

The Bismarck Depot - Office

401 E Main Ave 2nd Floor - Bismarck, ND

2,759 sf - \$16.00 psf - Full Service



Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

DanielCompanies.com

Executive Summary for Lease

Address:	401 E Main Ave 2nd Floor - Bismarck, ND 58501
Property Name:	The Historic Bismarck Depot
Date Available:	Immediately
Lease Term:	Minimum 3 Year Lease
Lease Rate:	\$16.00 psf Full Service
Approximate SF:	2,759 sf
Parking:	On-Site
Tenant Responsibilities:	Janitorial, Phone and Internet
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.



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.

\$16.00 psf / \$3,679 mo.

- Abundant Parking!
- Private Offices
- Open Work Area
- Open Conference Area
- Private Bathrooms
- Break Area with Wet Bar
- Great Views of Downtown

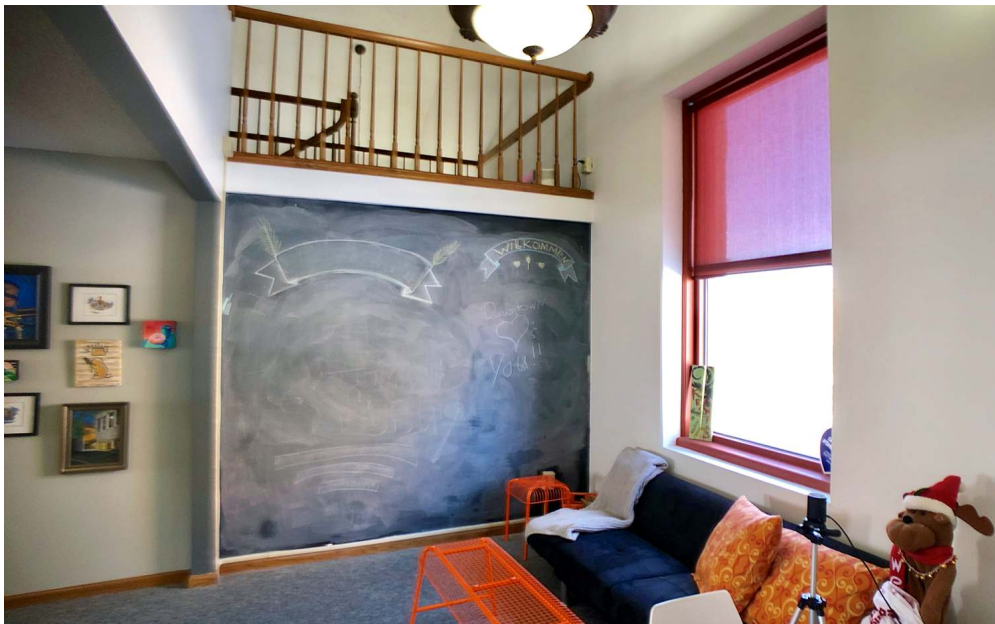
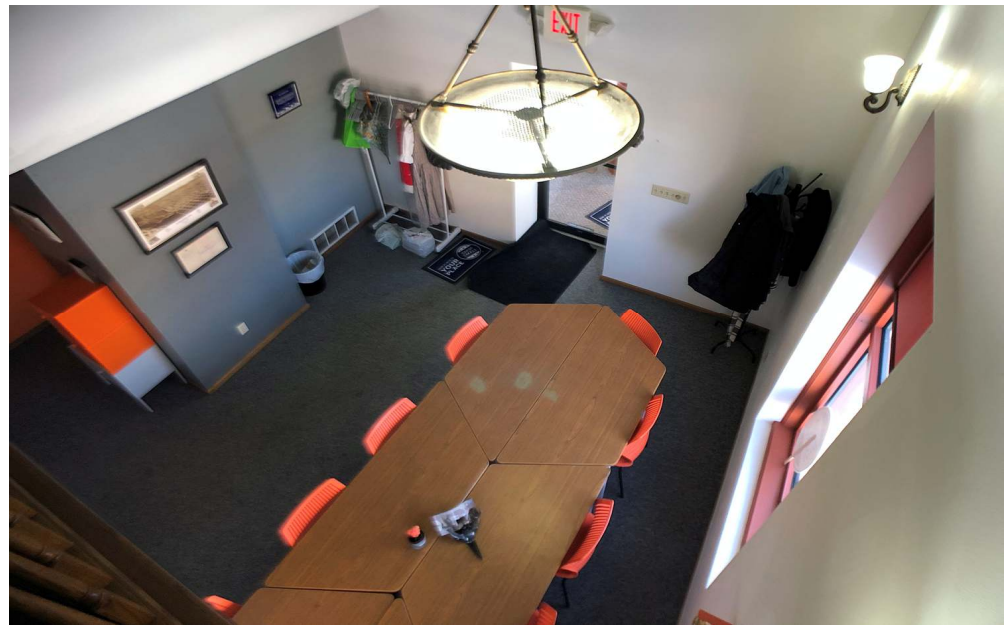
Potential Uses:

