

Iconic Lease Space Opportunity

401 E Main Ave - Bismarck, ND

\$29.50 psf / 3,019 sf / East Portion of Building



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Executive Summary for Lease

Address:	401 E Main Avenue - Bismarck, ND
Property Name:	Historic Bismarck Depot
Date Available:	Immediately
Lease Term:	Minimum 5 Year
Lease Rate:	\$29.50 psf / \$7,421.71 mo.
Approximate SF:	3,019 sf
Parking:	On-Site, adjacent to building
Tenant Responsibilities:	Tenant Insurance, Janitorial (Utilities if restaurant use)
Landlord Responsibilities:	Gas & Electricity, Water, Garbage Removal, Snow Removal, 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.

DAYTIME POPULATION



.5 Mile	15,787
1 Mile	29,563
3 Mile	79,185

Walk Score

81

401 East Main Avenue has a Walk Score of 81 out of 100. This location is Very Walkable so most errands can be accomplished on foot. This location is in the Downtown neighborhood in Bismarck. Nearby parks include Custer park, Kiwanis Park and Riverside Park.

\$29.50 psf / \$7,422 mo.

- Potential Uses include: retail / bank, event center, cultural / art center, or restaurant.
- Major improvements / renovations over the past 3 years to building infrastructure.
- 95 parking spaces on site shared with Edwinton.
- Shared bathrooms with Edwinton Brewery.
- Outside patio / event area on NE sidewalk area available for tenant use.
- Tenant responsible for cost of improvements to space.



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History of the Northern Pacific Railway Depot



The role of the Northern Pacific Railroad in the founding and development of the Bismarck community was significant. The NP Depot remains as a symbol of that importance in our city.

- The city known as Bismarck today was formed in 1872 as “Edwinton” after Edwin Ferry Johnson, a chief engineer for the Northern Pacific Railway company back when the railroad reached the eastern banks of the Missouri River. The name was changed less than one year later, honoring German chancellor Otto von Bismarck, in an effort to attract German immigrants.

- Fun Facts:

- Completed in December, 1901, at a cost of \$33,601.
- Cass Gilbert designed the MN state capitol building and the leftover marble from that project was sent to Bismarck and ground up and used in building the Bismarck depot structure.
- By 1916, the Northern Pacific Depot was serving 24 passenger trains daily.
- Listed on the National Register of Historic Places in 1977.



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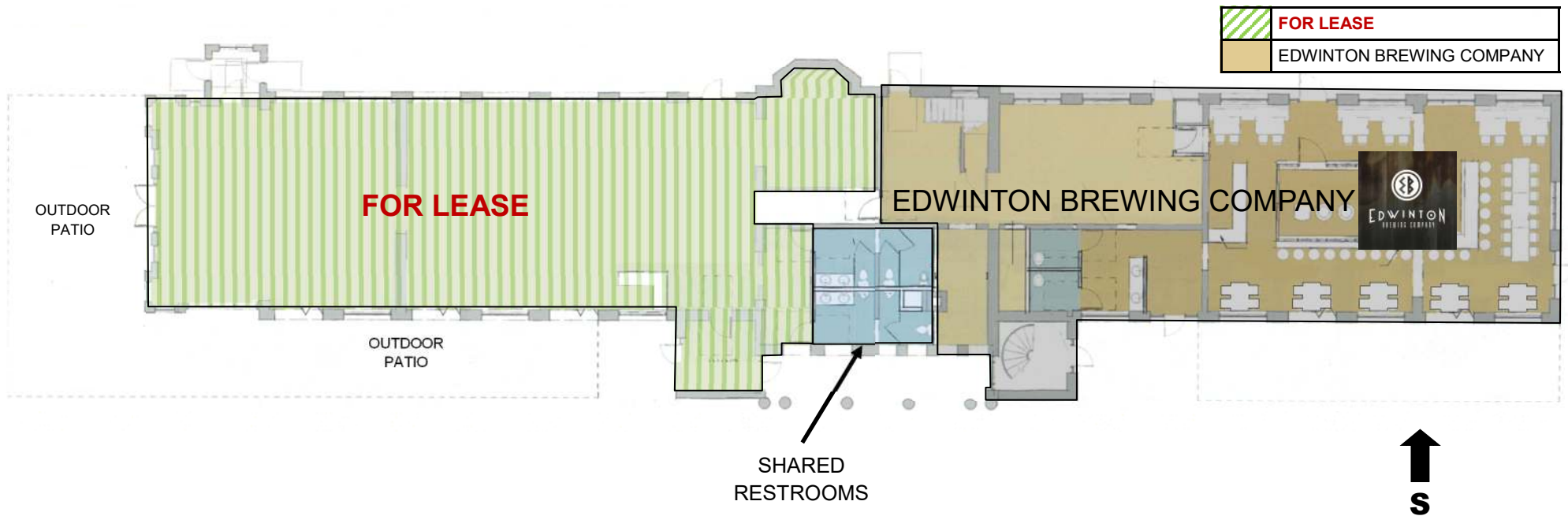
BISMARCK OVERVIEW

