

Capitol Way Center Second Floor

1615 Capitol Way - Bismarck, ND

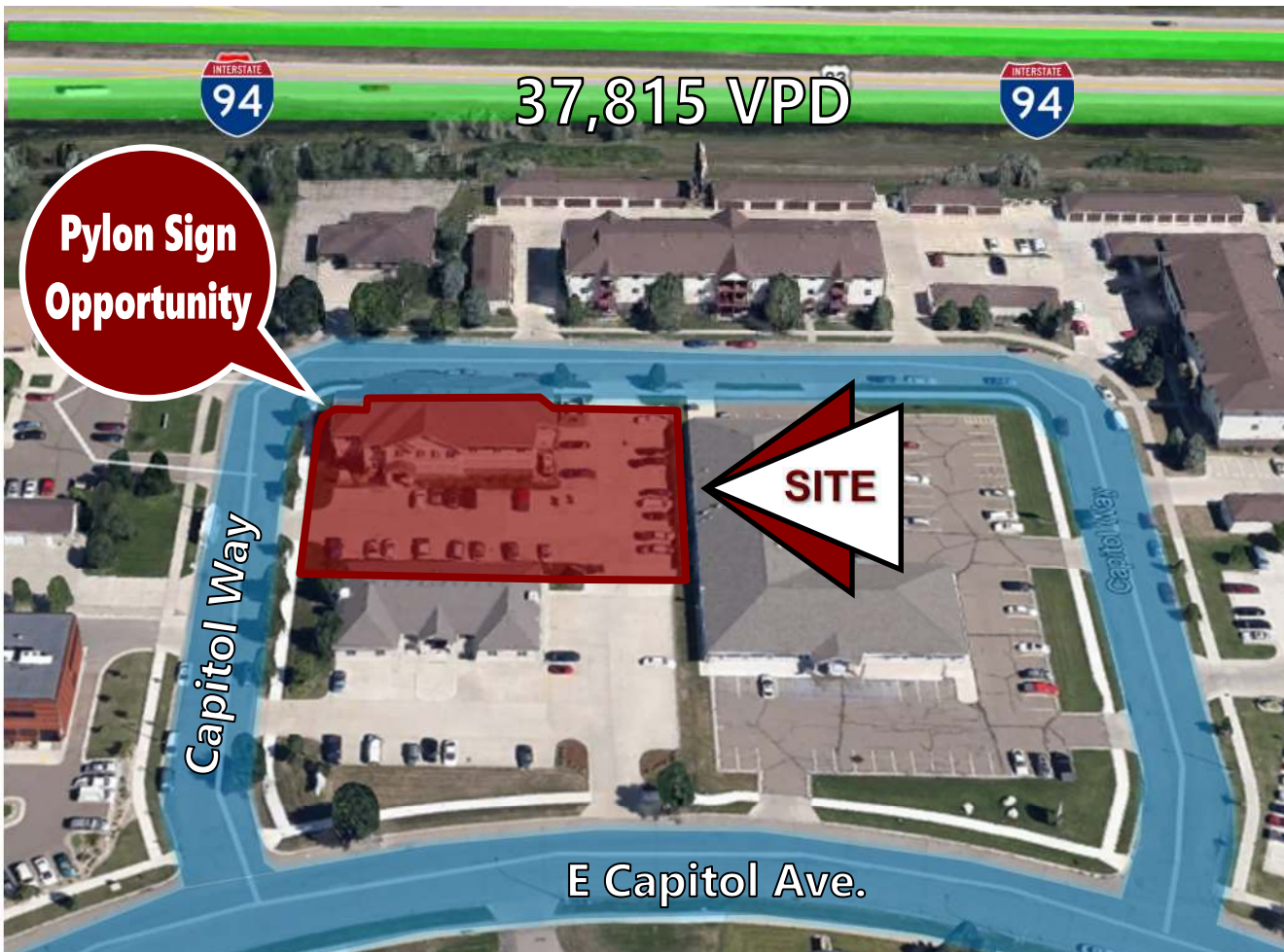
6,248 sf @ \$12.00 psf - \$6,248 mo. + Utilities and Snow Removal



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Pylon Sign Opportunity

37,815 VPD



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.

Second Floor: \$12 psf+Util. & Snow Removal \$6,248 per month

6,248 sf Second Floor Built in 1997

- ◆ Free Standing Building
- ◆ 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

Building Information:

- ◆ The Dakota Carrier Network 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



