

Prime Downtown Main Ave Location

204 E Main Ave - Bismarck, ND

2,357 sf - \$3,750 / mo. NNN



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Executive Summary for Lease

Address:	204 E Main Ave - Bismarck, ND
Date Available:	Available Now
Lease Term:	5 Years + Options to Extend Available
Lease Rate:	\$19.09 psf NNN / \$3,750 mo. NNN (NNN est. @ only \$2 psf)
Approximate SF:	2,357 sf Main Floor + Fully Built-Out Basement Included
Parking:	Back Door and Street Parking
Tenant Responsibilities:	Base Rent, Utilities, RE taxes, Building Insurance, Garbage, Snow Removal, Interior Buildout
Landlord Responsibilities:	Building Structure, Roof

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.



Walk Score

89

204 E Main Ave. has a Walk Score of **89** out of 100. Very Walkable - Most errands can be accomplished on foot.

1/2 MILE

1 MILE

3 MILES

2019 POPULATION



2,460

12,727

63,129

DAYTIME POPULATION



11,671

29,139

78,701

BUSINESSES



815

1,477

3,980

EMPLOYEES



11,383

23,753

57,752

HOUSEHOLD INCOME



\$41,253

\$57,618

\$73,268



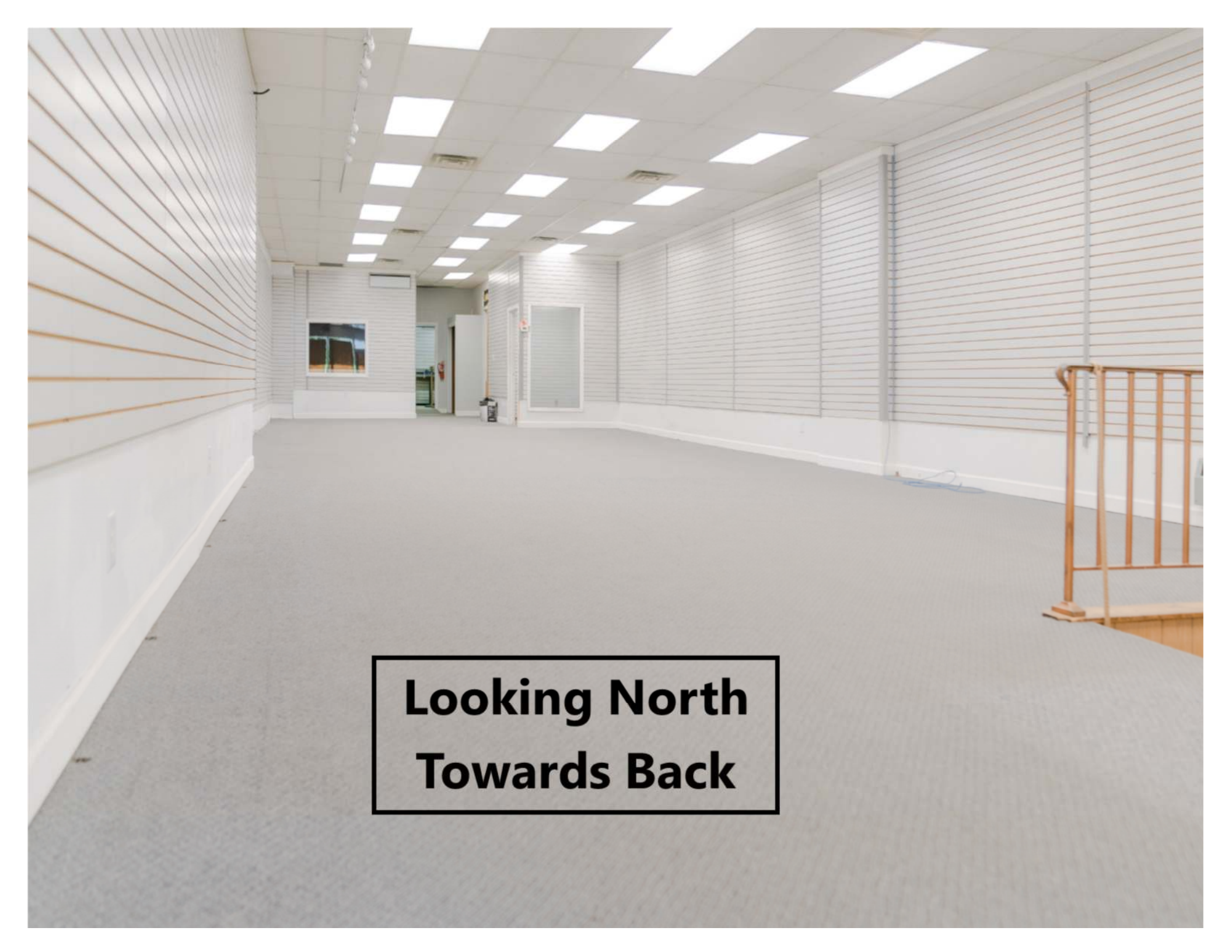
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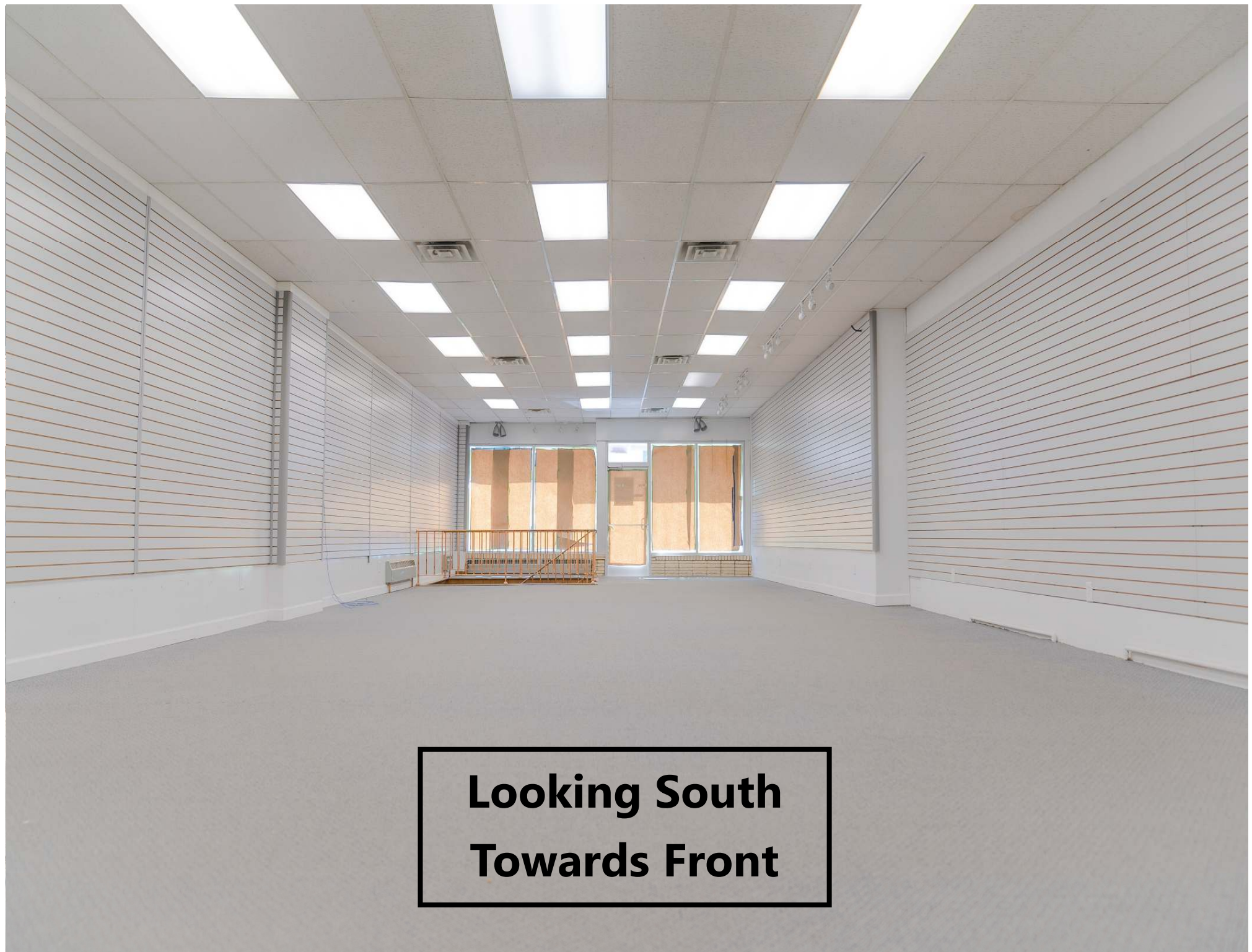
Property Highlights:

- ♦ New Façade Improvements!
- ♦ 10' Drop Ceilings - Potential to expose up to 15' Roof Deck
- ♦ Back door Parking
- ♦ 29,000+ Daytime Population and nearly 24,000 Employees within 1-mile
- ♦ Great Walkability to many downtown restaurants, bars, boutiques, art galleries, banks, Bismarck Event Center, and Kirkwood Mall
- ♦ Amazing Visibility and signage Opportunity
- ♦ 89 Walk Score - Among the very highest in all of Bismarck
- ♦ New Roof in 2019
- ♦ Similar Layout to Butterhorn Toasted Frog, Pirogue, Starving-Rooster, and Brick Oven Bakery

