

# BROADWAY ■ CENTRE ■

Class A Professional Office Suites Second Floor

100 W Broadway Ave - Bismarck, ND



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# BROADWAY CENTRE

Professional • Medical • Energy

## Executive Summary Office Suites Available for Lease

Address:	100 W Broadway Ave - Bismarck, ND
Property Name:	Broadway Centre
Lease Term:	5 Year Minimum Lease
Approximate SF:	#205 - 2,496 sf Unfinished #215 - 3,282 sf Unfinished #220 - 1,483 sf Unfinished #225 - 2,597 sf Unfinished #230 - 8,772 sf Unfinished
Lease Rate:	\$25.00 psf Full Service—\$50.00 psf Build-out Allowance
Parking:	Heated underground parking, plenty of parking across the street to the north.
Tenant Responsibilities	Internet, phone, and janitorial within tenant's space
Landlord Responsibilities	Common Area Maintenance, Snow Removal, Lawn Service, Common Area Cleaning and Utilities.

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.

Lease: \$25.00 psf

\$50 Build-out Allowance

- 1,000 sf to 18,630 sf Available
- Full Service, pay only for janitorial within your space and parking spaces
- No CAM or Load Factor
- On Site Restaurant and Tavern
- On site Salon and Spa
- On site Medical Aesthetics and Laser Center
- Residential Units Available
- Eligible for Renaissance Zone Program
- Walking distance to local restaurants, boutiques, fitness centers, parks, the entire Downtown and the Kirkwood Mall area.



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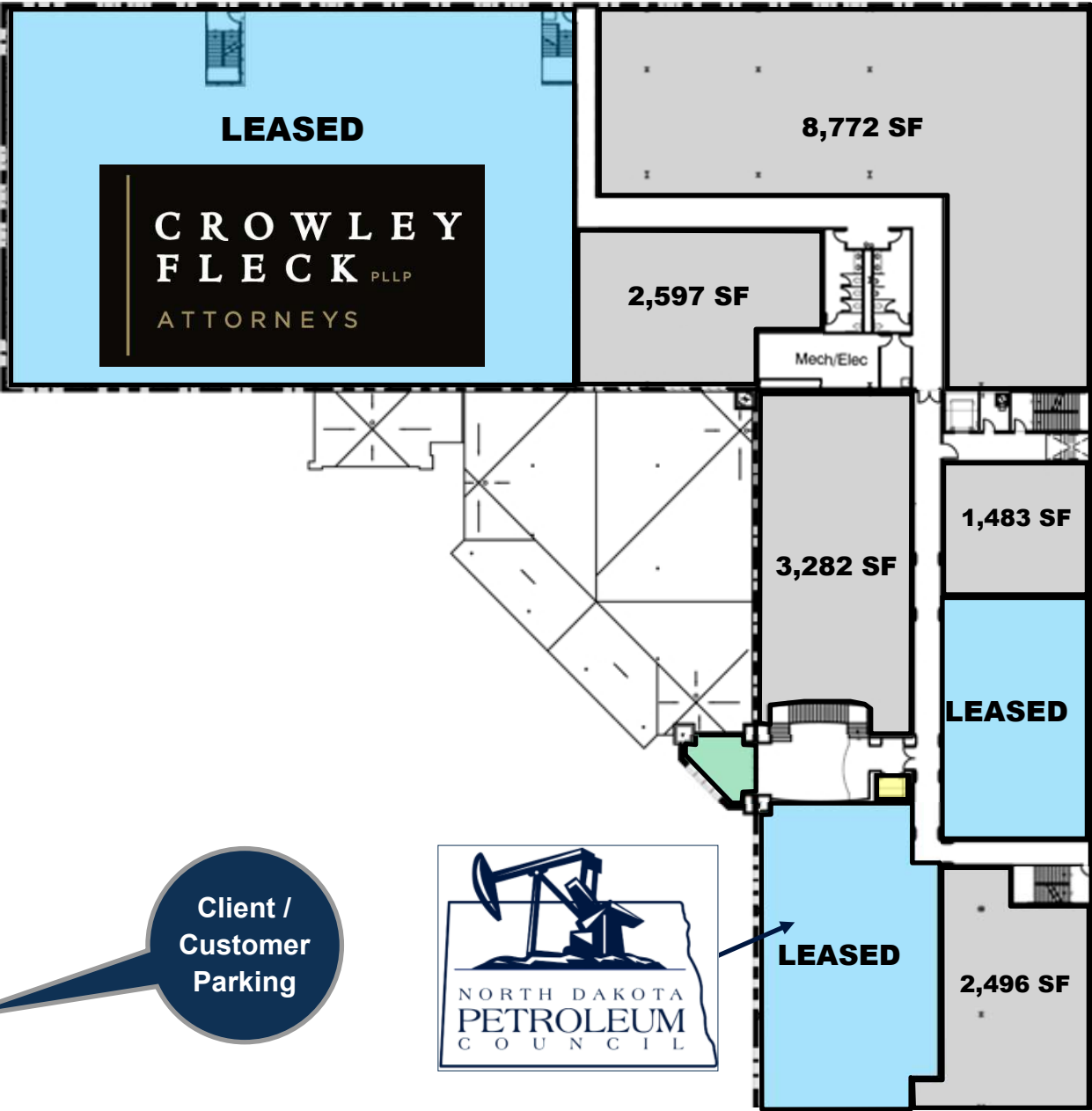
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SECOND FLOOR - FLOOR PLAN

