

Capitol Way Center

1615 Capitol Way Bismarck, ND - 18,744 sf

Lease Entire Building at \$10.00 psf + Utilities



Bill Daniel, CCIM, Broker

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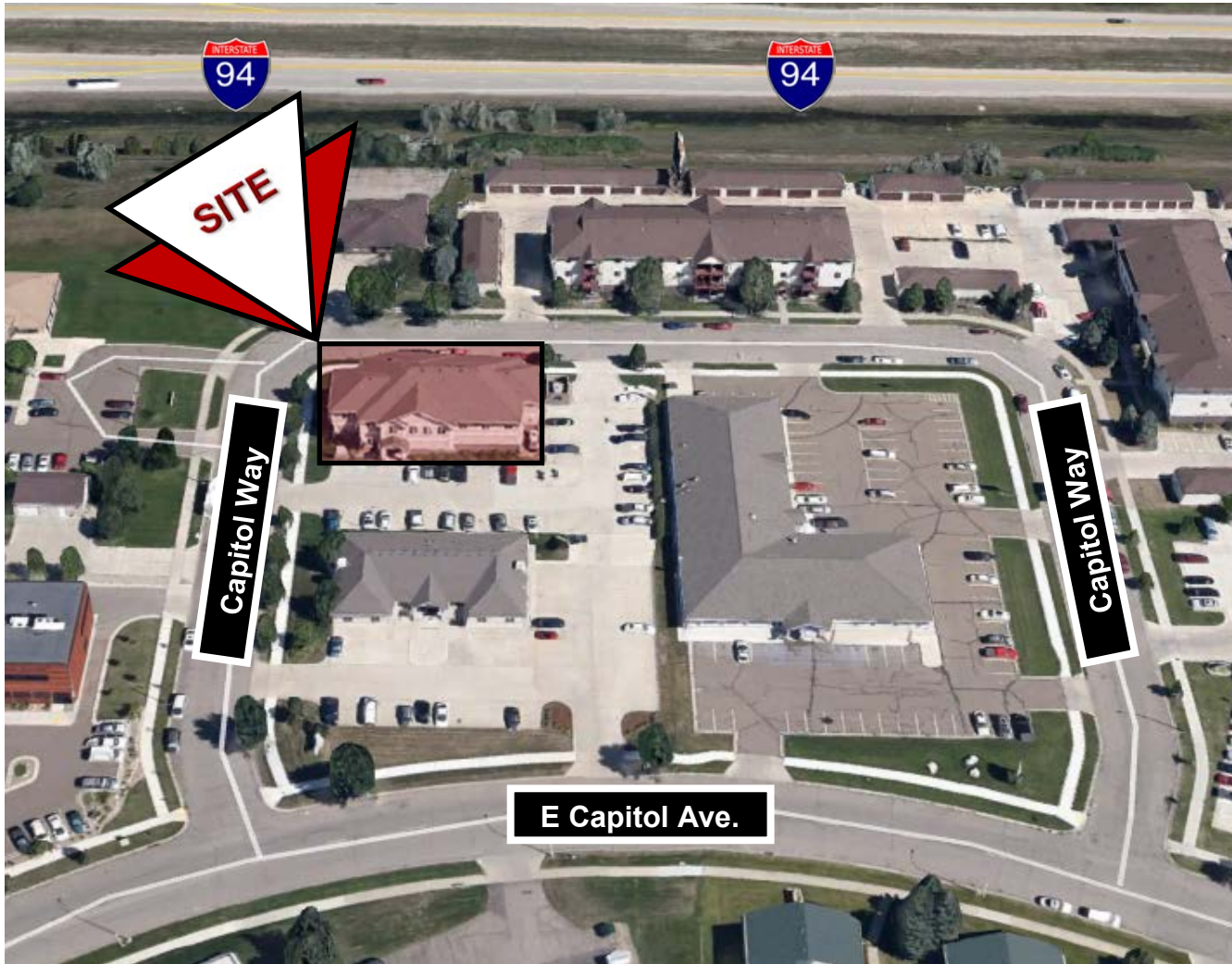
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Lease Rate: \$10.00 psf + Utilities
To Lease Entire Building: \$15,620 Mo.