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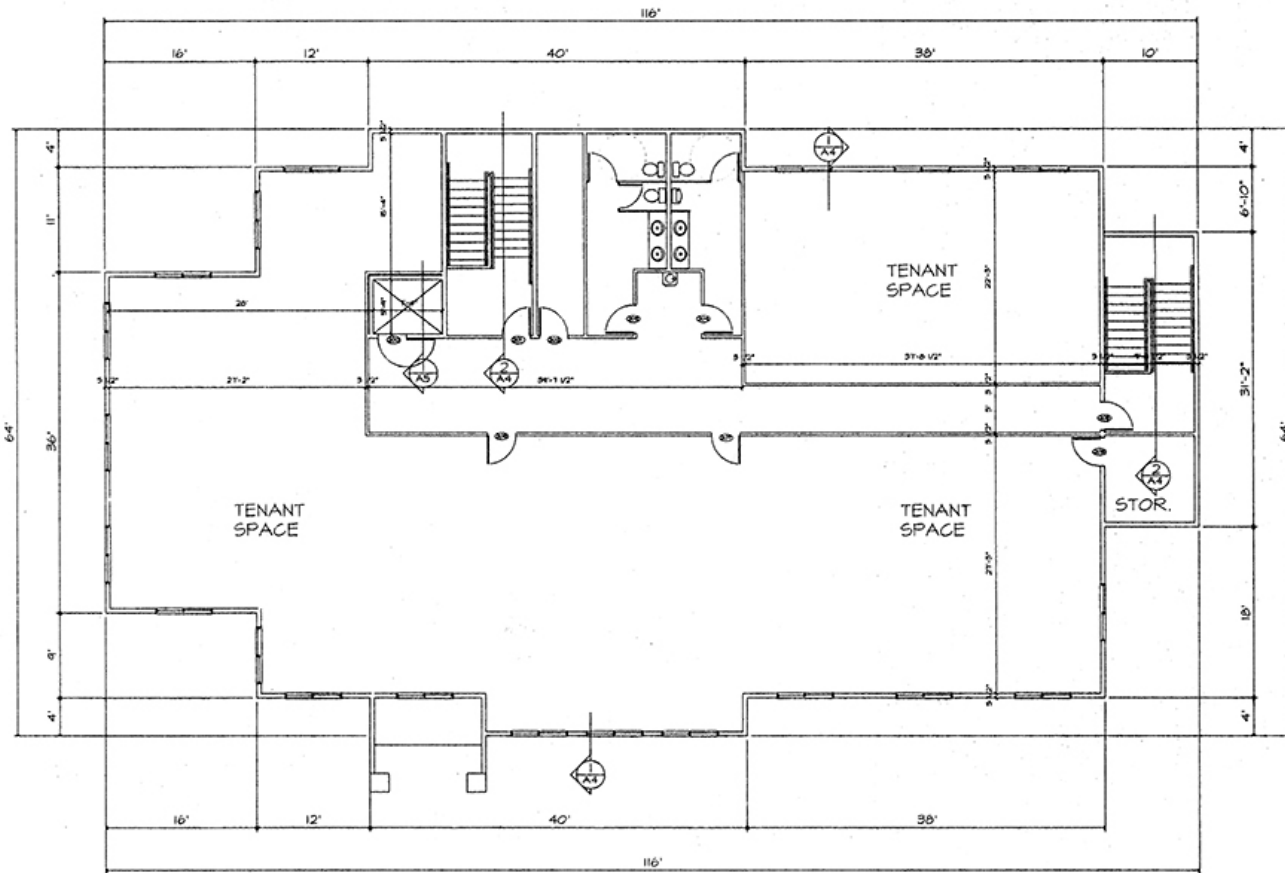
Potential User Groups

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

Area Businesses

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

1615 Capitol Way - Second Floor



SECOND FLOOR PLAN

1/8"=1'-0"

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

Second Floor - 6,248 sf

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

USA
Exxon Ruby Tuesday
 CAPITAL RACQUET & FITNESS CENTER
TACO BELL
RED LOBSTER **BOOT BARN** **NW TIRE**
MENARDS FAIRFIELD INN & SUITES
 FC CU First Community Credit Union
Holiday **DAN'S SUPERMARKET**

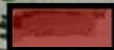


evangel **SPACE SALAD** **CVS Health**
COURTYARD BY MARRIOTT **usbank**
 Applebee's **#** **Residence Inn** BY MARRIOTT **verizon**
Holiday Inn **POWER** SANFORD BY SAULT
 Little Caesars **BUFFALO WILD WINGS** **AmericInn**
 Dakota Eye Institute **Schieffelin** **COUNTRY** **Papa Murphy's**

SHILOH CHRISTIAN SCHOOL
 Pebble Creek

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

arby's **DAKOTA GASIFICATION COMPANY** **Kroll's Diner** **6**
SANFORD HEALTH **GREAT RIVER ENERGY** **McDonald's**
U-HAUL **DAKOTA BOYS AND GIRLS RANCH** **JOB SERVICE** North Dakota
EMC NDA INSURANCE North Dakota
GRAND 22 **BASIN ELECTRIC POWER COOPERATIVE**



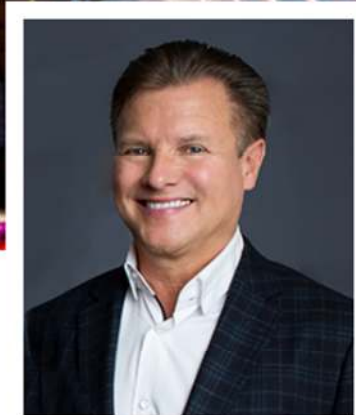
Americas Best Value Inn & Suites **40** **Days Inn** **LA QUINTA** INN & SUITES
O'Reilly AUTO PARTS **Becker** PLASTIC SURGERY **Lutheran Social Services** **Exxon**
Super 8 **Shell** **STARBUCKS COFFEE** **RAMADA**

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



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