	Available
	Leased
	Lobby Entrance
	Elevator







... A DOWNTOWN LANDMARK







# GRAND ENTRANCE TO LOBBY

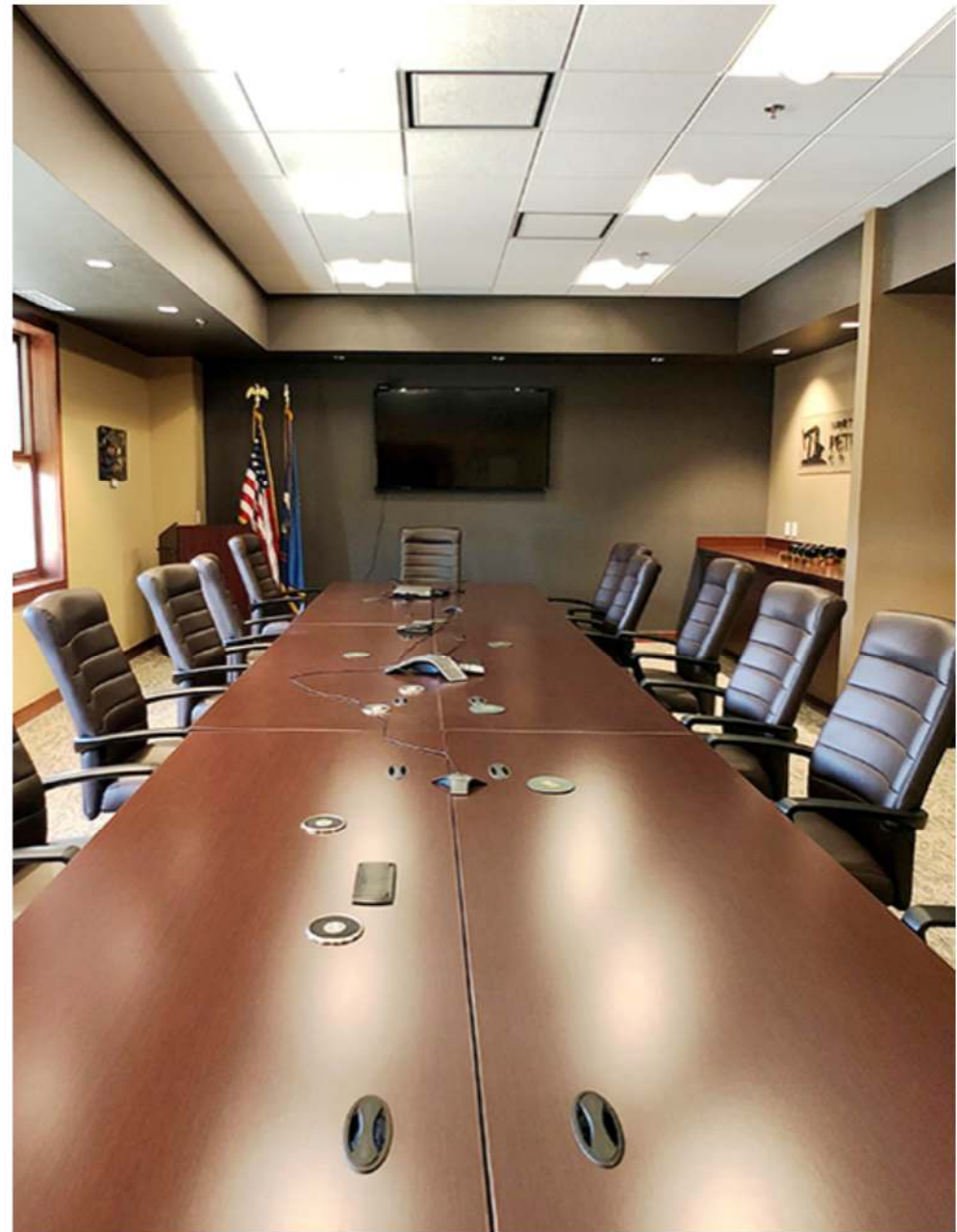






**Custom Finished Work Environments at Broadway Centre**









**Convenient Heated Parking with Elevator Access to your Office**

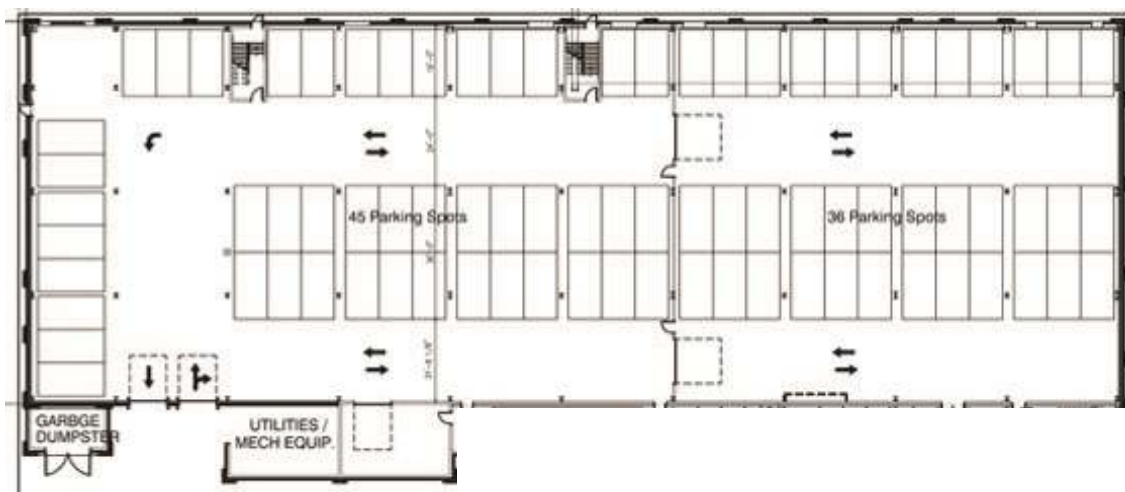






- Ample additional surface parking available just across the street to the north. Convenient client parking located on-site near the front entrance.

## Heated Parking Garage Layout



- Heated parking available. With elevator access to Office Suites. 1 parking space per 1,000 sf of leased space for \$100.00 mo.
- No worries about the cold or the heat!





# Dine•Entertain•Relax

Just a few steps from your office environment discover uniquely prepared modern American cuisine.



Want amazing gourmet foods and a fine wine selection? The Broadway Grill & Tavern serves mouth watering dishes that will excite your senses. Enjoy the view while you eat outdoors on the patio, by the fire pit, or enjoy a good time with friends in the energetic bar.