Lease Individual Floors:

Main Floor: \$14 psf+Util. & Snow Removal
2nd Floor: \$12 psf+Util. & Snow Removal
Lower Level: \$10 psf+Util. & Snow Removal

Building: 18,744 sf

Lot: 29,965 sf

Built in 1997

- Stand Alone Building
- Private Offices w/ Reception Area
- Conference Room
- Elevator Access to all 3 levels
- Common Restroom
- Great Signage Opportunity
- Large Surface Parking Lot
- Tenant Responsible for Snow Removal
- Easy Access to State St., Hwy 83 N, I-94, and ND State Capitol Complex
- Zoned CG



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Building Information

- The DCN facility is connected via diverse fiber optic connections to DCN's network which will support 100 gigabit broadband speeds.
- 250Kva Diesel Generator for backup power - North half of the main floor constructed with concrete hollow-core to support data center servers and oversized computer equipment.
- Raised floor data center/server room in the lower level.

Area Businesses

- Athena Square
- LaQuinta
- Ramada
- Days Inn
- O'Reilly Auto Parts
- 40 Steak & Seafood
- Hardee's
- Shell
- Exxon
- Pebble Creek Golf Course

Potential User Groups

- Association Headquarters
- Medical Clinic Uses
- Fitness Center & Spa
- Corporate Headquarters
- Legal & Accounting Firms
- Engineering Companies
- Government Offices
- Training Center / Education Uses
- Day Care / Child - Adult
- Corporate Technology Hub

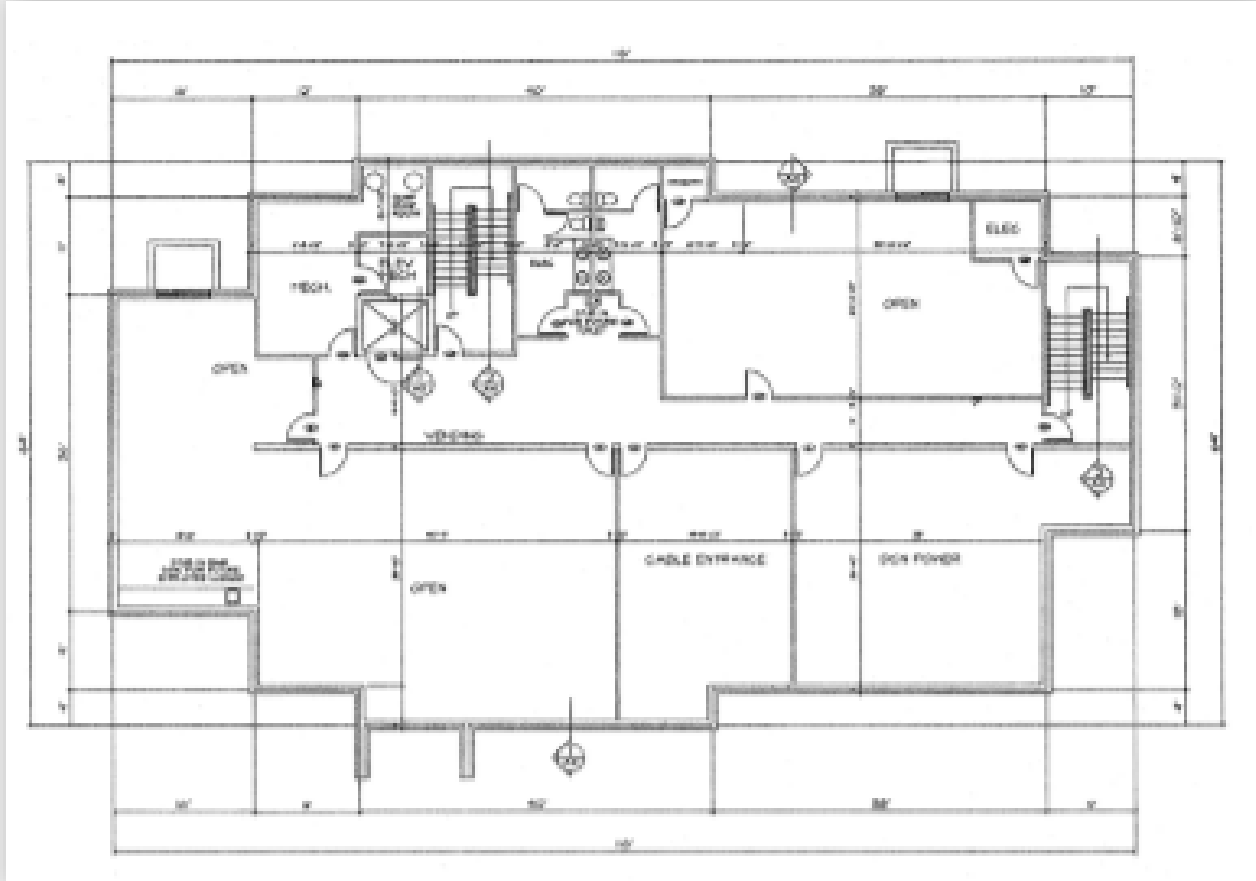


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1615 Capitol Way - Basement Level

