

Gateway Professional Center

1050 E Interstate Ave Suite 122 - Bismarck, ND

2,004 sf Main Floor, \$16.00 psf



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Executive Summary for Lease

Address:	1050 E Interstate Ave Ste. 122 - Bismarck, ND
Lease Rate:	\$16.00 psf / \$2,672 mo.
Lease Term:	5 Year Minimum
Approximate SF:	2,004 sf
Parking:	On Site
Tenant Responsibilities:	Base Rent, Janitorial, & Annual RE Esc.
Landlord Responsibilities:	Building Structure and Roof

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.

Lease Incentive!
Landlord will contribute \$20,000 towards tenant buildout on long-term lease.

Lease Price: \$16 psf / \$2,672 mo. + Janitorial

- 2,004 sf Main Floor
- High Foot traffic exposure 500+ people per day
- Pylon Signage
- Great North Bismarck Location
- New Renovated Lobby Entrance
- Ample Parking
- High Traffic Count
- Easy Access off I-94
- Annual Real Estate Tax Escalator



DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
15,135	76,386	96,538



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$74,675	\$82,620	\$86,183



2020 POPULATION

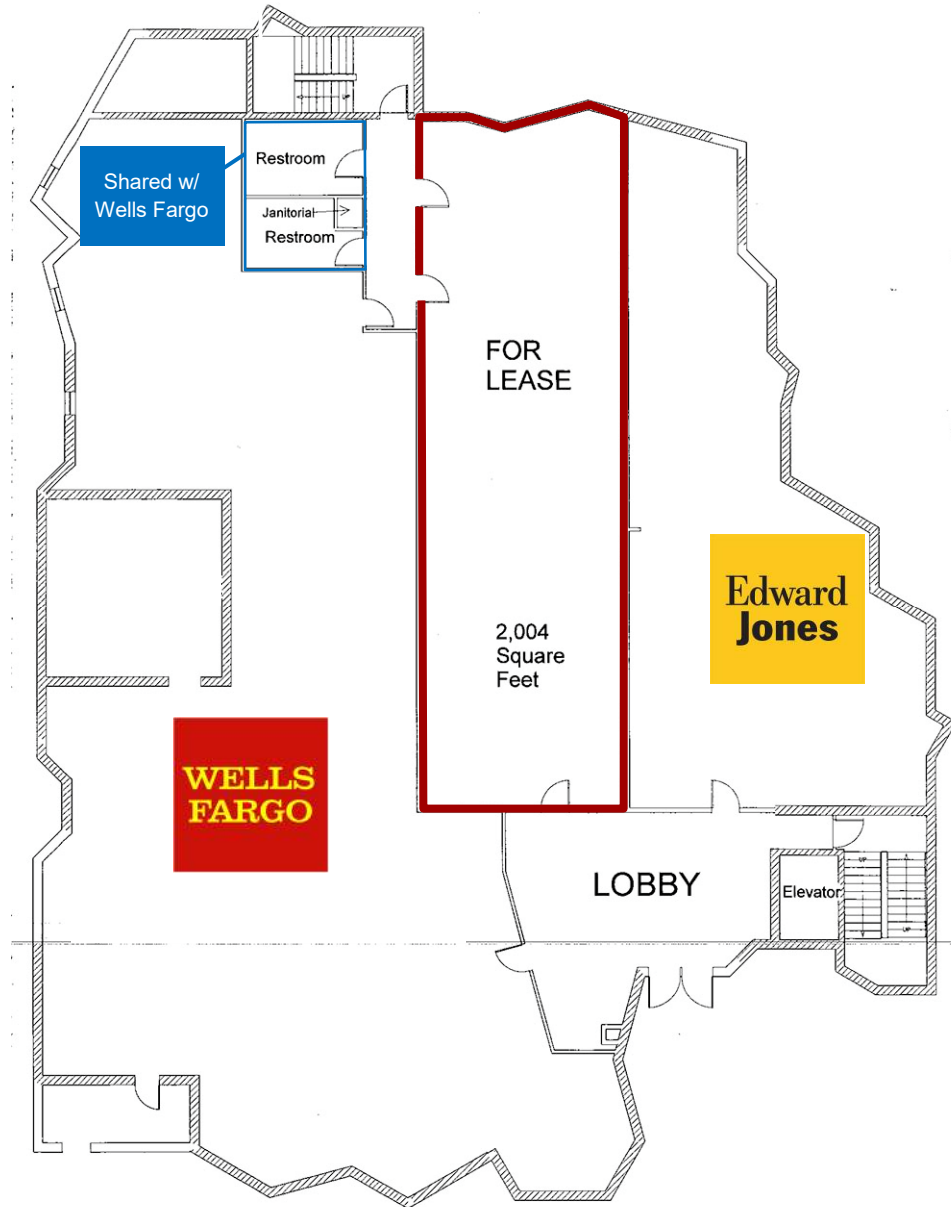
1 MILES	3 MILES	5 MILES
11,066	64,040	87,246