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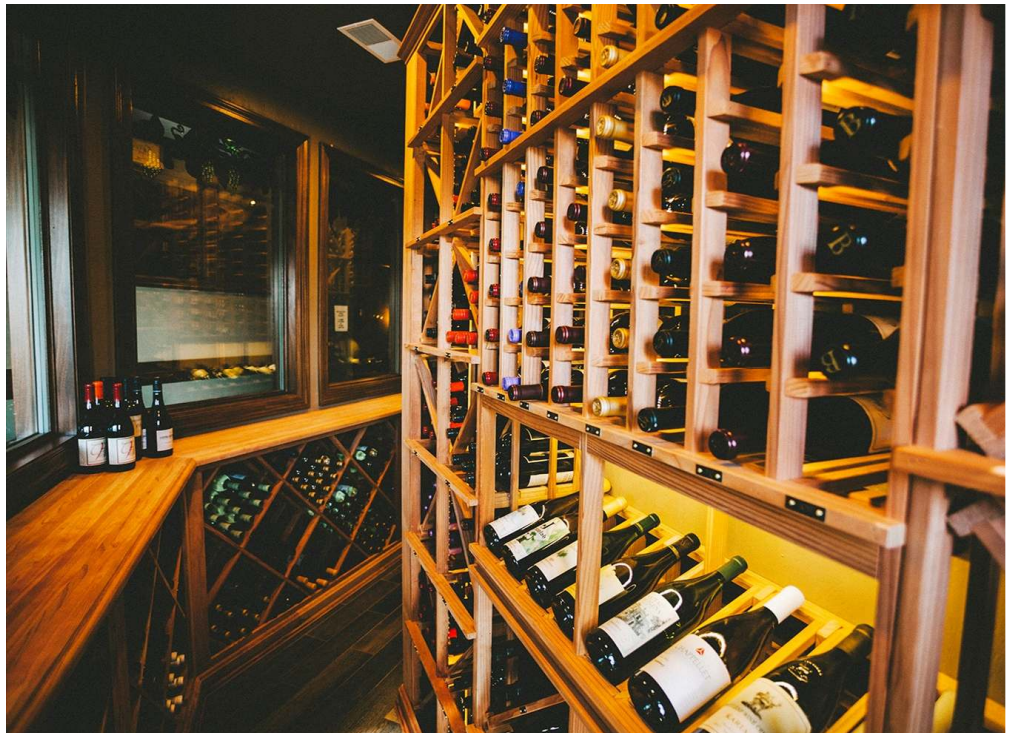
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Business Lunch • Dinner • Happy Hour Fun • Outdoor Dining



