

CAPITOL WAY CENTER

Corporate / Medical Office Building

1615 Capitol Way - Bismarck, ND



1615
CAPITOL WAY
**TENANT
SIGN**

**Will Renovate
to Suit Tenant**



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Executive Summary for Lease

Address:	1615 E Capitol Way - Bismarck, ND
Property Name:	Capitol Way Center
Lease Term:	Minimum 5 Year
Approximate SF:	6,248 sf on each floor = 18,744 sf
Parking:	On-Site
Tenant Responsibilities	Electric, Phone, Janitorial, and Snow Removal
Landlord Responsibilities	Building Maintenance, Lawn Care, Real Estate Taxes & Insurance

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.

Lease Entire Building:

- \$12.00 psf + Utilities & Snow Removal.
- Minimum 5 Year Lease
- Owner will provide up to \$200,000 to customize space for tenant.

Total SF: 18,744 sf on 3 Levels

Lot: 29,965 sf

Built in 1997

- Free Standing Building
- Great On-site Parking
- Private Offices w/ Reception Area
- Large Conference Room / Board Room
- Elevator Access to all 3 levels
- Restrooms on each floor
- Easy Access to State St., Hwy 83 N, I-94, and ND State Capitol Complex
- Zoned CG

**Tall Pylon Sign Opportunity
Visible by 75,000 Vehicles Per
Day from I-94 & State St.**

LARGE DAYTIME POPULATION



DAYTIME POPULATION

1.5 MILES	3 MILES	5 MILES
27,286	81,866	97,294



BUSINESSES

1.5 MILES	3 MILES	5 MILES
1,090	3,926	4,677



2018 POPULATION

1.5 MILES	3 MILES	5 MILES
28,389	66,149	87,298



EMPLOYEES

1.5 MILES	3 MILES	5 MILES
17,419	61,001	68,437



38,455 - VPD

Pylon Sign Opportunity

SITE

Capitol Way

Capitol Way

E Capitol Ave.

Easy Access to I-94 and State Street

- The former DCN facility is connected via diverse fiber optic connections to DCN's network which will support 100 gigabit broadband speeds.
- 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 EMPLOYERS

- ND State Capitol Complex
- Dakota Gasification
- Great River Energy
- ND Workforce Safety
- ND Department of Commerce
- Fore Seasons Center
- Shiloh Christian School
- Basin Electric Power Co-Op
- Century High School
- Legacy High School

AREA RESTAURANTS

- Red Lobster
- Olive Garden
- Long Horn Steakhouse
- Applebee's
- Paradiso Mexican Restaurant
- Sickies
- Perkins
- Buffalo Wild Wings
- Stone Home Brewing
- Starbucks
- Schlotzsky's
- Taco John's



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Large Main Floor Lobby or Reception Area with Elevator

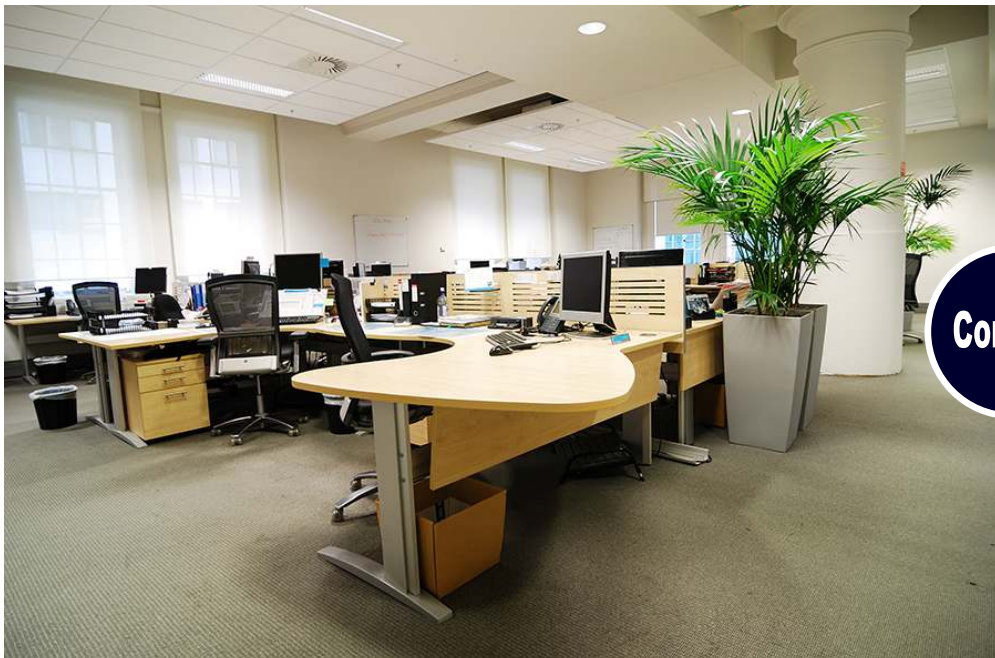




Concept



Fantastic opportunity for Corporate Headquarters, Medical Clinic, Spa, Salon, Data Center, Law Firm, Accounting Firm, Association Headquarters, Financial Advisor, Mortgage Companies, Insurance Company, Photography / Art Studio, Government Offices, Technology Center, Training Center or many other potential users.