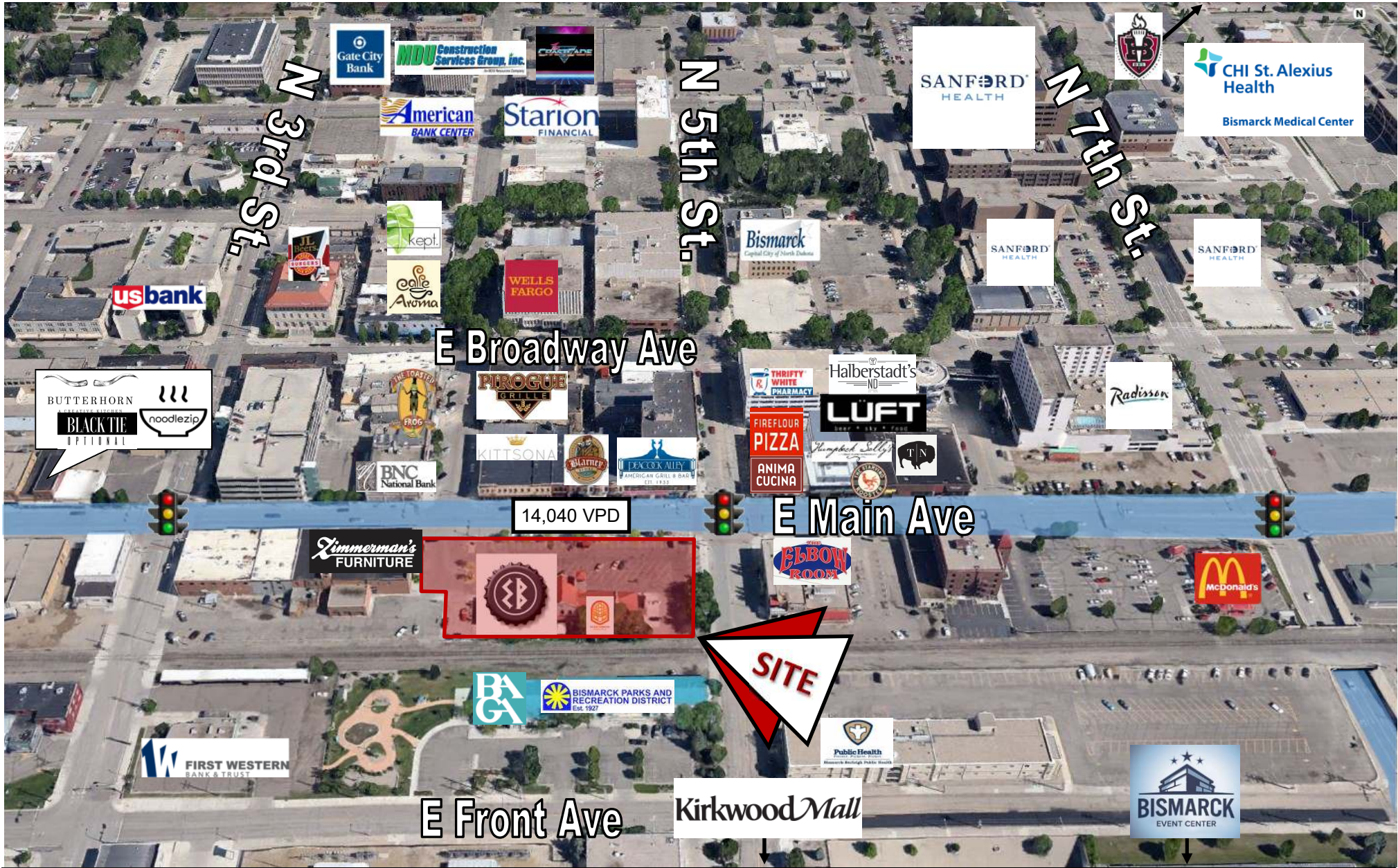
The capital of North Dakota, Bismarck is a hub of culture, history and shopping. Bismarck is the second-most populous city in North Dakota with a metropolitan population of 132,142 in 2017. In 2017, Forbes Magazine ranked Bismarck as the seventh fastest-growing small city in the United States.

The city has developed around downtown Bismarck, the center of historic development. The city's largest shopping center, Kirkwood Mall, is located near downtown with several other major national retailers located near the mall. Bismarck's two hospitals, CHI St. Alexius Medical Center and Sanford Health, are also located downtown.

Bismarck is home to some of the state's best activities. Attractions like the Dakota Zoo, the North Dakota Heritage Center and State Museum and Fort Abraham Lincoln are popular among visitors. One of Bismarck's best features, the Missouri River, offers a scenic setting for boating, fishing, and relaxation.

Five colleges and one university are located in Bismarck, contributing to the city's economy and workforce. The University of Mary is a four-year university with 3,600 students; Bismarck State College is a two-year public college, and a member of the North Dakota University System with 3,800 students.

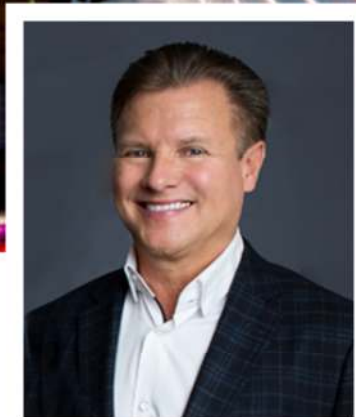






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