

# FIRST WESTERN BANK & TRUST BUILDING

Downtown Professional Center

304 E Front Ave - Bismarck, ND



**Bill Daniel | President**  
CCIM, Broker  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**Taylor Daniel | Vice President**  
Commercial Realtor®  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

**DanielCompanies.com**

## Executive Summary for Lease

<b>Address:</b>	304 E Front Ave - Bismarck, ND
<b>Property Name:</b>	First Western Bank & Trust
<b>Date Available:</b>	Immediately for Final Buildout
<b>Lease Term:</b>	Minimum 7 Years
<b>Lease Rate:</b>	\$26.00 psf Full Service
<b>Buildout Allowance:</b>	Negotiable
<b>Approximate SF:</b>	3rd Floor: 6,095 sf 4th Floor: 5,345 sf
<b>Parking:</b>	Onsite Parking, ample front door parking for clients, parking available across the street, and 3rd Street Parking Ramp.
<b>Tenant Responsibilities:</b>	Janitorial within space
<b>Landlord Responsibilities:</b>	Utilities, Maintenance, Lawn Care, and Snow Removal

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.



### FIRST WESTERN BANK & TRUST BUILDING

Corner of Third and Front

An extraordinary opportunity awaits your firm or business to occupy this high profile, top quality office environment with bright flexible space you can customize to your needs. Enjoy the rooftop plaza sporting panoramic views of the Capital City, firepits, outdoor kitchen, shaded pergola and big screen TV. Other amenities include onsite parking and walkability to all the surrounding restaurants, pubs, shops, breweries, boutiques, salons, gyms, spas, the Bismarck Event Center and Kirkwood Mall.



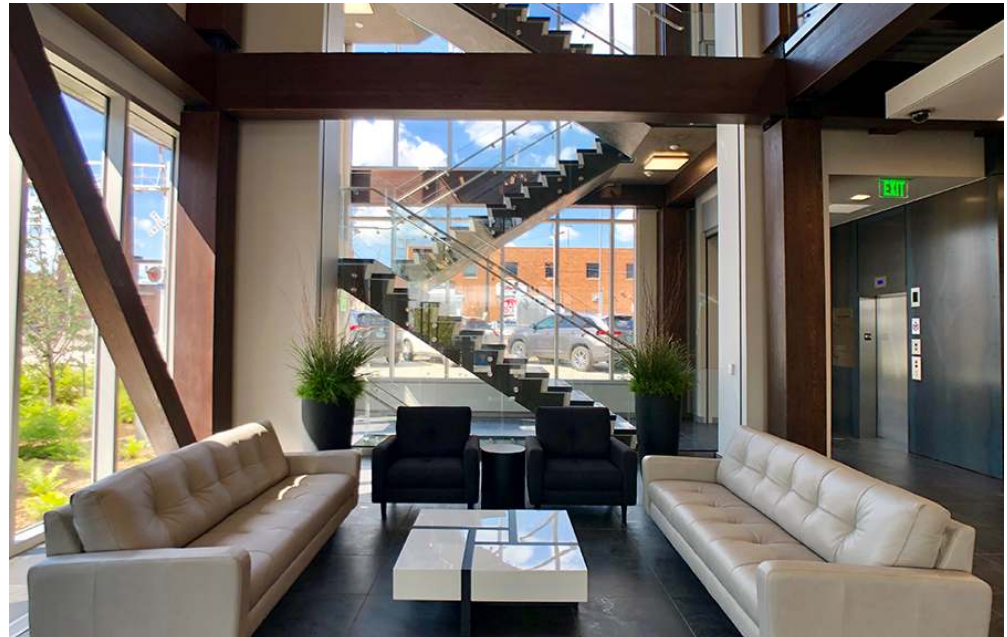
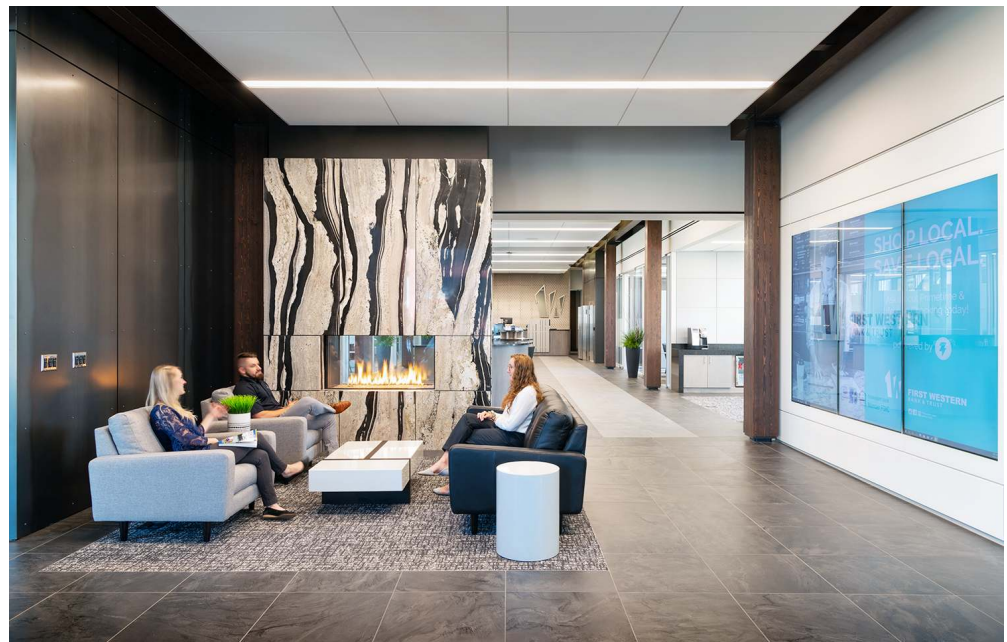
### \$26.00 psf - Full Service

