

American Bank Center NW Branch

1615 Burnt Boat Dr. - Bismarck, ND
2,009 sf - \$36 psf NNN



July 2018



Taylor Daniel, Commercial REALTOR®
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Area Business & Traffic Generators

- Bismarck Community Bowl
- MDU Resources Campus (Fortune 500 Company)
- Bismarck State College Campus (Est. 4,000 Students)
- Eye Center of the Dakotas
- Stadium / Lodge Bar & Grill
- Warford Orthodontics
- Capital Credit Union
- Gate City Bank
- Captain Jack's Liquor
- Kohl's
- Shell C-Store
- Lowe's
- McDonalds
- Texas Roadhouse
- Starbucks
- TJ Maxx
- Men's Warehouse
- Best Buy
- Bismarck Mandan Convention & Visitors Bureau

- MDU Resources Campus
- Hampton Inn & Suites
- Johnny Carinos
- Country West
- Cracker Barrel
- Dollar Tree
- Shoe Carnival
- Lane Bryant
- Dress Barn
- Complete Nutrition
- Verizon
- Taco John's
- Subway
- David's Bridal
- Eckroth Music
- Old Navy
- Kobe's Japanese Restaurant
- Bismarck Mandan Chamber of Commerce
- Proximal 50 & City Brew Coffee
- Pacific Sound
- Bismarck State College
- Eide Bailey

- **Lease Price: \$36 psf NNN**
- \$6.50 psf NNN for the first 3 years
- Space Available: 2,009 sf
- \$20 psf TI Allowance after Warm Shell w/ 2 Restrooms
- Ample Front Door Parking
- High Traffic Area
- Great Visibility Corner
- Signage on 2 Sides of Building and Pylon
- 10 Yr. Lease Term

DEMOGRAPHICS

Radius	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	6,137	51,411	94,489
Households	2,614	23,711	41,398

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.



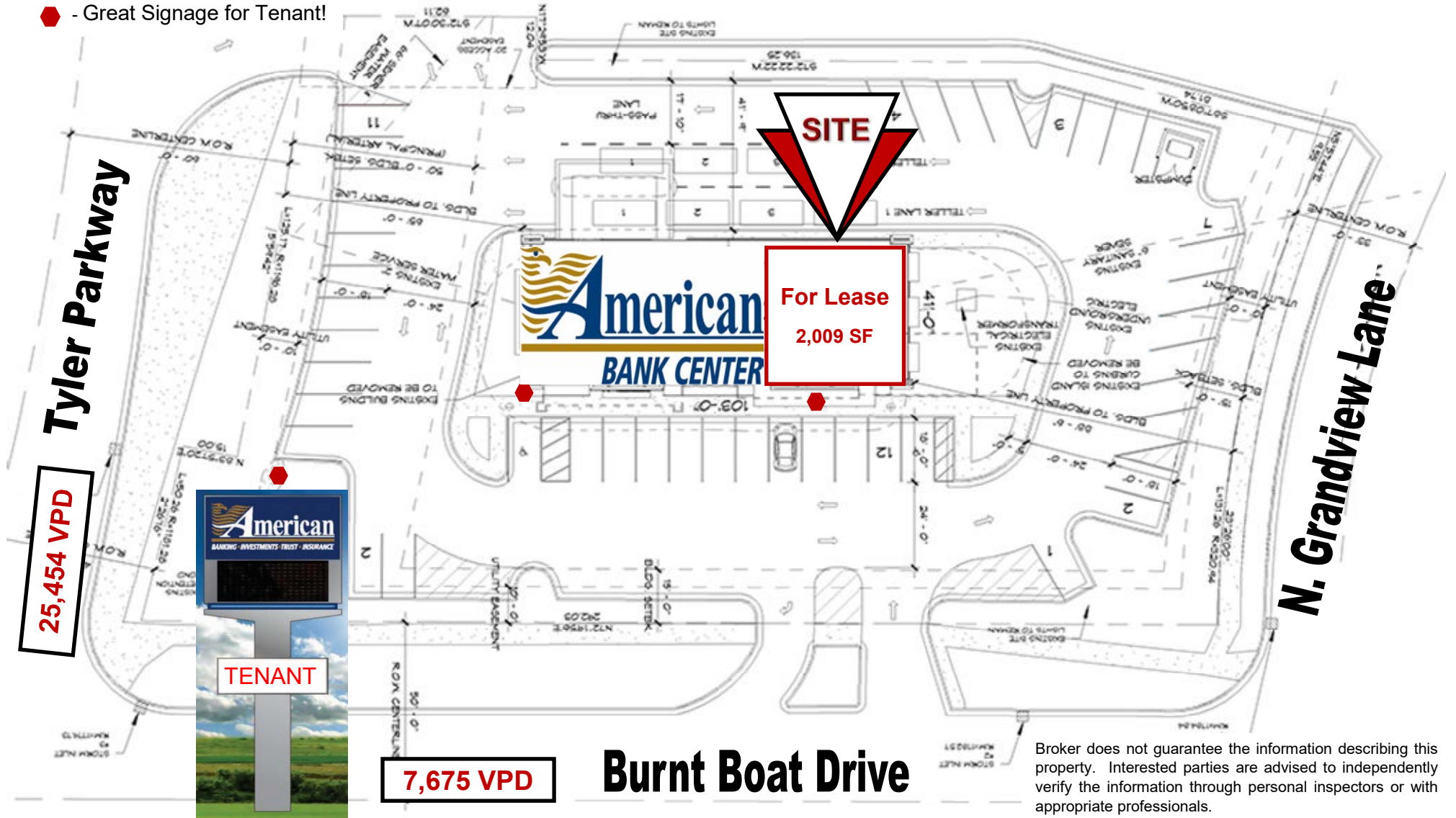
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Site Plan

