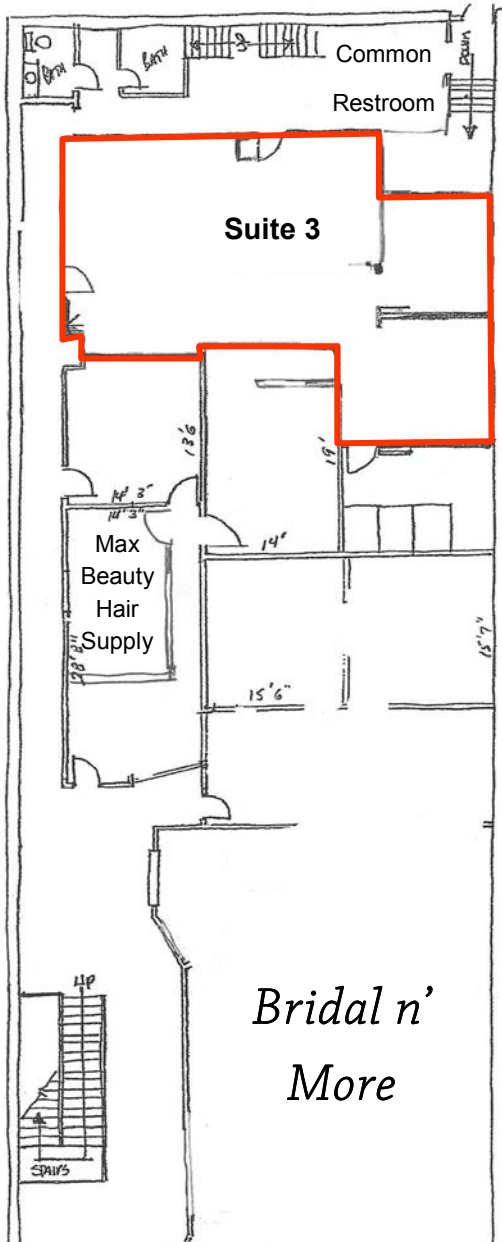
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**Kristyn Steckler, Market Coordinator**

701.527.0138

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## Suite3: 1,255 sf Available \$1,568.75 / mo.

- Lease: \$15.00 psf
- Full Service Less Janitorial
- Main Floor Office Space
- 3 Large Offices
- Reception Area
- Common Restrooms
- Store Front Signage
- Great Downtown Location off Main 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.

**Walkability** is a measure of how friendly an area is to walking. Walkability has health, environmental, and economic benefits. Factors influencing walkability include the presence or absence and quality of footpaths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, building accessibility, and safety, among others. Walkability is an important concept in sustainable urban design.



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