

Great Downtown Office Space 400 E Broadway Ave, Suite 51 - Bismarck, ND

Lease: \$13.00 psf = \$2,115 / mo.



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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: \$13.00 psf
= \$2,115 / mo.**

- Lease Space: 1,952 sf
- 3 Year Minimum
- Full Service Lease
- 6 Offices / Conference Room, Kitchen / Break Room & Lobby
- 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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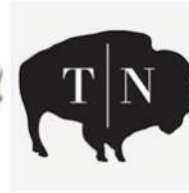
Building Elevator, Escalator & Lobby



Building Tenant's Conference & Break Room



Join Exciting Downtown Bismarck!



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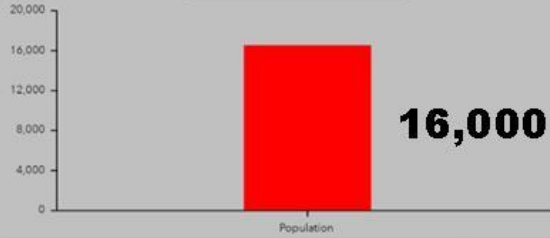
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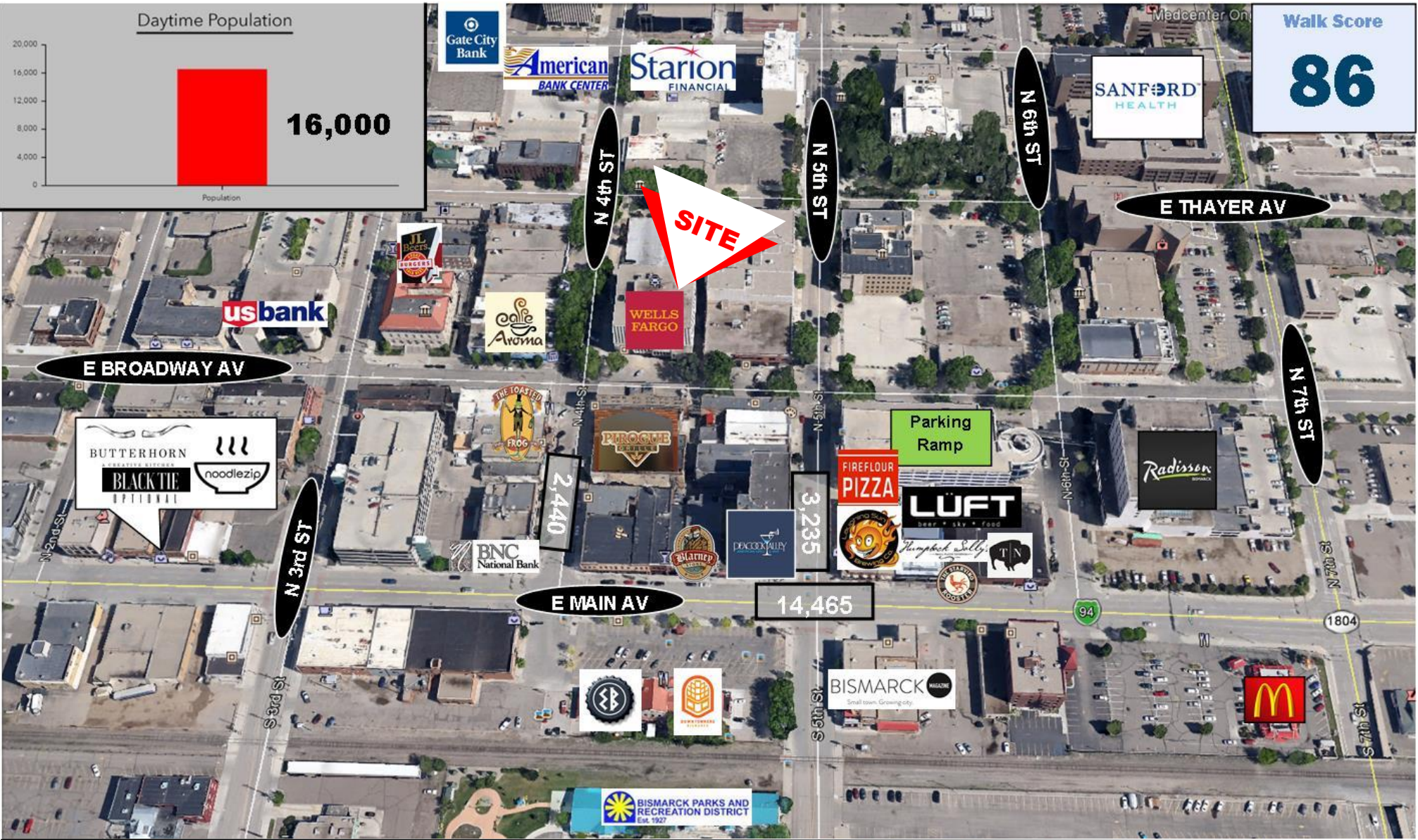
Downtown Map

Daytime Population



Walk Score

86



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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.



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