

Broadway Tower

401 E Broadway - 3rd Floor, West Suite

Bismarck, ND



Kyle Holwagner, CCIM, SIOR

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Kristyn Steckler, Market Coordinator

701.527.0138

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- Lease Price
 - \$19.15 SF + \$1.50 CAM - w/ furniture
 - \$17.50 SF + \$1.50 CAM - w/o furniture
- CAM includes heating / cooling
- Lease Space: 1,396 sf
- \$1.65 psf cap on utilities
- Fully remodeled and elevator
- Core Downtown Location
- Near 3 city parking ramps
(No onsite parking)
- CAM can be adjusted annually
- Large north facing window

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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Parking - Near 3 downtown parking ramps

- \$56.00/mo. - Covered per space
- \$32.00/mo. - Uncovered per space

Potential Uses:

- Energy Companies
- Profesional Services
- Government Offices
- Accounting Firm
- Legal Offices
- Medical Offices
- Engineering Firm
- Financial Office



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Located Downtown Bismarck near:

- Federal Building
- City / County Building
- Burleigh County Courthouse
- US Post Office
- Banks
- Professional Buildings
- Restaurants
- Bismarck Civic & Convention Center
- Kirkwood Regional Mall
- Wells Fargo Building
- Sanford Health
- Pirogue Grille
- Toasted Frog
- Kittsona
- Bridal-N-More
- Sweet Treats Cupcake Bar
- Eco Chick Boutique
- Blarney Stone Pub
- Peacock Alley
- Amish Country Furnishings
- Lillian's
- Fiancee

**Convenient walking distance to
25 restaurants, 17 bars, 40 retail
businesses, 5 art galleries**

Walk Score

87

401 E. Broadway Ave has a Walk Score of 87 out of 100. Very Walkable – Most errands can be accomplished on foot.

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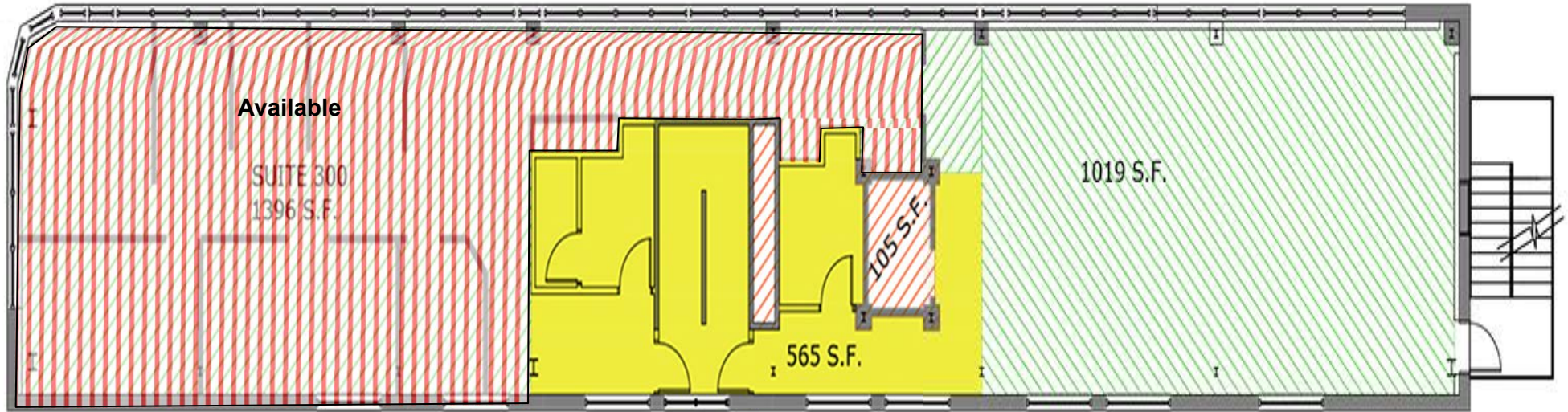
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3RD FLOOR