EMPLOYEES

1 MILES	3 MILES	5 MILES
11,449	57,525	68,135

Floor Plan



Property Information:

- Easy access to many restaurants and shopping
- Easy access of I-94 & State Street.
- Includes 1/2 restroom space shared w/ Wells Fargo

*** Owner will provide new floor covering and sound proofing**

Potential Uses:

- Professional Services
- Government Offices
- Accounting Firm
- Legal Offices
- Medical Offices (except Chiropractic)
- Engineering Firm
- No 'Finance' type Tenant Use



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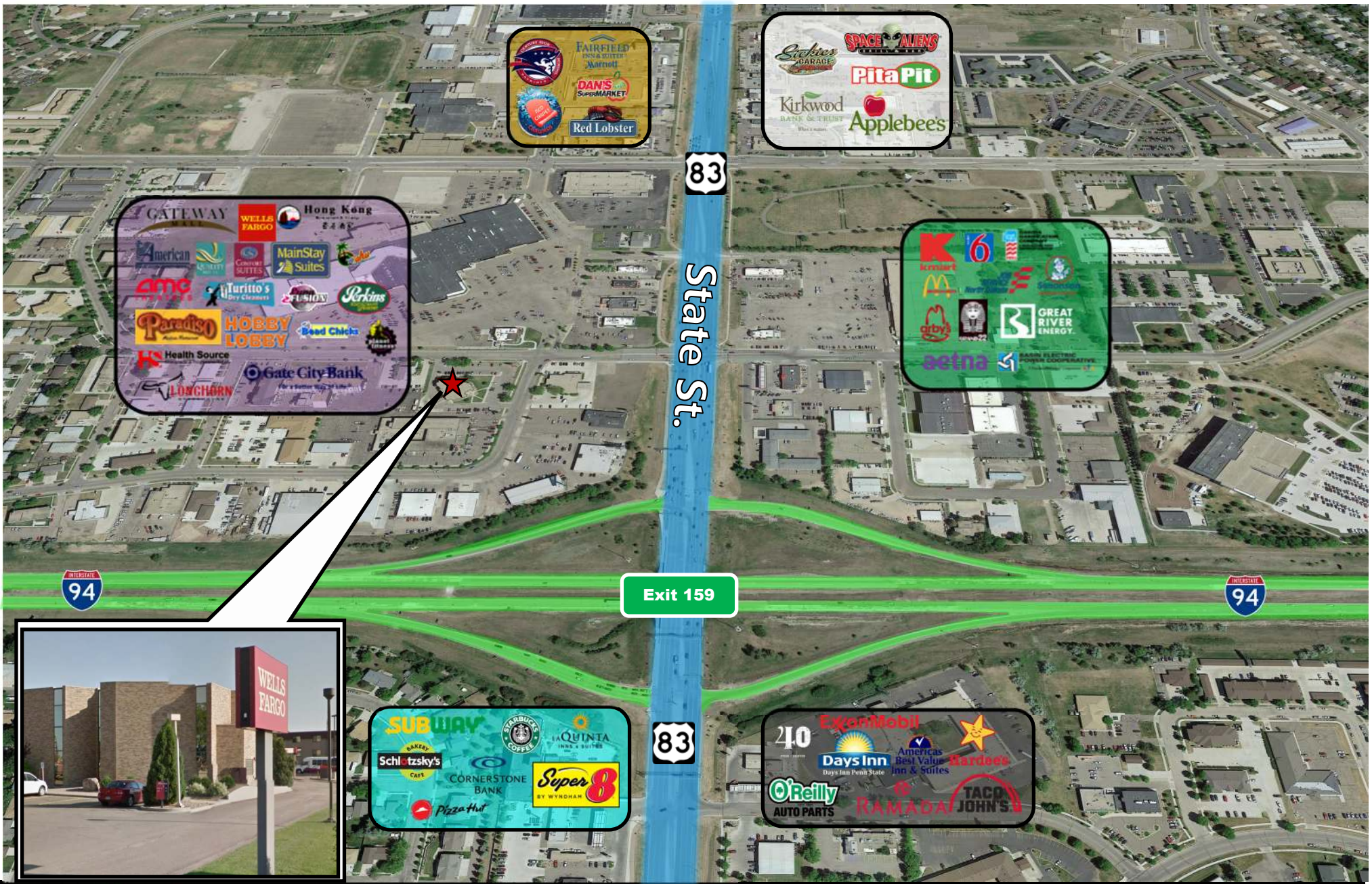


