

# Grand Pacific Center

400 E Broadway Ave. Suite 517 - Bismarck, ND

1,088 sf - \$15.50 psf = \$1,406 / 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



400 E. Broadway Ave has a Walk Score of 89 out of 100. Very Walkable – Most errands can be accomplished on foot.

## Potential Uses

- Professional services
- Government offices
- Accounting firm
- Legal offices
- Medical offices
- Engineering firm

### 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 3<sup>rd</sup> 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*

## Lease Price: \$15.50 psf Full Service

- **State of the art lobby renovation in 2018**
- 3% Annual Increase
- Lease Space: 1,088 sf - 5th Floor
- 3 Year Lease Minimum
- Private Offices w/ Reception Area
- 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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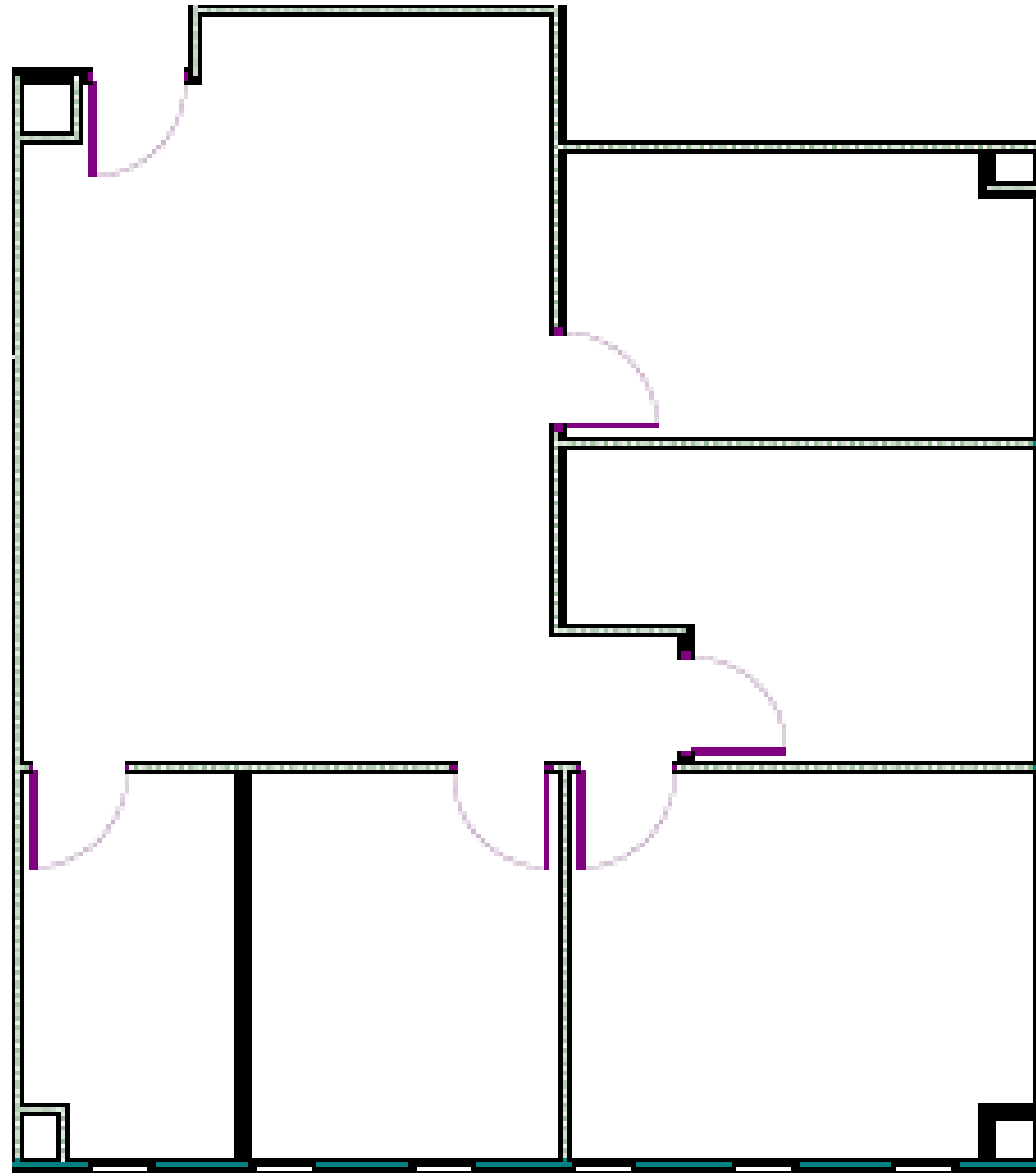


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# Floor Plan



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# Join Exciting Downtown Bismarck!