- Unique Laminated Beam Construction
- Exceptional Views of Downtown, ND Capitol and the Missouri River Valley
- Walkable to Downtown, Kirkwood Mall, and Event Center
- Dedicated IT room on each floor. Each room contains:
  - Dedicated HVAC unit
  - Clean agent fire suppression
  - Static dissipative flooring

### Potential Uses

- Professional Services
- Medical Offices
- Law Firm
- Accounting Firm
- Engineering Firm
- Association Headquarters
- Energy Industry











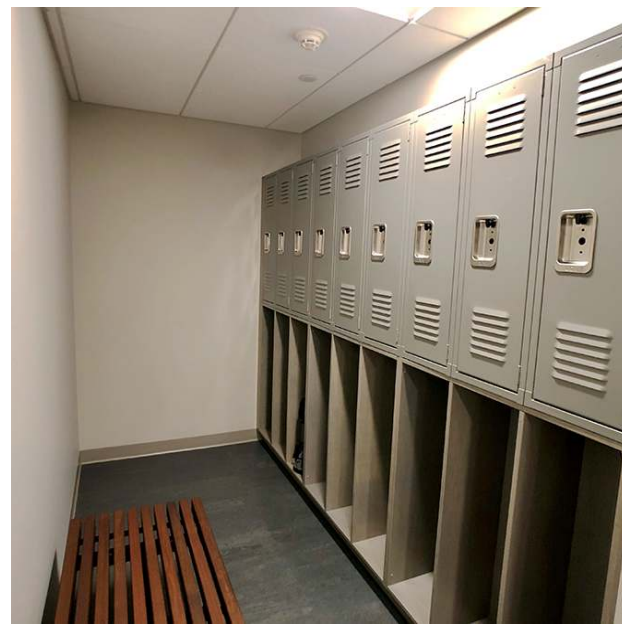






# Ammenities to Attract & Retain Talent









**S1TE** 360

**S1TE** 360

**S1TE** 360





Enjoy Lunch or Take a Break on the Rooftop





Awesome Rooftop Views in the Heart of Bismarck





**Bill Daniel | President**  
CCIM, Broker  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**Taylor Daniel | Vice President**  
Commercial Realtor®  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