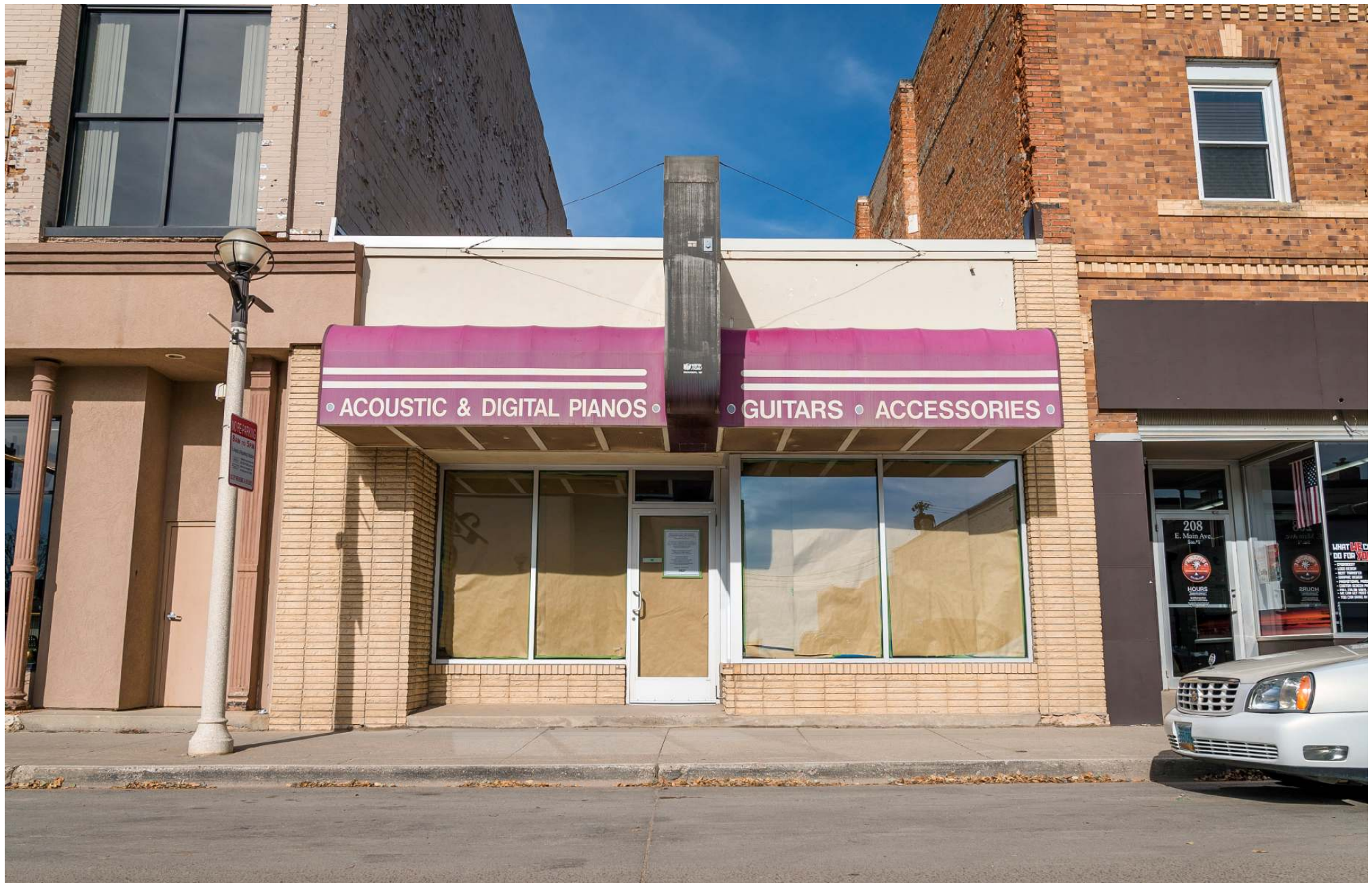




**Looking North
Towards Back**



**Looking South
Towards Front**



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Proposed Exterior Improvements

NEW two-tone wood material signage band, accent lighting, and blade sign

SIGNAGE

NEW modern light grey painted brick, black paint anodized aluminum window frames



Major, Future Downtown Bismarck Investments that will spur Economic Growth and Development

- ♦ University of Mary - Downtown Campus on corner of 5th St. and Front Ave.
- ♦ Sanford Health - State of the Art, Regional Heart Hospital on corner of 7th St. and Rosser Ave.



UNIVERSITY
of MARY

Major, Future Downtown Bismarck Investments that will spur Economic Growth and Development

- ♦ Mixed-Use Development on corner of Main Ave. & 7th St. - 52 apartment + 10,000 sf ground floor commercial space
- ♦ 55-Unit Apartment Complex on corner of 1st St. & Sweet Ave.



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Built in 1890, 204 E. Main Ave. seems to be the second oldest building in Downtown Bismarck. It was once the final addition apart of the “Dakota Block Building”, built in 1880; which was the first building built in Downtown Bismarck.

In 1953, 204 E. Main Ave. was home to a street-front bar, named “Dick’s”, with a Pabst Blue Ribbon blade sign out front.









Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



THREEFOLD



Small town. Growing city.







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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.