

MIXED USE DEVELOPMENT DOWNTOWN

630 E MAIN AVE BISMARCK, ND

\$20.00 - \$25.00 PSF



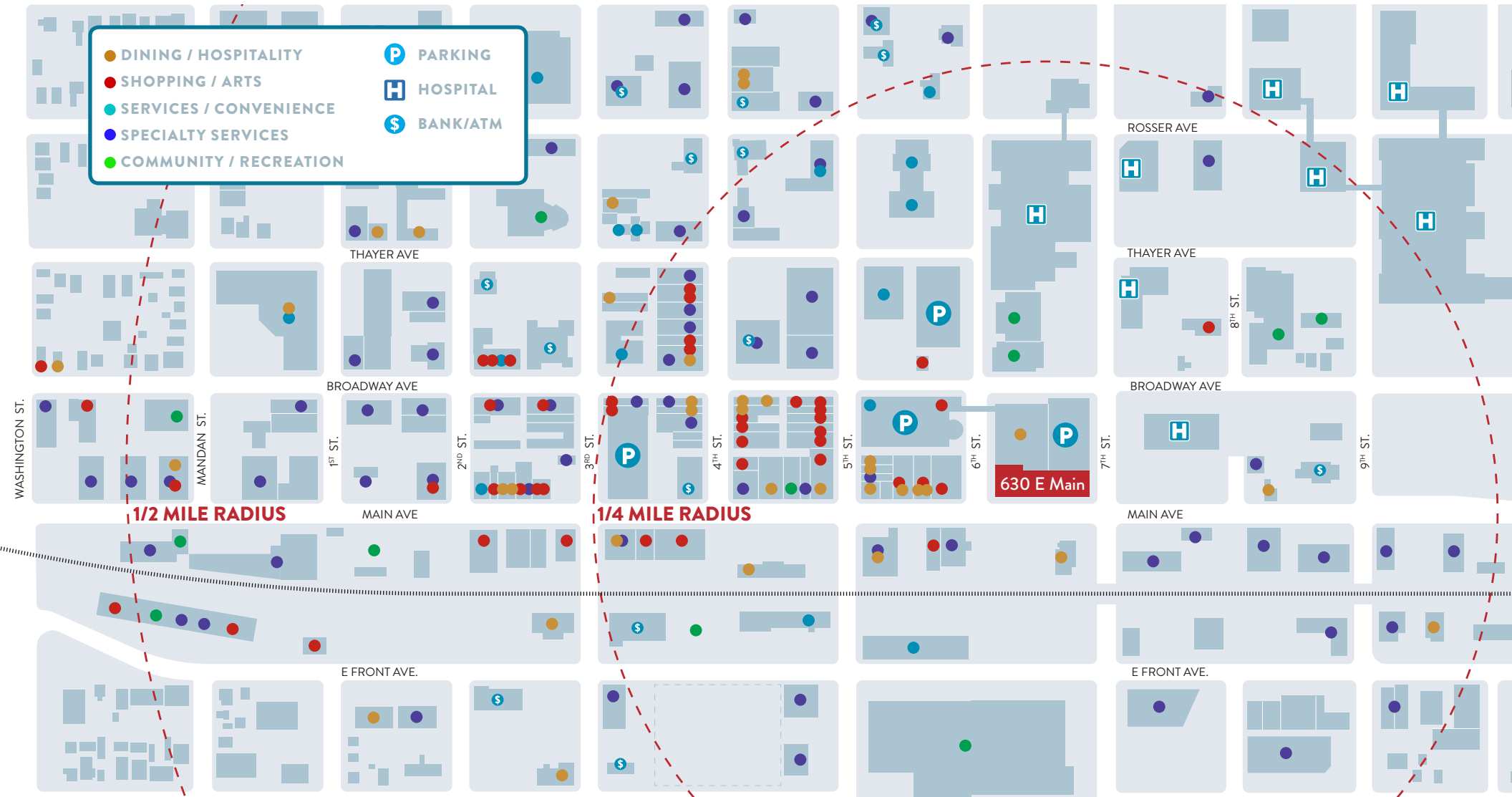
630 E
Main



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NEIGHBORHOOD FEATURES