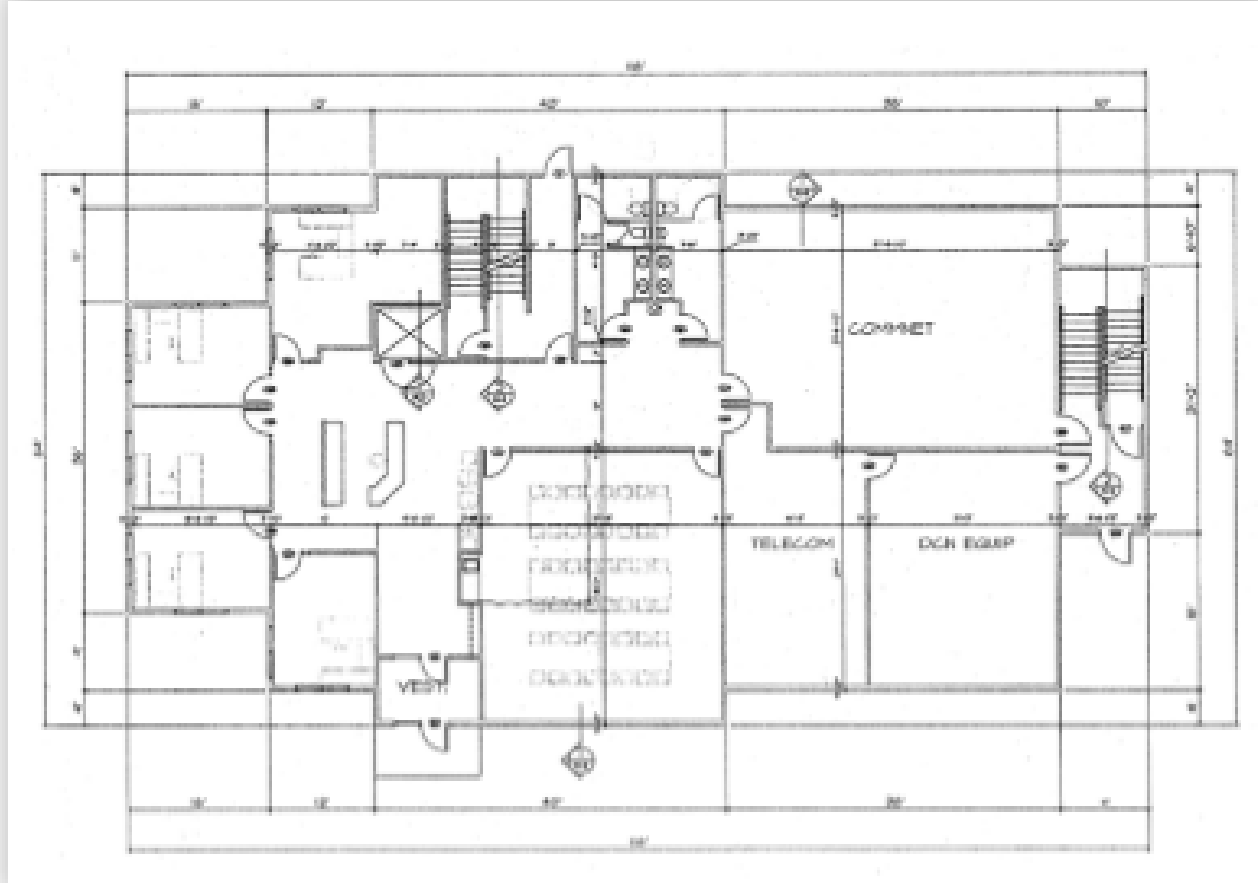


Floor plans may not reflect actual layout, some changes may have been made.

Basement Level - 6,248 sf

- Open Area
- Server Room
- Men's & Women's restroom
(One is unfinished)
- Storage Area

1615 Capitol Way - First Floor



Floor plans may not reflect actual layout, some changes may have been made.