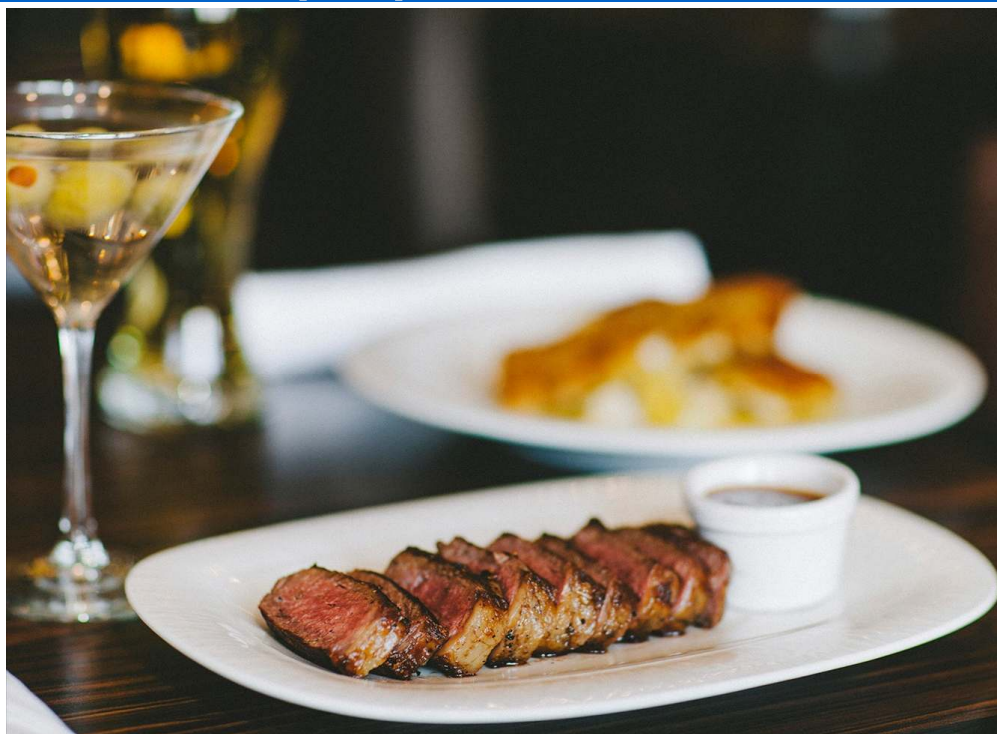




You'll taste the passion and love, our food is prepared from scratch.



Conference /  
Party  
Room







# Live Here.

*Luxury Residences Available*

Top floor luxury condo residences at The Broadway Centre offer a carefree lifestyle for professionals & empty nesters. Enjoy the excitement and convenience of urban living! Two model units, a 3 bdr penthouse and a 3 bdr unfinished condo are available. Contact Pine Companies @ 701.751.2325





A man and a woman are smiling and embracing each other outdoors. The man has grey hair and a beard, and the woman has blonde hair. They are both wearing light-colored shirts.

**PURE**  
aesthetic & laser center  
**SKIN**  
SHELLY BOTSFORD, NP

[Pure Skin - Aesthetic & Laser Center](#)

**Awesome Services Available at the Broadway Centre**

The logo for Broadway Centre Spa & Salon features the text "BROADWAY CENTRE" in a white, sans-serif font above "SPA & SALON" in a larger, white, serif font. A large, stylized ampersand in a gold color connects the two words. The background is dark with light blue wavy lines.