- Professional Services
- Financial Firm
- Investment Firm
- Insurance Agency
- Accounting Firm
- Engineering Firm
- Other

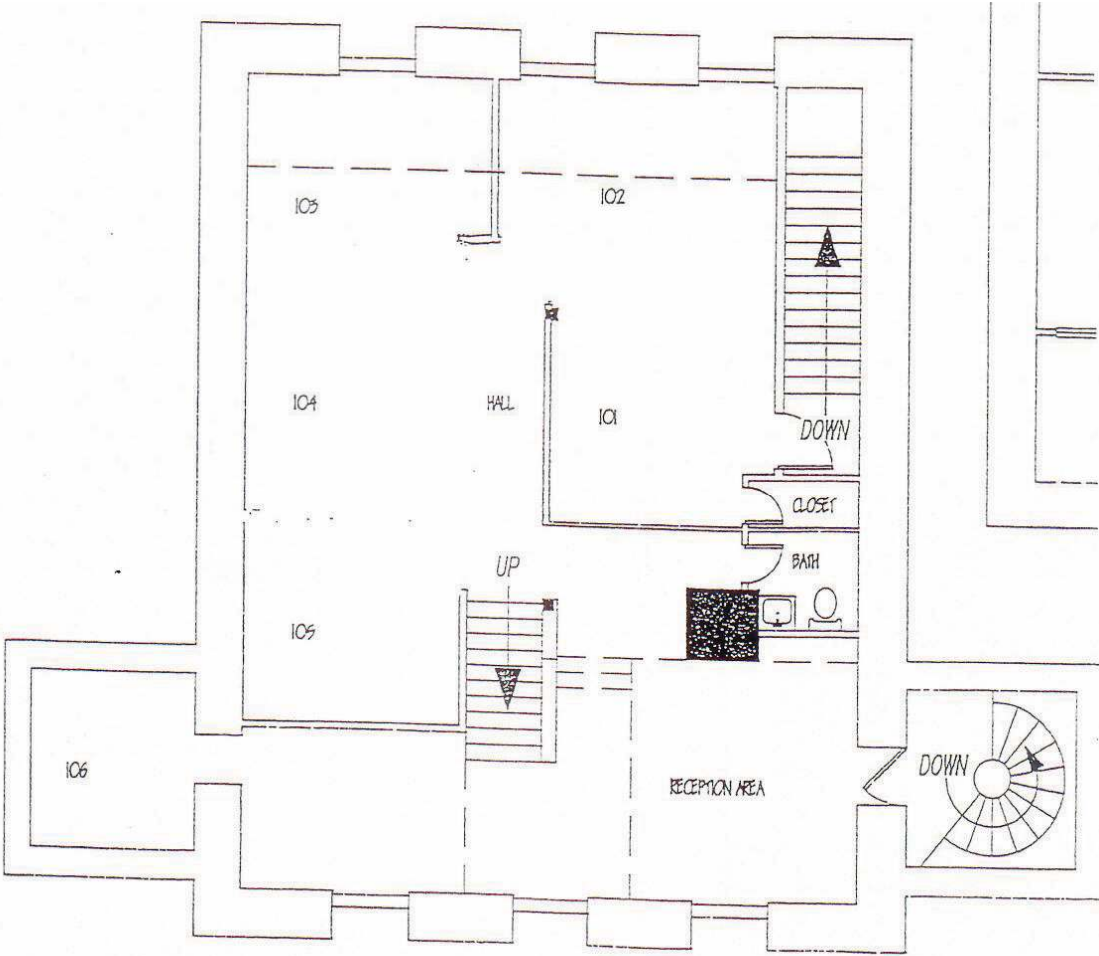


