

# CAPITOL WAY CENTER

Corporate / Medical Office Building

1615 Capitol Way - Bismarck, ND



1615  
CAPITOL WAY  
**TENANT  
SIGN**

**Will Renovate  
to Suit Tenant**



**DANIEL COMPANIES**  
The Leader in Commercial Real Estate

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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
26,848	78,932	95,588



### BUSINESSES

1.5 MILES	3 MILES	5 MILES
1,045	3,918	4,708



### 2020 POPULATION

1.5 MILES	3 MILES	5 MILES
27,663	64,560	86,067



### EMPLOYEES

1.5 MILES	3 MILES	5 MILES
17,119	60,163	67,793



37,815 VPD



Pylon Sign Opportunity

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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37,815 VPD



EXIT 159

37,815 VPD



EXIT 159

37,815 VPD





# Large Main Floor Lobby or Reception Area with Elevator

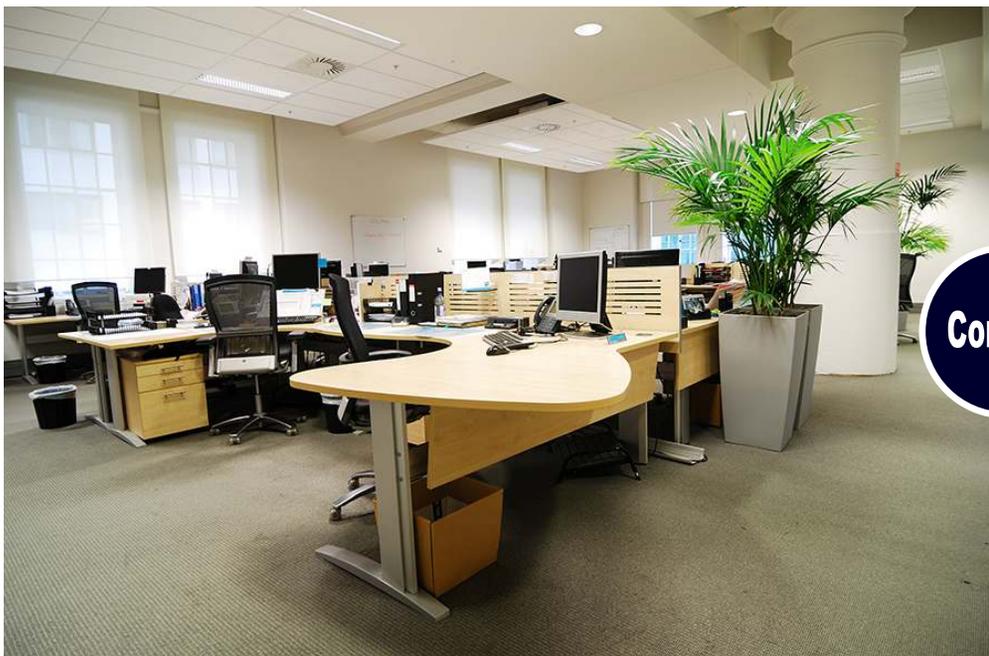




Concept



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.**



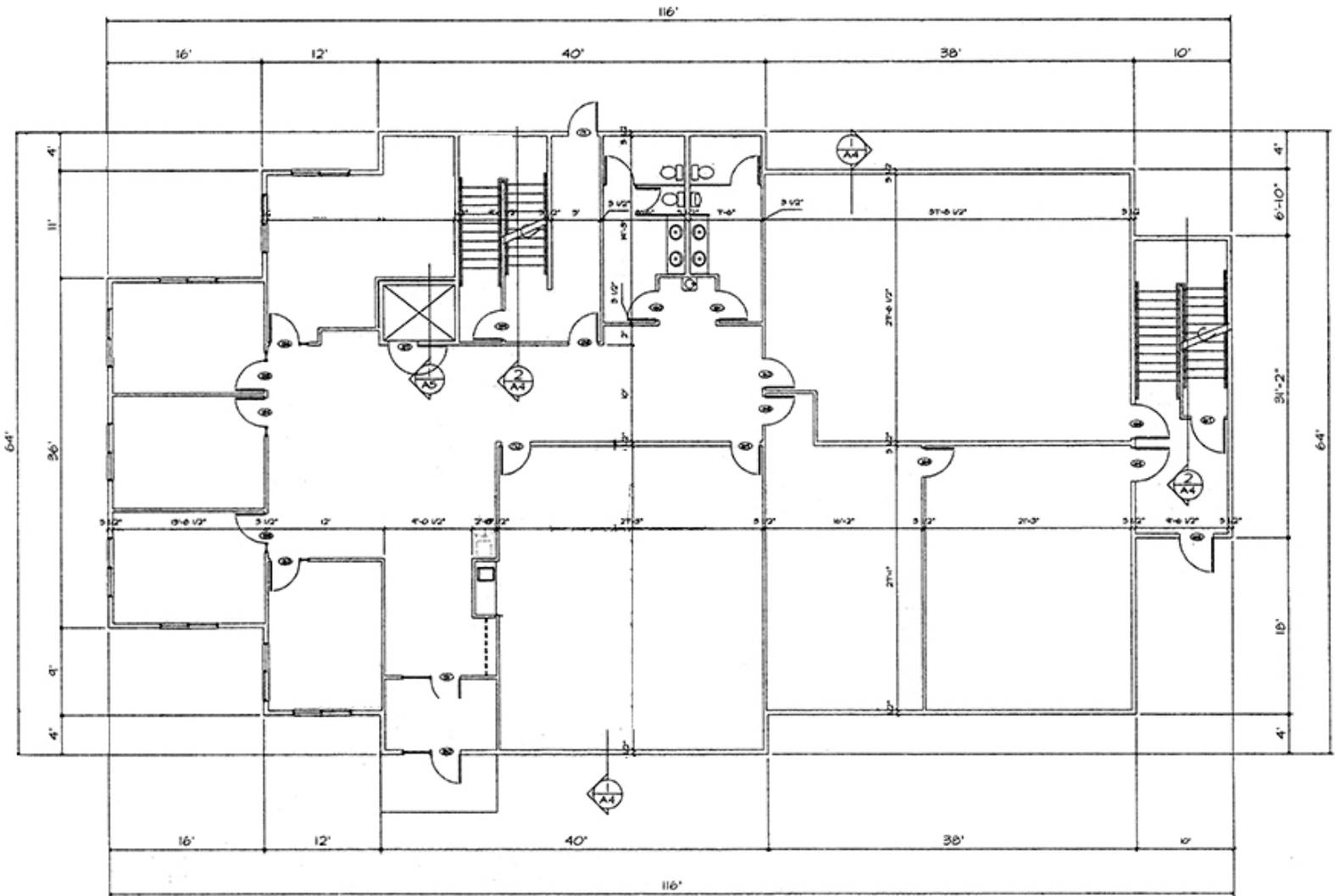
# Great Front Door On-Site Parking & Additional Street Parking