◆ - Great Signage for Tenant!



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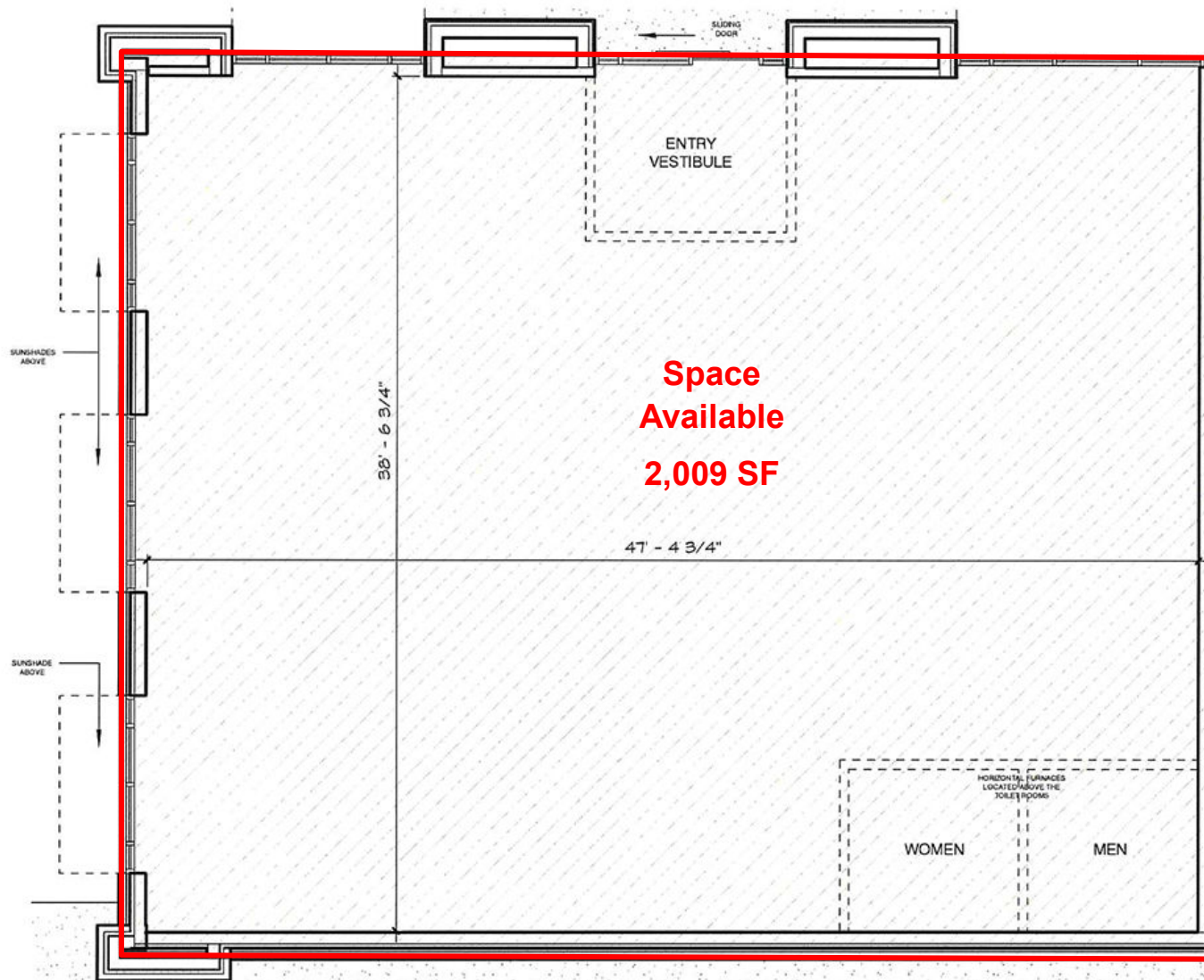
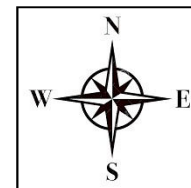


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Floor Plan



Tenant Pylon Sign Space on High Traffic Corner



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Dynamic Location - Superb Design - Quality Construction



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MDU
RESOURCES
GROUP, INC.

Century Ave

Tyler Pkwy

Burnt Boat Dr

Divide Ave

94

EXIT
157

Divide Ave



SITE



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DANIEL COMPANIES

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