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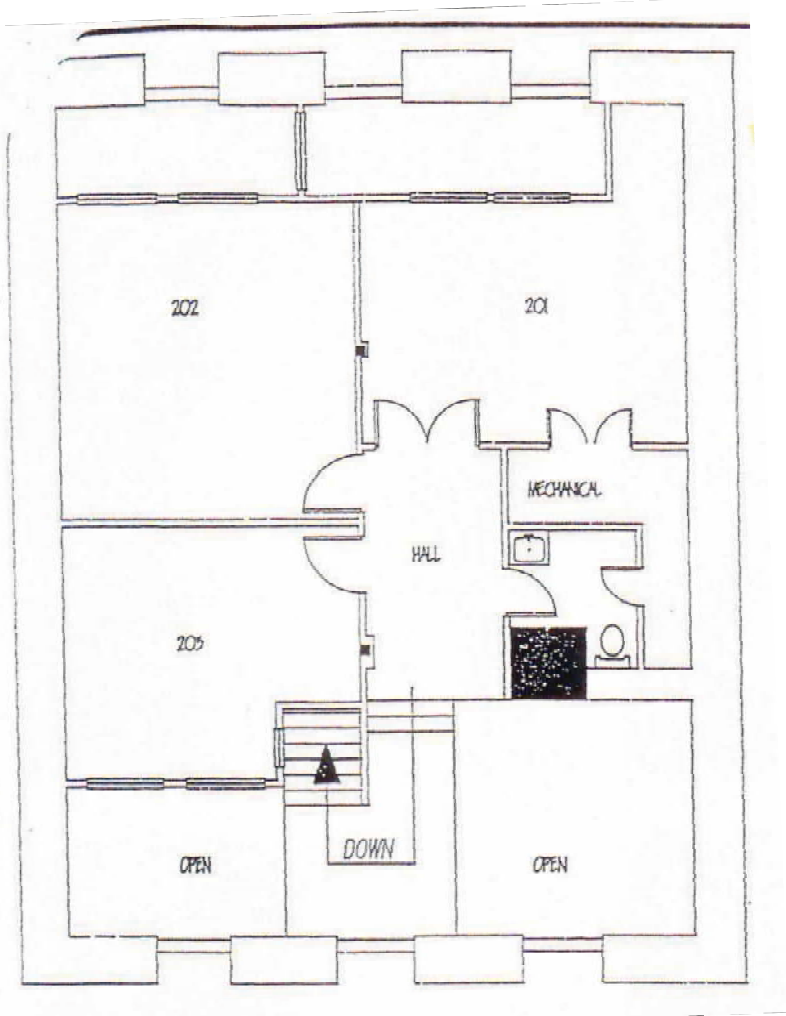
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Floor Plan -