**DanielCompanies.com**





**Bismarck Municipal Ball Park**



**Bismarck Art and Gallery Association**



**Bismarck Event Center**



**Peace Park**



**Kirkwood Mall**

**WORK. WALK.  
ENTERTAIN.  
SHOP. EAT.  
COLLABORATE.**



# Walk to Lunch, Appointments, Happy Hour & Events





## Floor Plan Possibilities—Third Floor

\*\*Tenants May Customize



### COLOR LEGEND

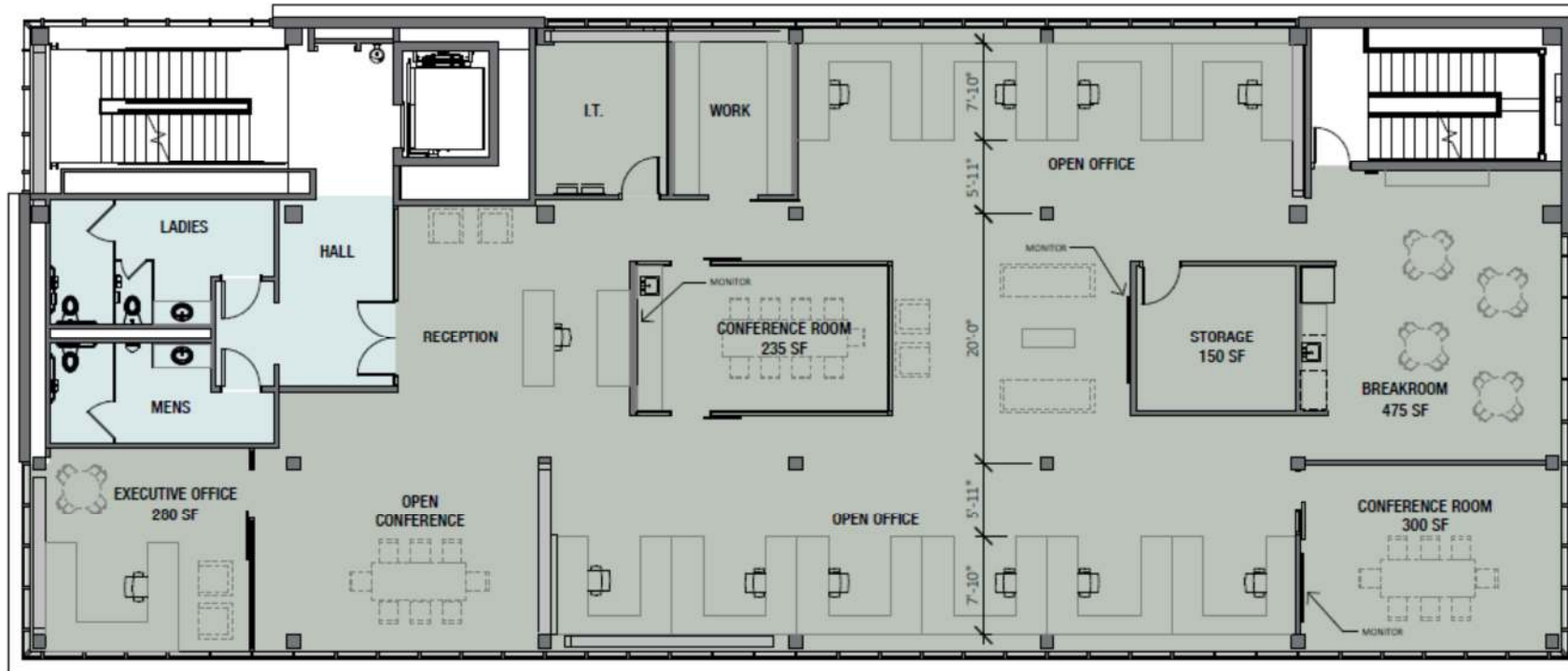
- SHARED SPACE : 2,275 SF
- TENANT 1 : 1,535 SF
- TENANT 2 : 2,285 SF

Total if one  
tenant: 6,095 sf



## Floor Plan Possibilities—Fourth Floor

\*\*Tenants May Customize



### COLOR LEGEND

- SHARED SPACE : 575 SF
- TENANT 3 : 4,770 SF

Total 5,345 sf





# Cutting Edge Architectural Design

A solid statement to your clients, customers, or patients.



## Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota has a MSA population that surpasses 125,000 and 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.







Very Walkable -  
Most errands  
can be  
accomplished  
on foot.

**Walk Score**  
**82**

-Walk to  
Downtown,  
Event Center,  
Kirkwood Mall,  
and many  
exciting food  
and pub options



# Join Exciting Downtown Bismarck!



BUTTERHORN  
A CREATIVE KITCHEN



Humphrey Sally's  
SMALL PLATES TAVERN

proximal



Bismarck Veterans Memorial  
Public Library



THE BARBER'S WIFE  
EST. 2015



THREEFOLD

Zimmerman's  
FURNITURE



hiccup's  
KIDS + BABY



BOUQUET  
Floral Design



Nutrition  
AMBITION

Small town. Growing city.



THE CAPITAL  
GALLERY

BISMARCK  
MAGAZINE



Sweet Treats

WHITE LACE  
Bridal







# DANIEL COMPANIES

The Leader in Commercial Real Estate



**Bill Daniel, CCIM | President  
Commercial Broker**

701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President  
Commercial Realtor®**

701.391.4262

Taylor@DanielCompanies.com

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.**