Concept





MEDICAL USES:

- DENTISTS
- DERMATOLOGY
- ORTHODONTICS
- CHIROPRACTOR
- RESEARCH LAB
- WELLNESS CENTER
- THERAPY CENTER
- PODIATRISTS
- PEDIATRIC CLINIC
- REHAB CENTER
- GENERAL PRACTICE CLINIC

11' Ceilings in this Main Floor Area is great for Medical Uses





Awesome location for a spa, salon or wellness center. This central location with easy access from major arterials makes this an exceptional opportunity for an entrepreneur to achieve success!



Owner will update and renovate to suit Tenant



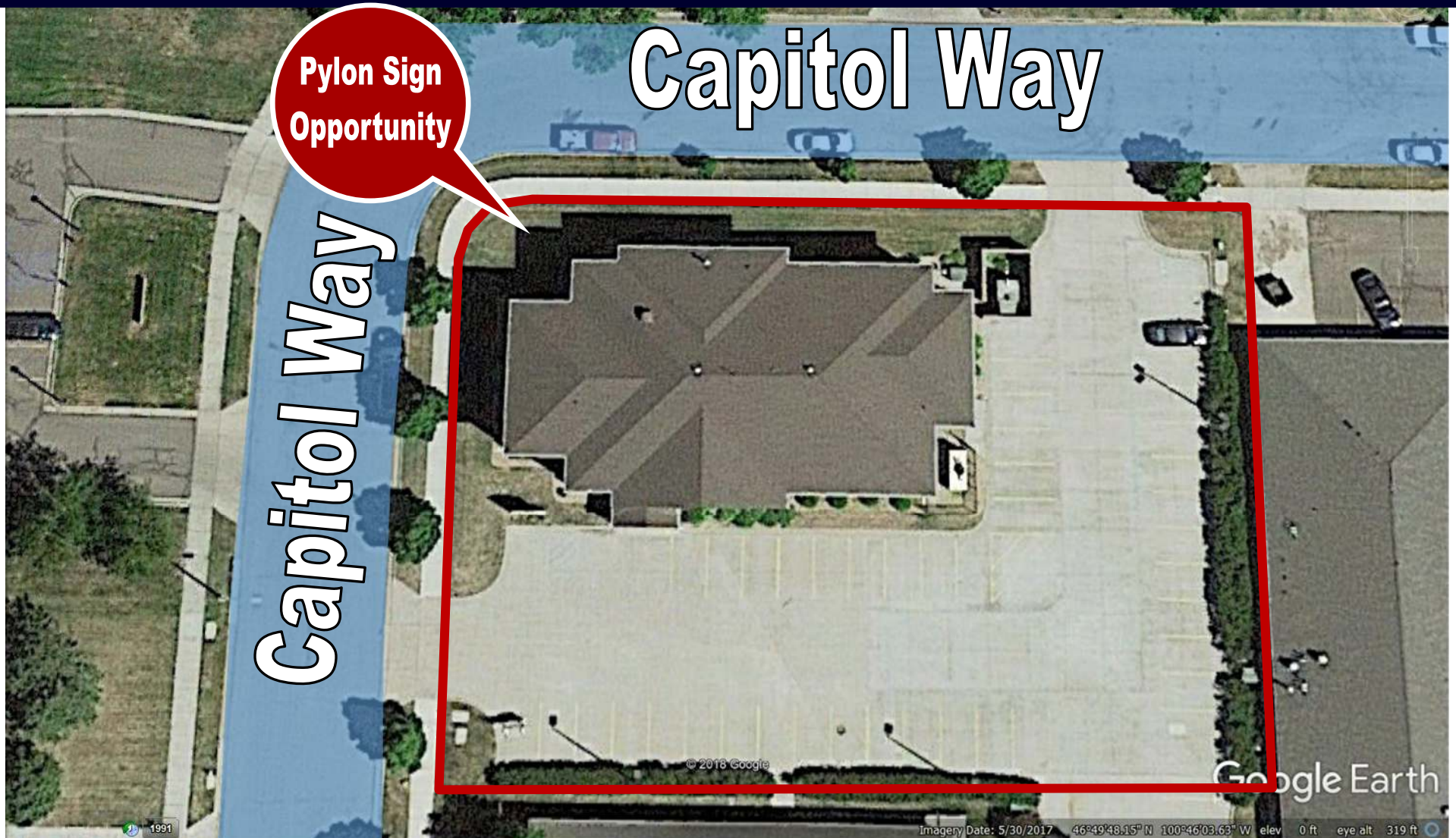


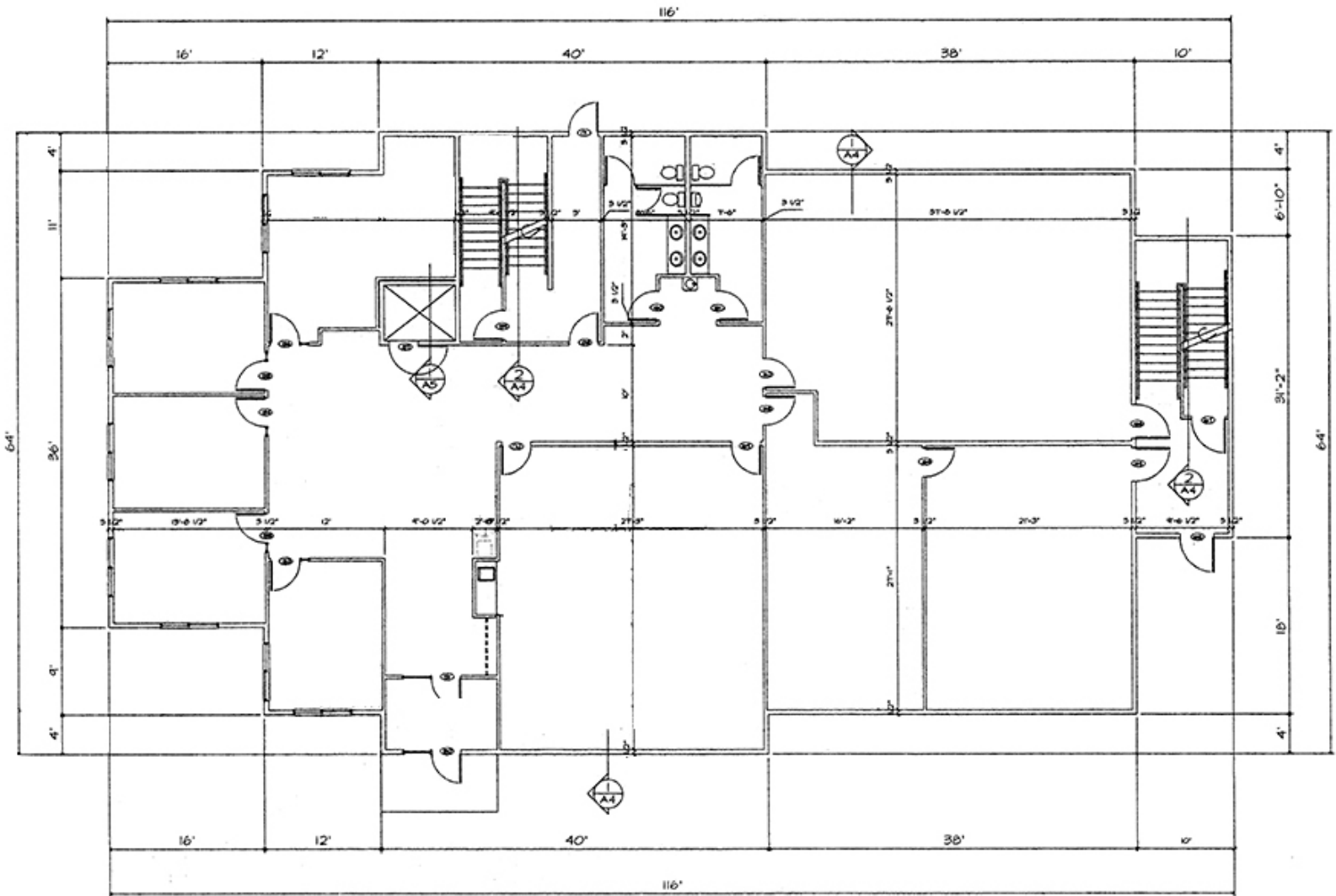
Abundance of large windows throughout provide great natural light for a comfortable work environment for office, medical, corporate and fitness uses.