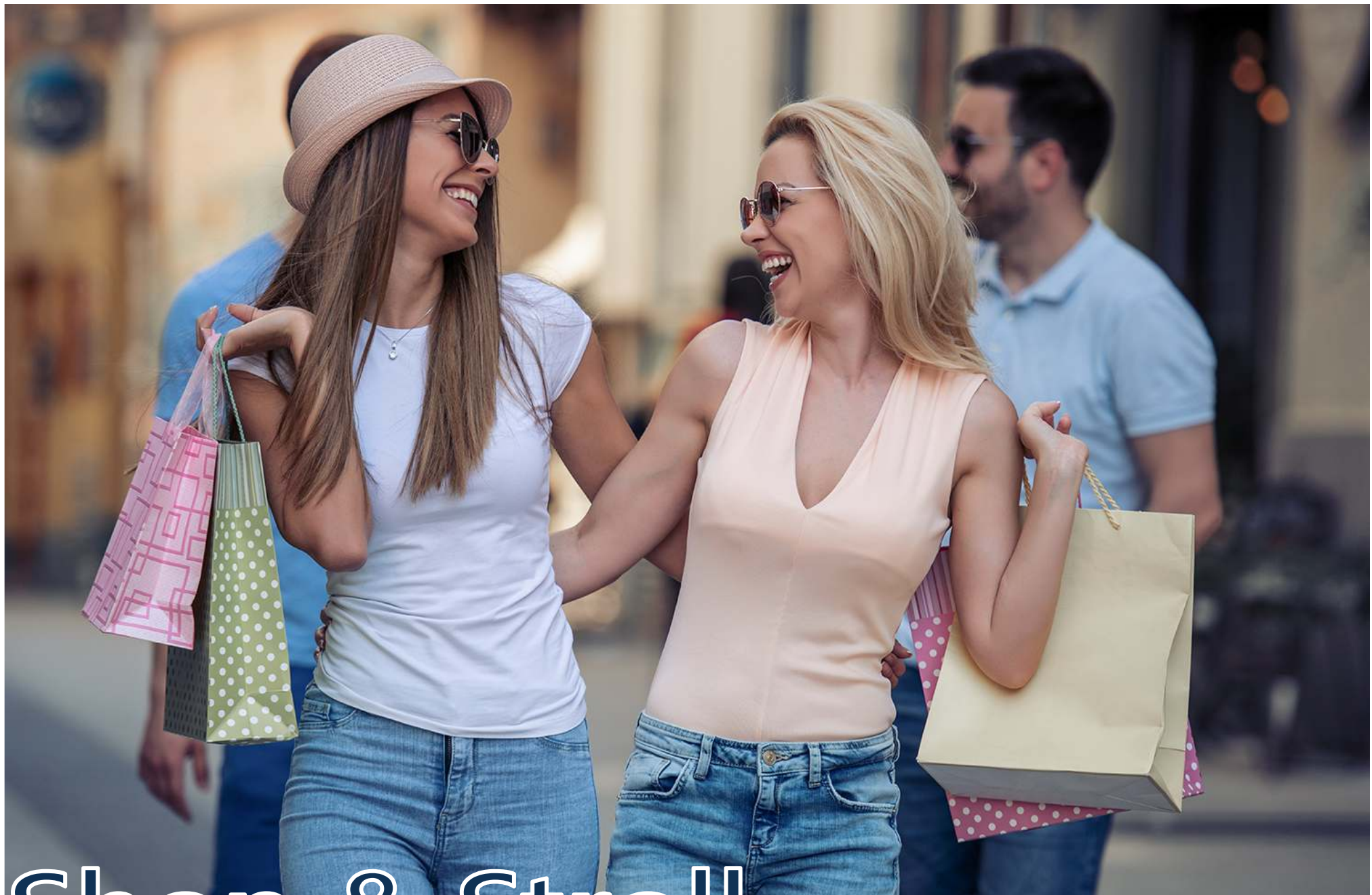
**BROADWAY CENTRE**  
**SPA & SALON**

LOOK GOOD, FEEL GOOD, LIVE GOOD

[Broadway Centre Spa & Salon](#)



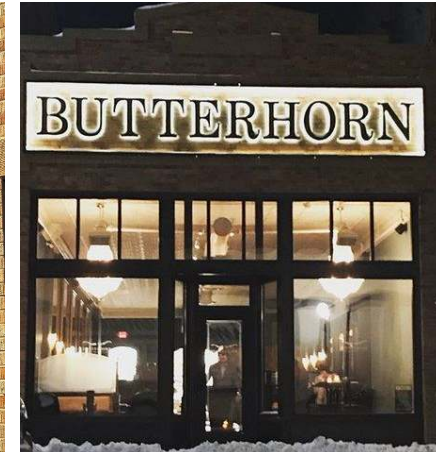




# Shop & Stroll

Enjoy the nearby shops, eateries, parks, and fitness facilities within a few blocks of your office.