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Approx. 6,248 sf

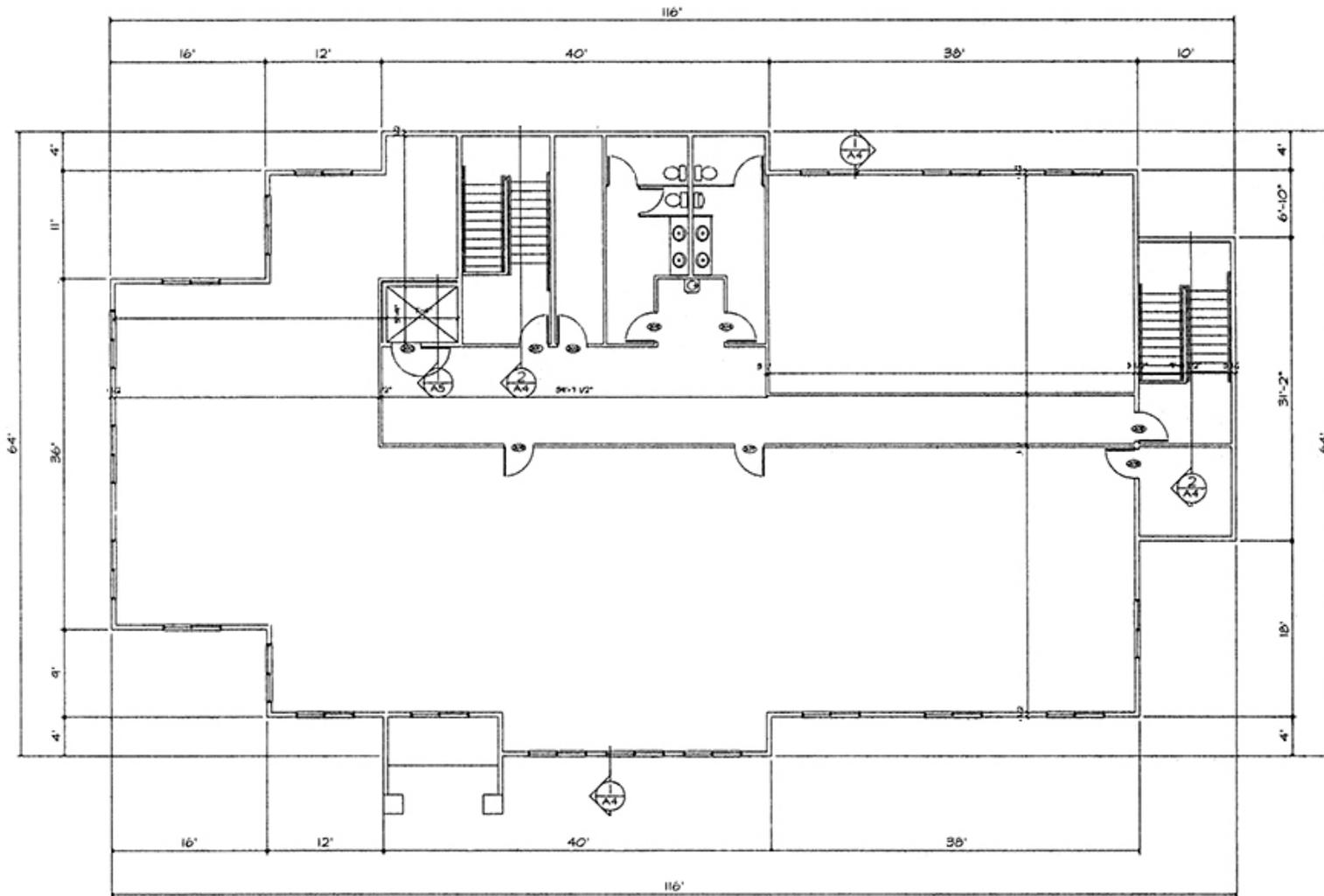
**FIRST FLOOR PLAN**