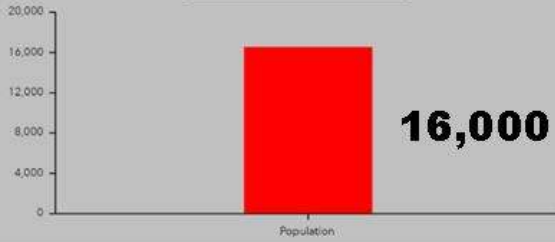
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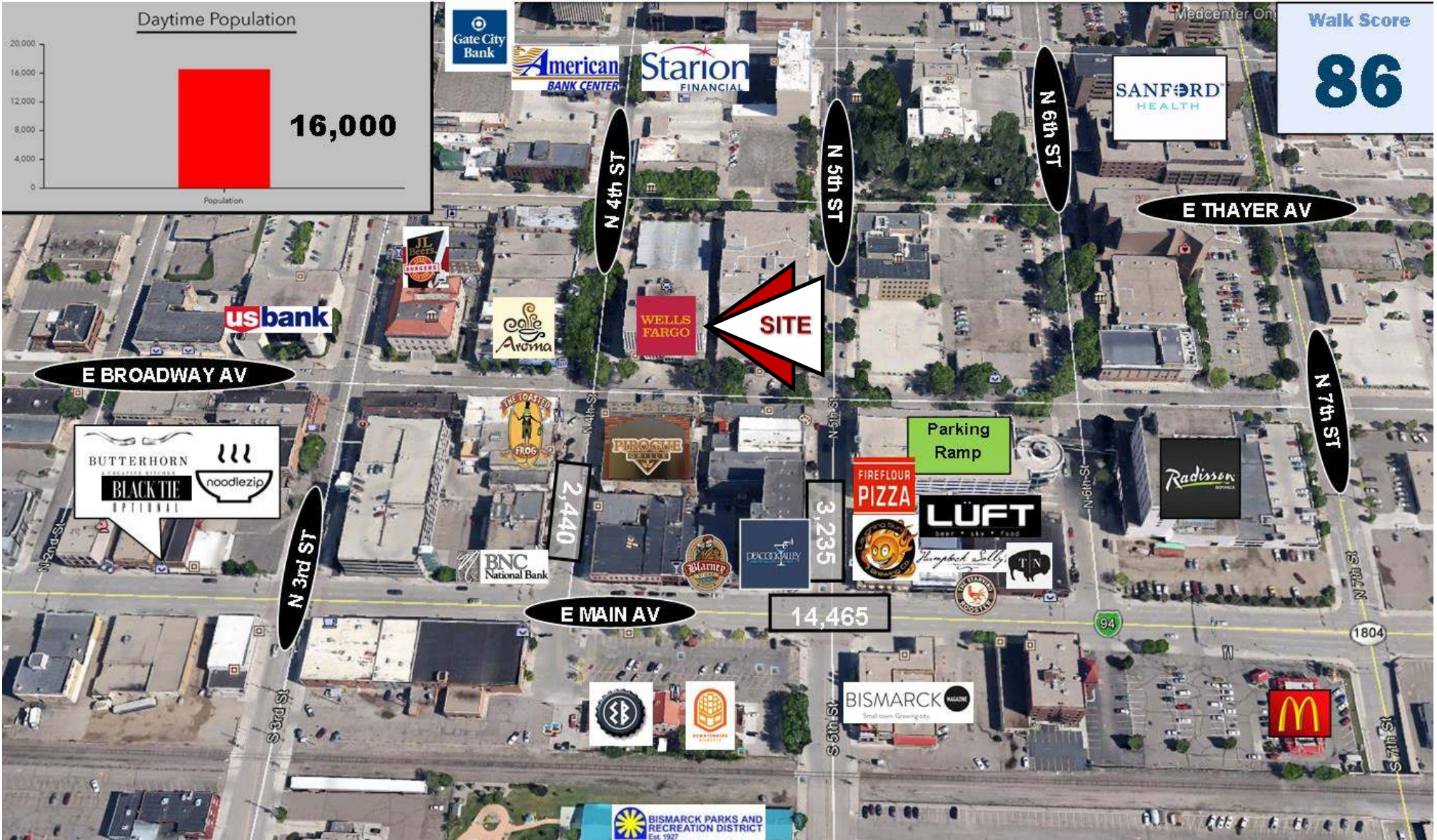
# Downtown Bismarck

Daytime Population



Walk Score

**86**



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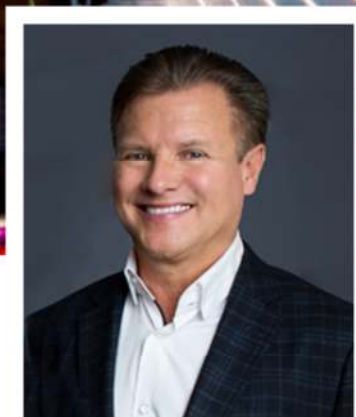
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# DANIEL COMPANIES

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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.

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