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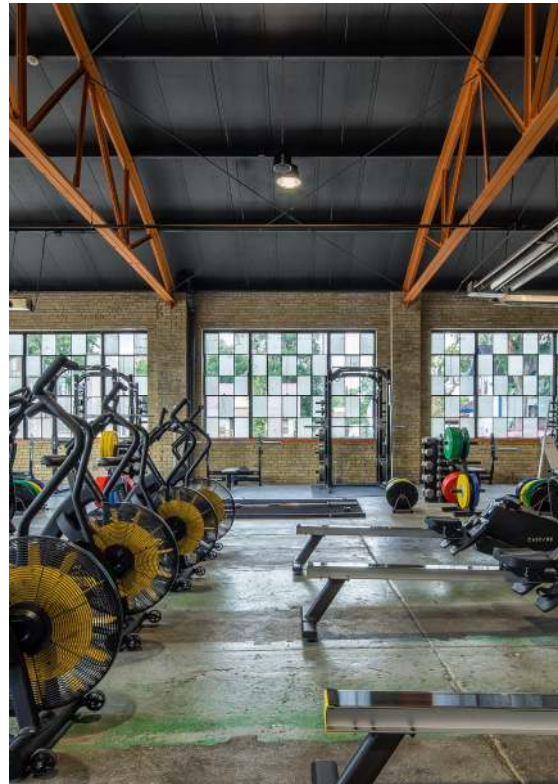
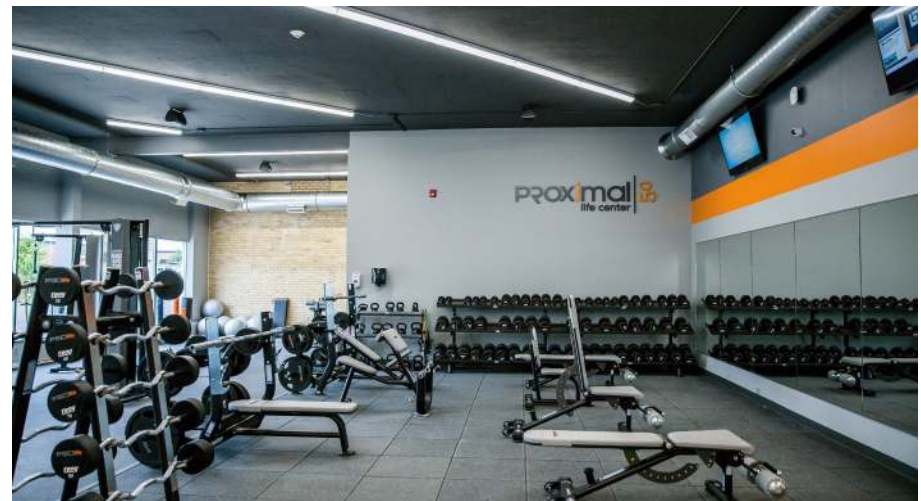
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## Fitness & Wellness Life Center Across the Street