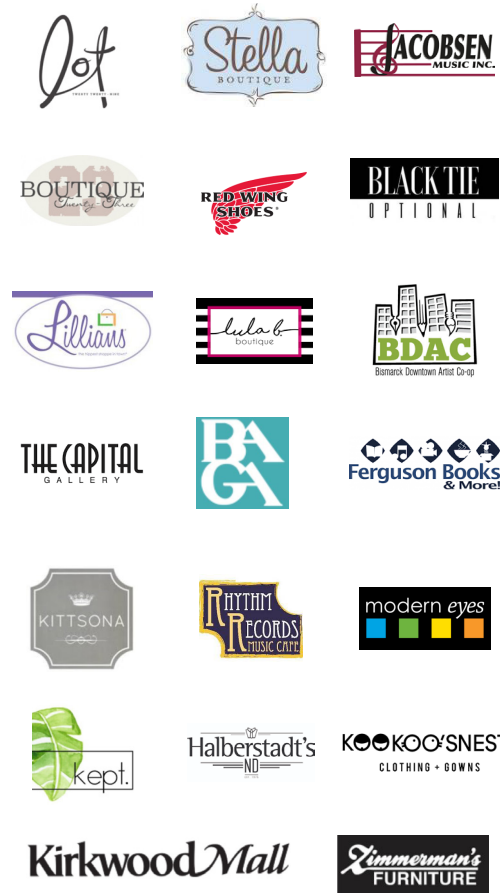


NEIGHBORHOOD FEATURES

DINING / HOSPITALITY



SHOPPING / ARTS



SERVICES / CONVENIENCE



COMMUNITY / RECREATION

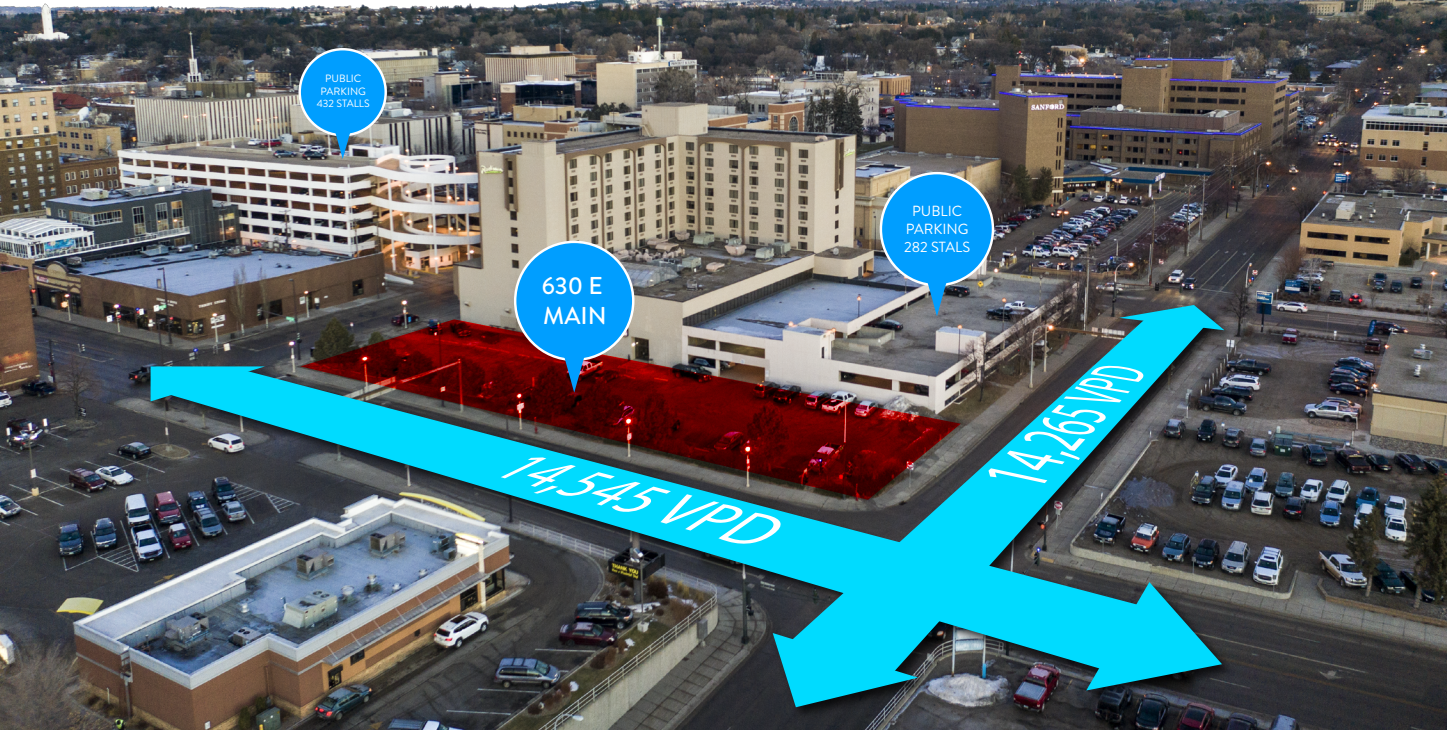
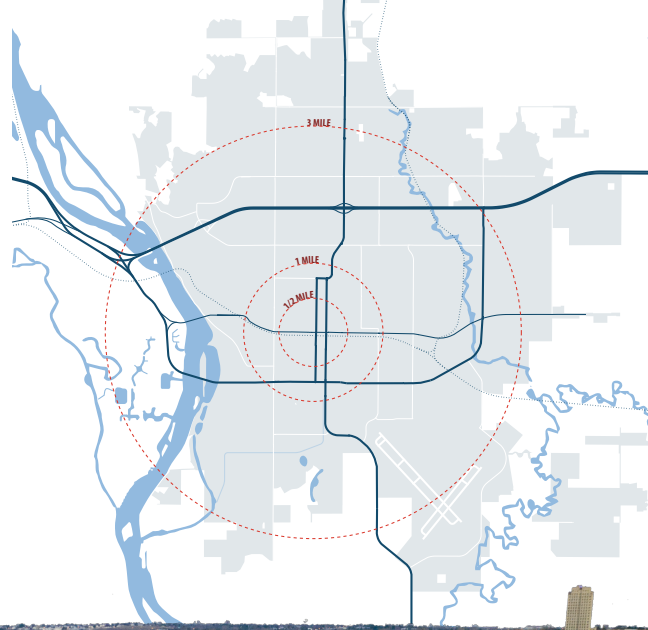