Great Opportunity for a Data Center! This former DCN facility is connected via diverse fiber optic connections to DCN's network which will support 100 gigabit broadband speeds. The North half of the main floor is constructed with concrete hollow-core to support data center servers and oversized computer equipment. Raised floor data center/ server room in the lower level.



Great Front Door On-Site Parking & Additional Street Parking





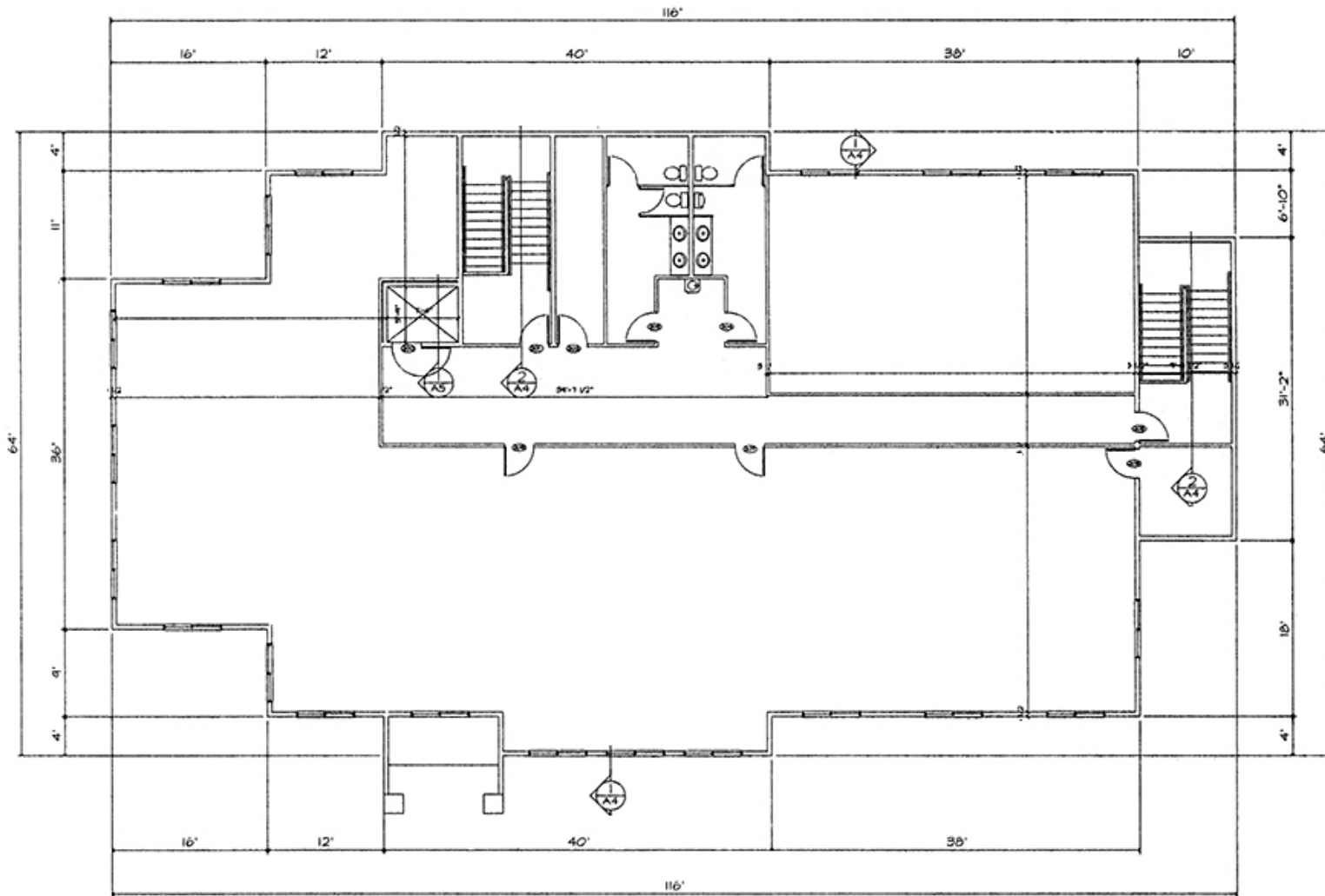
Approx. 6,248 sf

FIRST FLOOR PLAN
1/8"=1'-0"

Floor plans may not reflect actual layout, some changes have been made. All sizes are approximate.

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Approx. 6,248 sf

SECOND FLOOR PLAN

1/8"=1'-0"

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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.

Powerful Team. Powerful Process. Powerful Results.