

First International Bank & Trust Building

1601 N 12th Street - 6th Floor Executive Suites

Bismarck, ND



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Summary - Now Leasing: 6th Floor Executive Office Suites

First International Bank & Trust Building is a first-class project offering an unparalleled combination of views, accessibility and tenant amenities just off State Street.

The Class AA Office building includes an impressive two-story atrium lobby and pleasant common areas, as well as offering impressive panoramic views over the city.

The 76,749 square foot building will provide efficient 8,326 rentable sq. ft. floor plates. The modern construction design provides maximum space planning and flexibility for users. Covered and uncovered parking is available on three levels with 24/7 access as well as ample surface parking.

For the business professional, First International Bank & Trust's executive suites offer flexible, turn-key office space options as well as an array of additional services which include furnished office suites with 24/7 access, internet connection, and beautifully appointed meeting rooms.

With technology, excellent amenities, and close proximity to the State Capitol, First International Bank & Trust is where established companies and entrepreneurs will envision and build the world of tomorrow.



Executive Suites:

- ◇ 214 sf - 380 sf
- ◇ \$800 - \$1,500 / month

Building Amenities:

- ◇ Banking
- ◇ On-Site Restaurant
- ◇ On-Site Catering
- ◇ Private Furnished Suites
- ◇ Parking Ramp
- ◇ 24- Hour Secure Key Card Access
- ◇ On-Site Management
- ◇ Elevator
- ◇ Dedicated hard-wired internet and cable available

Area Amenities:

- ◇ North Dakota State Capitol Grounds
- ◇ Restaurants, shopping, hotels and entertainment nearby
- ◇ Easy access to State Street / Highway 83 & I-94

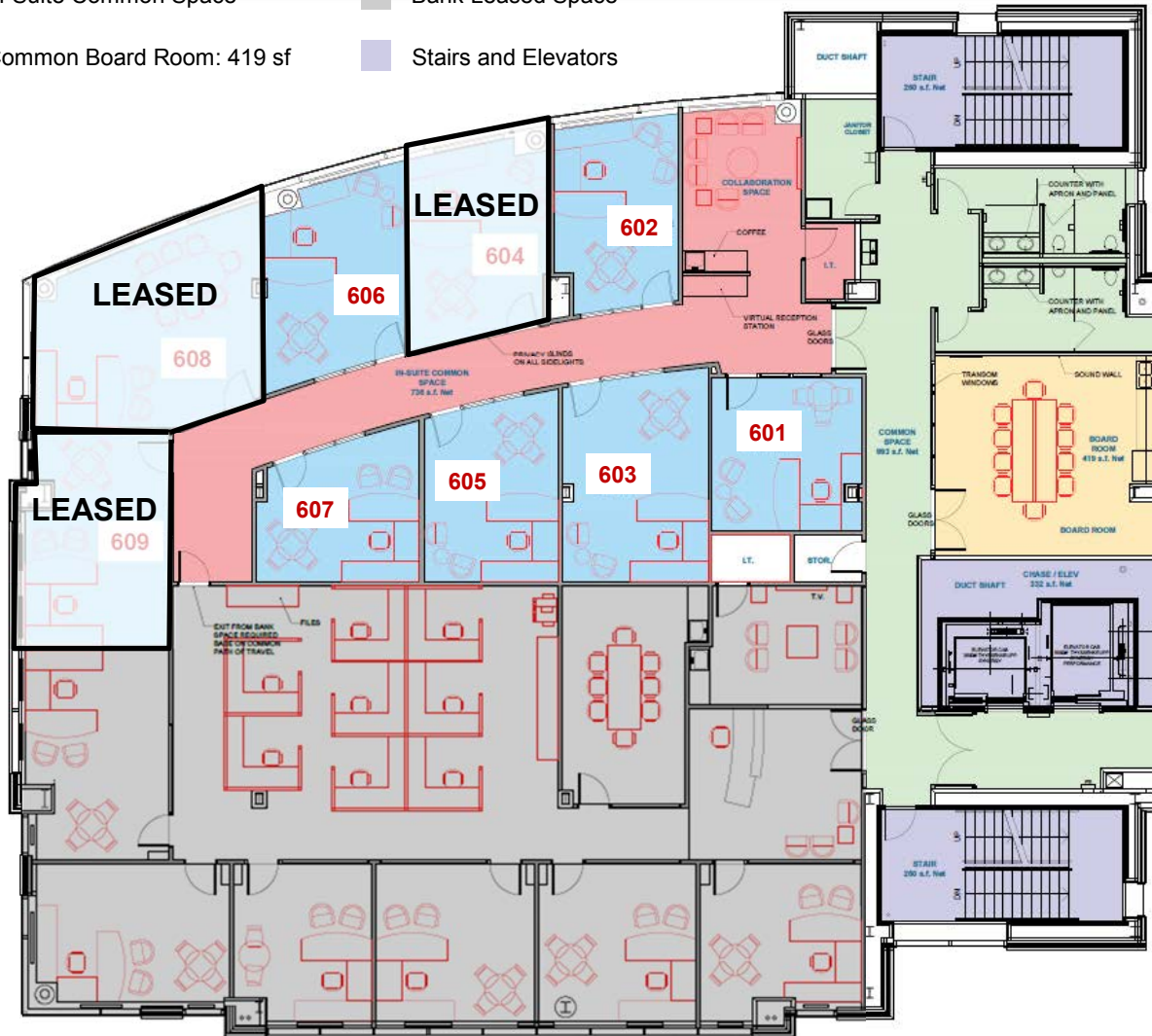


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Proposed Floor Plan

- Executive Office Suites
- Common Corridors and Restrooms
- In-Suite Common Space
- Bank Leased Space
- Common Board Room: 419 sf
- Stairs and Elevators