Second Floor



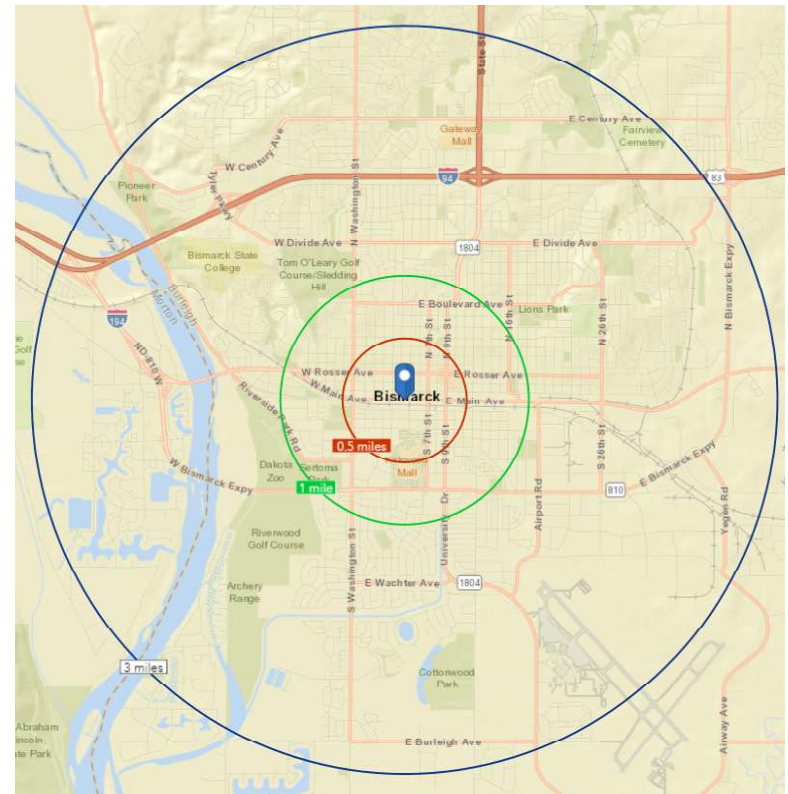
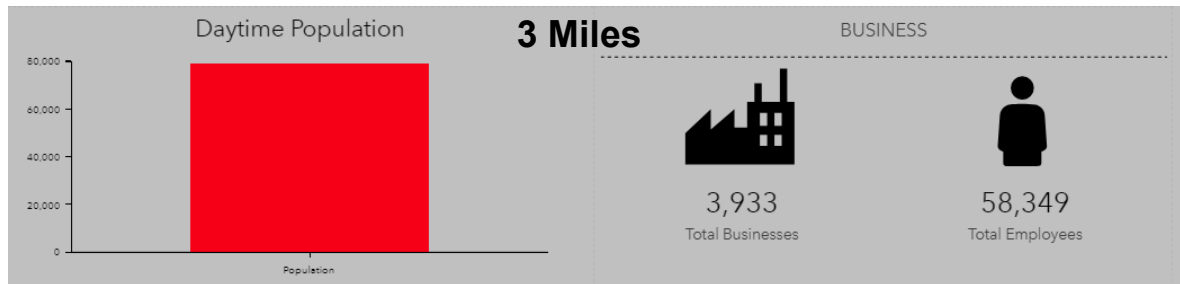
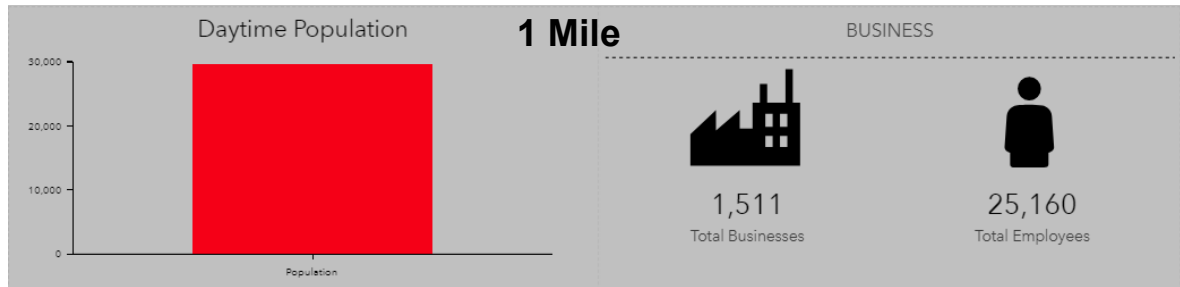
Third Floor