Walk to the baseball games



Elks Aquatic Center



Eagles Park

# AREA HIGHLIGHTS



Camp Hancock



YUM!





# Professional • Medical • Energy Companies

Space is ready for your firm to custom design for your unique needs.



# Renaissance Zone Program

Last Revised: 8/27/2018

City of Bismarck  
Community Development Dept.  
Planning Division

## This guide to the Bismarck Renaissance Zone program includes:

1. Background Information
2. Current Renaissance Zone Boundaries
3. Minimum Project Approval Criteria
4. Available Tax Exemptions
5. Application Procedures

Full program requirements are available in the Renaissance Zone Development Plan on the [City of Bismarck](#) website.

### Background Information

The Renaissance Zone program provides tax incentives to both residents and business for revitalization and redevelopment activities within the Renaissance Zone boundaries. The purpose of the program is to encourage reinvestment in downtown properties, which strengthens the core of the community and helps bolster the economy of the whole region. Bismarck's Renaissance Zone was established in 2001 and has been expanded over the years to include a 37 block area. The Renaissance Zone program recently received a five-year extension and will remain effective until at least 2022.

The Renaissance Zone provides both property and income tax exemptions to property and business owners who invest in qualified projects. There are five different types of Renaissance Zone projects: rehabilitation, new construction, purchase with major improvements, lease, and historical preservation and renovation. Based on the level of improvements made, projects are eligible for up to a 100% property tax exemption on the improvements for a five-year period. Business / investment projects are also eligible for a 100% state income tax exception on income generated from the location.

Being located within a Renaissance Zone does not automatically qualify an applicant for incentives. All projects must be approved by the City of Bismarck and the North Dakota Department of Commerce - Division of Community Services before a potential eligible purchase, lease occupation or rehabilitation of property

occurs. If the qualifying event occurs prior to obtaining all required approvals, a project cannot be designated as a Renaissance Zone project. The property tax and state income tax exemptions are available upon completion of the approved project.

## Available Tax Exemptions

### State Income Tax Incentives

*The City of Bismarck includes additional rules for project eligibility that are beyond state criteria:*

- **Business / Investment Income Tax Exemption:** Any taxpayer that purchases. Leases or rehabilitates residential or commercial property for any business or investment purpose as an approved Renaissance Zone project may be exempt from any tax on income derived from the business or investment locations within the Renaissance Zone for five taxable years, beginning with the month of purchase, lease, or completion of rehabilitation. In the City of Bismarck, improvements must be made with any purchase to be eligible. For rehabilitation projects without purchase, the cost of rehabilitation must equal or exceed fifty percent (50%) of the property's value for tax purposes.

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# Join Exciting Downtown Bismarck!



**DANIEL COMPANIES**  
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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.

**Powerful Team. Powerful Process. Powerful Results.**