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"

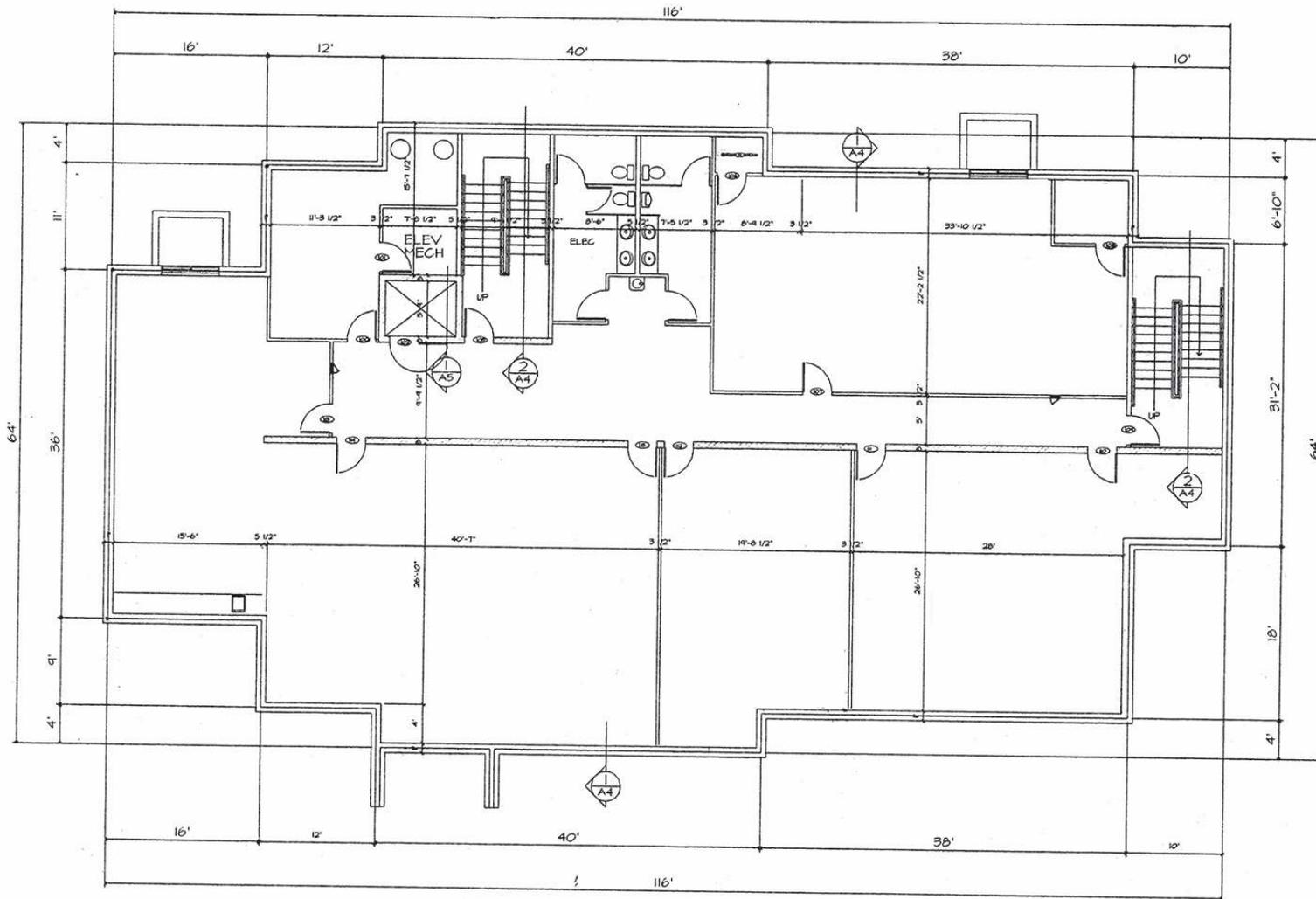
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Approx. 6,248 sf