SITE FEATURES

A VIBRANT, DESTINATION NEIGHBORHOOD.

25 restaurant, 17 bars, 40 retailers, five arts and entertainment venues within 5 min. walking distance.

EMPLOYMENT CENTER. Over 12,000 jobs and a daytime population of over 15,000 within a ½ mile radius of the site.



WALK SCORE

84

630 E MAIN AVE. has a walk score of 84 out of 100. Very walkable. Most errands can be accomplished on foot.

.5 MILES	1 MILES	3 MILES
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2,243	14,017	65,502
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2018 POPULATION



15,134	30,017	79,722
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DAYTIME POPULATION



809	1,556	3,952
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BUSINESSES



12,550	26,410	58,766
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EMPLOYEES

SOURCE: ESRI BUSINESS ANALYST, 2018 DATA

SITE FEATURES

HIGHLY WALKABLE LOCATION. With a walk score of 84 - among the highest in Bismarck - the site is located in a vibrant, walkable, mixed-use district.

INVESTMENT OPPORTUNITY. The site is located in both a Renaissance Zone and an Opportunity Zone.

ABUNDANT PARKING OPTIONS:

- Curbside parking along Main Ave and 6th St.
- Direct adjacency to a 282 stall off-street parking structure.
- 432 stall ramp located across 6th Street, accessible through skyway via Radisson public lobby.

HIGHLY VISIBLE LOCATION. Located at the intersection of two high-traffic transportation corridors, over 28,000 vehicles pass by this site on a typical day*.

**ESRI Business Analyst, 2018 Data.*



BUILDING FEATURES

MIXED USE. 52 residential units located on site represent a built-in customer and employment resource.

RIGHT-SIZED. With a variety of spaces available as small as 500 sq.ft., size the space to the needs of your business.

OPEN SPACE. The courtyard behind the building offers a unique opportunity for respite and greenery in the heart of the city.

Adjacent commercial tenants will have the opportunity to program events in the space.

NEW CONSTRUCTION. A state-of-the-art building with energy-efficient materials and building systems. Details available upon request.