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Exciting Downtown Bismarck

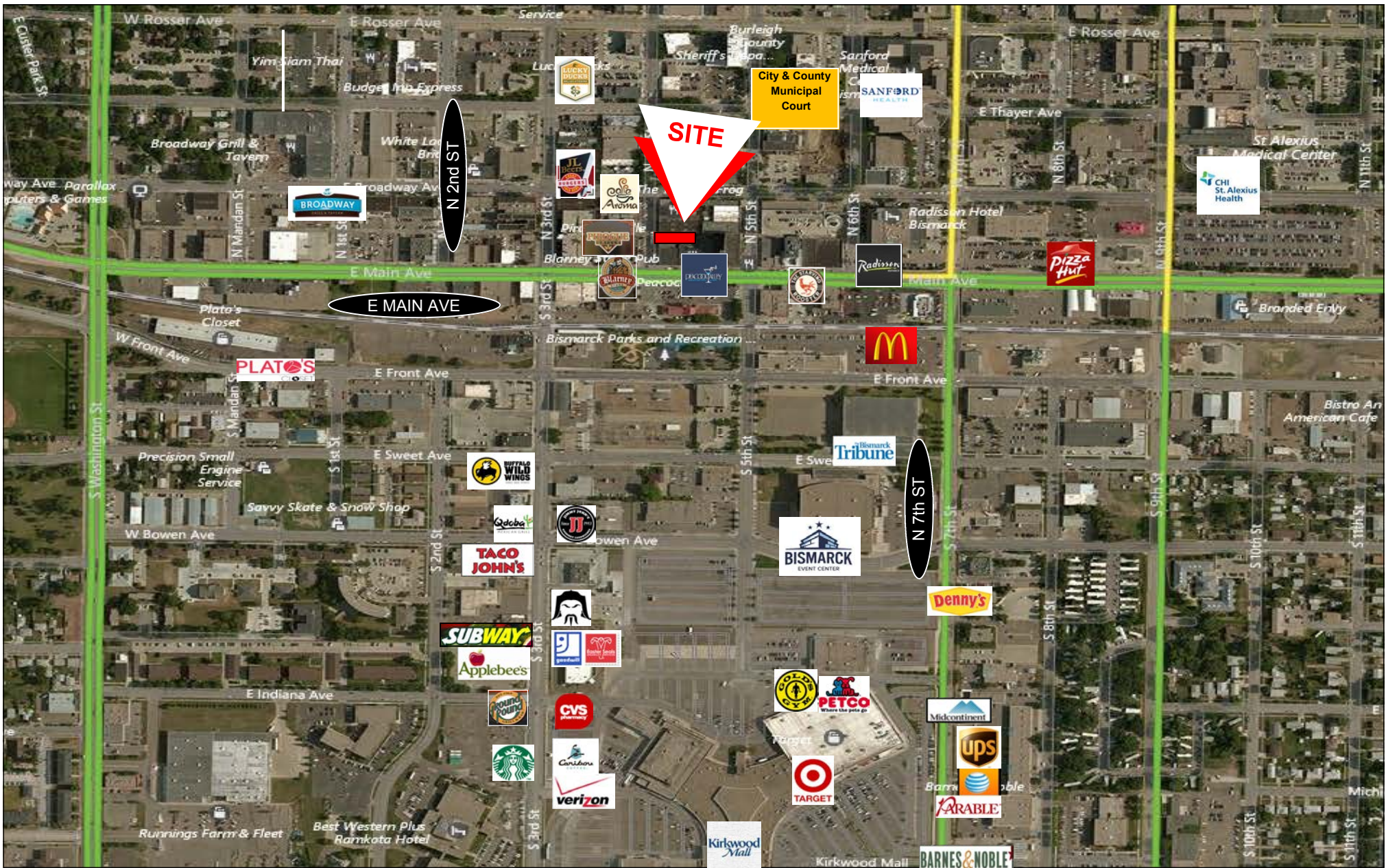
25 Restaurants • 17 Bars • 40 Retail Businesses • 5 Art Galleries



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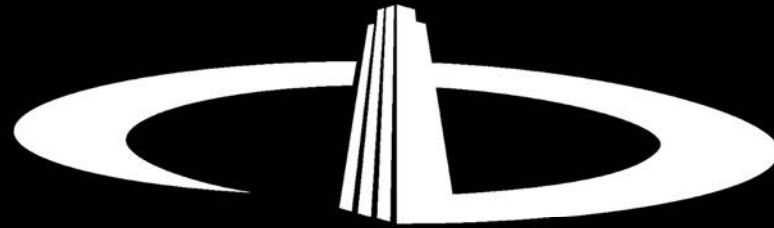
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Serving commercial real estate clients with unmatched market knowledge, experience, and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results.



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