## BASEMENT PLAN

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**Exxon Ruby Tuesday**  
**RED LOBSTER**  
**BOOT BARN**  
**MENARDS**  
**FAIRFIELD INN & SUITES**  
**Holiday**  
**DAN'S SUPERMARKET**  
**Capitol Racquet & Fitness Center**  
**TACO BELL**  
**NWTIRE**  
**FC CU First Community Credit Union**

83

**evangel**  
**COURTYARD BY HARRIOTT**  
**Applebee's**  
**Holiday Inn**  
**POWER SANFORD HEALTH**  
**Little Caesars**  
**Dakota Eye Institute**  
**CVS Health**  
**usbank**  
**Residence Inn BY HARRIOTT**  
**verizon**  
**AmericInn**  
**COUNTRY**  
**Olive Garden**  
**Hampton Inn & Suites**  
**Kirkwood BANK & TRUST**  
**Buffalo Wild Wings**  
**Papa Murphy's**

**SHILOH CHRISTIAN SCHOOL**  
**Pebble Creek Golf Course**

**BNC National Bank**  
**AMC THEATRES**  
**KFC**  
**Perkins**  
**HOBBY LOBBY**  
**Gate City Bank**  
**LONGHORN STEAKHOUSE**  
**Paradiso**  
**American Quality Inn & Suites**  
**Turitto's Dry Cleaners**  
**planet fitness**  
**WELLS FARGO**  
**MainStay Suites**  
**COMFORT SUITES**  
**STAYBRIDGE SUITES**  
**A&B PIZZA**  
**Shogun**

**arby's**  
**DAKOTA GASIFICATION COMPANY**  
**Yolla Diner**  
**6**  
**aetna**  
**GREAT RIVER ENERGY**  
**McDonald's**  
**U-HAUL**  
**DAKOTA BOYS AND GIRLS RANCH**  
**JOB SERVICE NORTH DAKOTA**  
**EMC NDIA INSURANCE**  
**BASIN ELECTRIC POWER COOPERATIVE**  
**GRAND 22**



INTERSTATE 94

INTERSTATE 94

**Americas Best Value Inn & Suites**  
**40**  
**Days Inn**  
**LA QUINTA INN & SUITES**  
**O'Reilly AUTO PARTS**  
**Becker PLASTIC BINDER**  
**Lutheran Social Services**  
**Exxon**  
**Super 8**  
**Shell**  
**STARBUCKS COFFEE**  
**RAMADA**

**BEARSCAT**  
**Schlitzsky's**  
**SUBWAY**  
**Wood House RESTAURANT**  
**Hardees**  
**Pizza Hut**  
**DQ**  
**TACO JOHN'S**  
**KXO NEWS**  
**Prairie Public**  
**Dakota COMMUNITY BANK & TRUST**



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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.**