PROPOSED SITE PLAN & PRICING

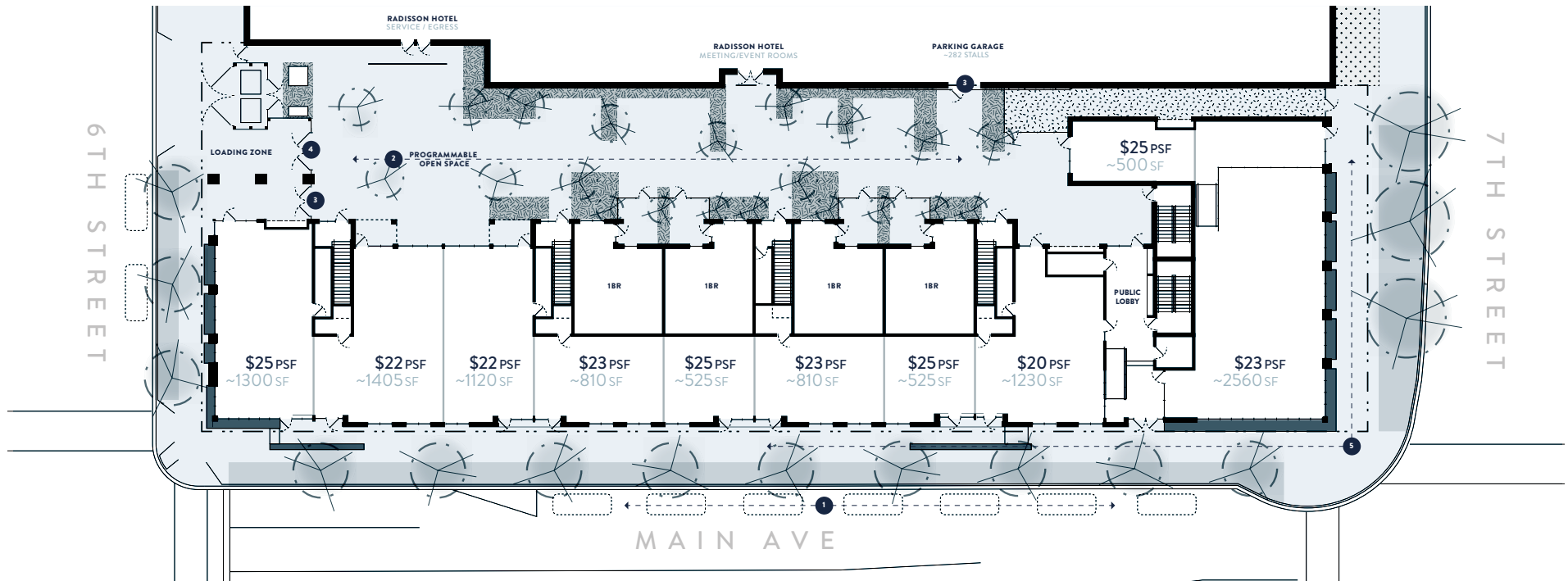
*PROPOSED TENANT SPACES ARE FLEXIBLE

1. **PARKING.** Site plan shows proposed main street curb alignment and parking configuration, per city engineer.
2. **OPPORTUNITY** for tenant input in furniture and fit-out of programmable open space.
3. **SECURITY** gates provide access control. Locked after hours.
4. **POTENTIAL** vehicle access after hours or by prior arrangement.
5. **GENEROUS** sidewalk width for potential street-side patio.

EXECUTIVE SUMMARY FOR LEASE

ADDRESS	630 E Main Ave. – Bismarck, ND
SHELL DELIVERY	Landlord will turn space over to tenant in “Vanilla Shell” condition
DATE AVAILABLE	Summer 2020
LEASE TERM	5 Year Minimum
LEASE RATE	\$20 - \$25 psf + CAM charges (~\$5psf)
APPROXIMATE SF	500 sf - 3,000 sf
PARKING	Street and Ramp Parking
TENANT RESPONSIBILITIES	Base Rent, Electricity Bill, and Build out
OWNER RESPONSIBILITIES	Property Taxes, Building Insurance, Water and Gas Bill, Snow and Trash Removal, General Site Maintenance

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.





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