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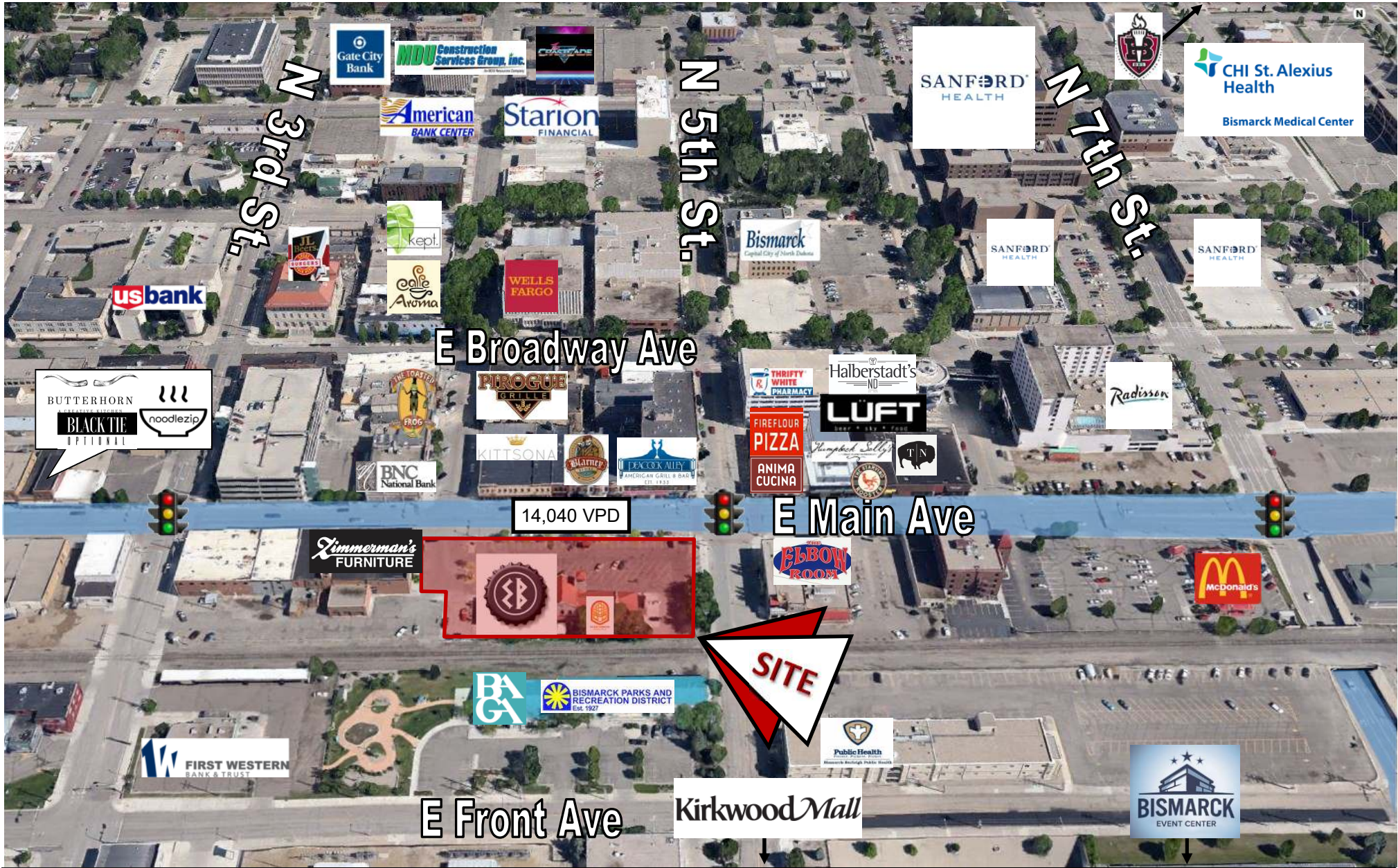
Demographics



Walk Score
81

401 E Main Ave has a Walk Score of 81. Very Walkable. Most errands can be accomplished on foot.

	2018 Population	Daytime Population	Businesses	Employees
.5 Mile	2,618	15,787	895	13,511
1 Mile	13,900	29,563	1,511	25,160
3 Miles	65,125	79,185	3,933	58,349

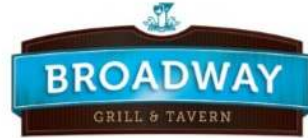


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**Bill Daniel, CCIM | President
Commercial Broker**



701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President
Commercial Realtor®**



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.

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