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Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

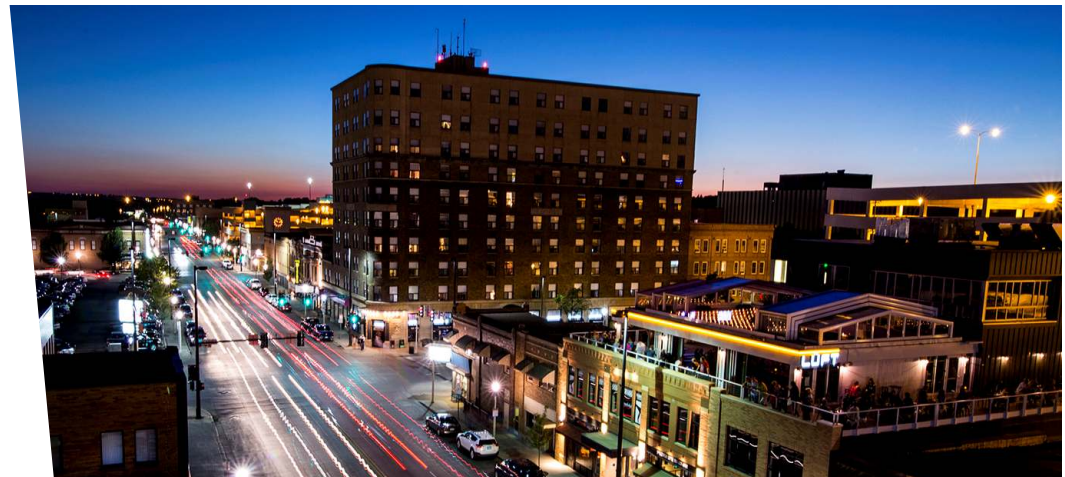
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

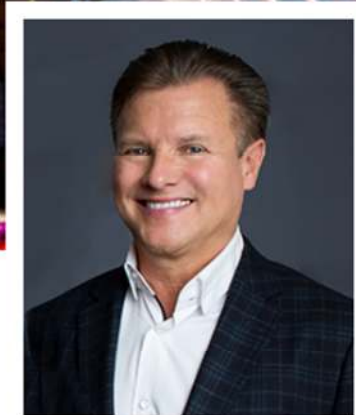
The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.





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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.

Powerful Team. Powerful Process. Powerful Results.