Executive Suites	Size (sf)	Price / Month
601	215 sf	\$800.00
602	214 sf	\$1,100.00
603	284 sf	\$900.00
604	246 sf	LEASED
605	230 sf	\$900.00
606	254 sf	\$1,100.00
607	210 sf	\$800.00
608	380 sf	LEASED
609	280 sf	LEASED



Interior Finish Board



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Roof Top



This open area roof top patio will be available to rent through reservations with the restaurant for community or private events. At 100 feet above grade, this venue will have unparalleled views of the city of Bismarck and beyond.

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate

Skyline Views



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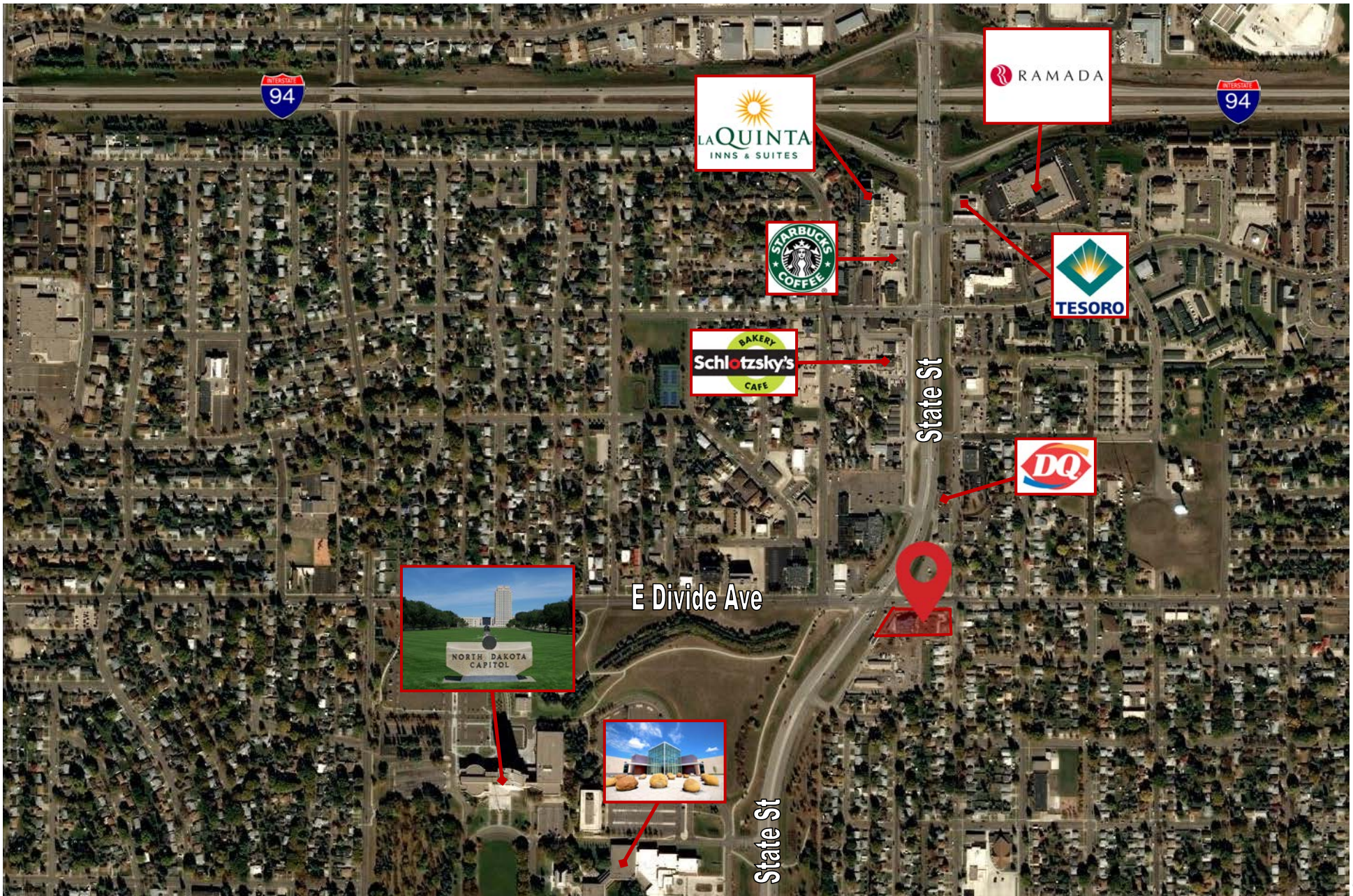
Area Businesses



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