



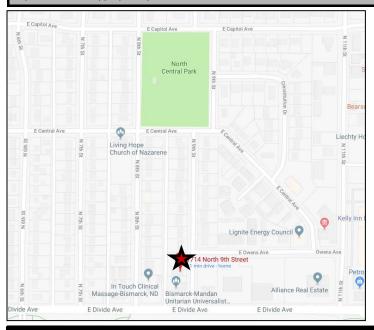
**Kyle Holwagner, CCIM, SIOR** 701.400.5373 Kyle@DanielCompanies.com Kristyn Steckler, Senior Client Coordinator 701.527.0138 Kristyn@DanielCompanies.com

### **Executive Summary for Lease**

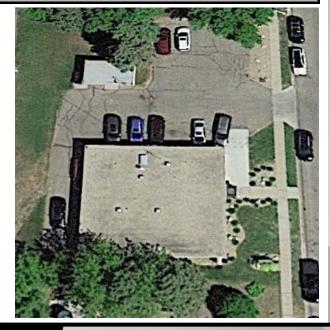
Address:	1714 N 9th Street Bismarck, ND
Date Available:	Immediately
Lease Term:	3 year minimum term
Lease Rate:	\$17.00 psf + Operating Costs
Approximate SF:	2,736 sf
Parking:	Off Street
Tenant Responsibilities:	NNN includes building insurance, Taxes, and Snow Removal

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.

Roof and Structural Walls



Landlord Responsibilities:



#### \$17.00 psf + Operating Cost

- Est. Operating Cost: \$4.50 psf
- Average Monthly Utilities
  - MDU Approx. \$405.00 mo.
  - City Services Approx \$150 mo.
- Reception Area
- Waiting Room
- 3 Restrooms
- 4 Offices
- Open Area for Workstations
- Staff Break Room
- Off-Street Parking

# All property visits must be approved by listing broker.

Absolutely NO CONTACT with tenants, management, ownership, or governmental agency without approval from listing brokers.

# DO NOT CONTACT MANAGER OR DISTURB OCCUPANTS.

Please contact listing broker before any visit to the site.

Thank you

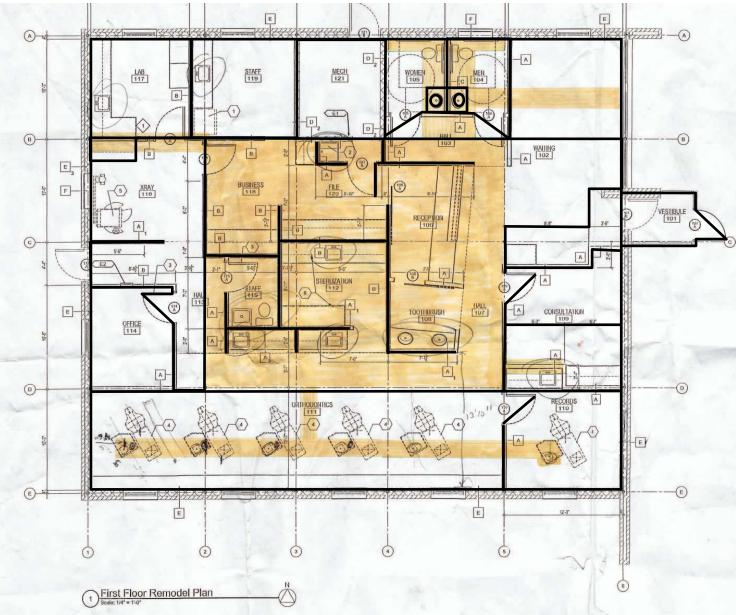


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## Floor Plan











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CCIM, Broker

701.220.2455 Bill@DanielCompanies.com CCIM, SIOR

701.400.5373 Kyle@DanielCompanies.com

701.391.4262 Taylor@DanielCompanies.com

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.