First Floor - 6,248 sf

- Reception Area
- Conference room w/ sink & cabinetry
- 5 Windowed offices w/ skylight windows
- Men's & Women's restroom
- Large Open Area

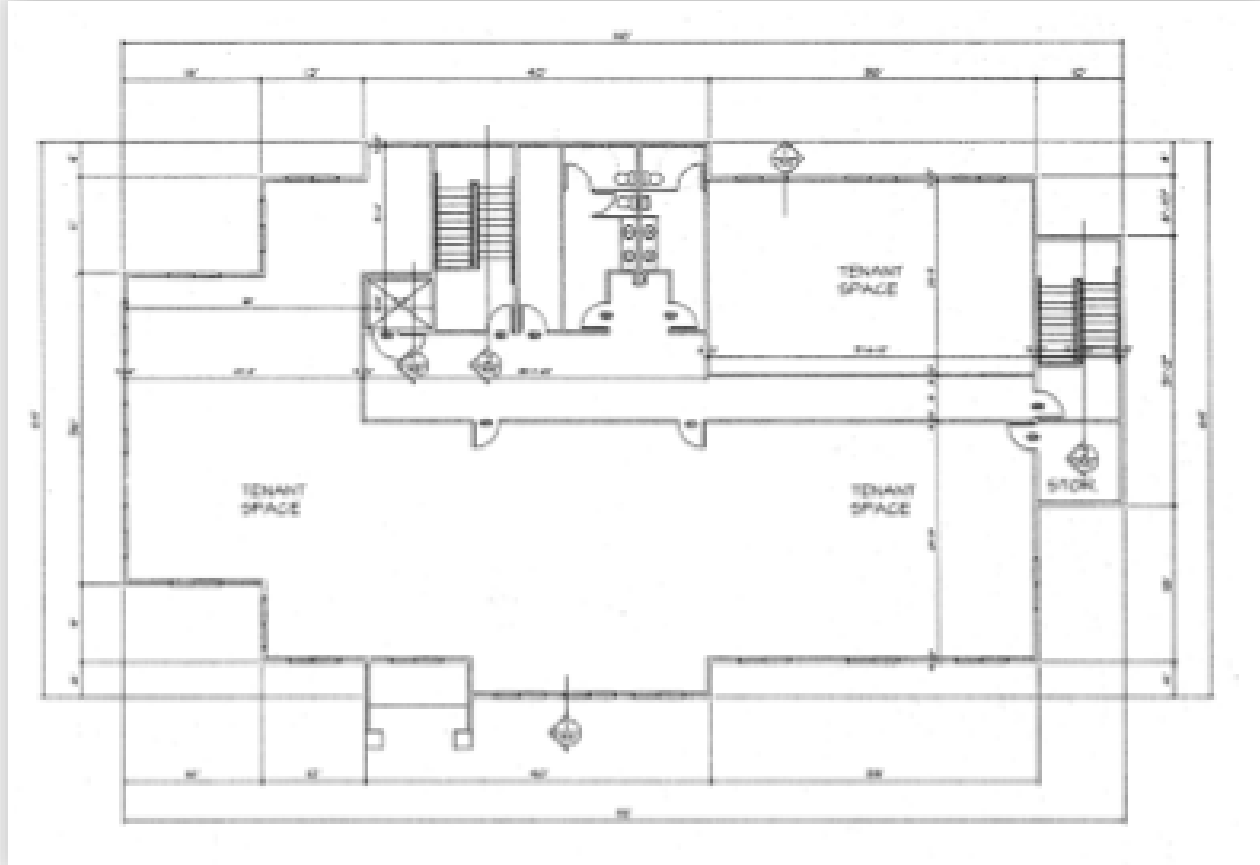


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1615 Capitol Way - Second Floor



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Second Floor - 6,248 sf

- Board room w/ sink & cabinetry
- 6 Private offices
- Workstation area
- Men's & Women's restroom

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.

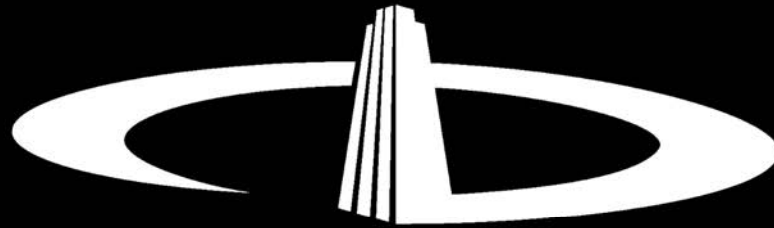


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