

Grand Pacific Center

400 E Broadway Ave Suite 505 - Bismarck, ND

8,347 sf / \$15.50 psf / \$10,782 mo.



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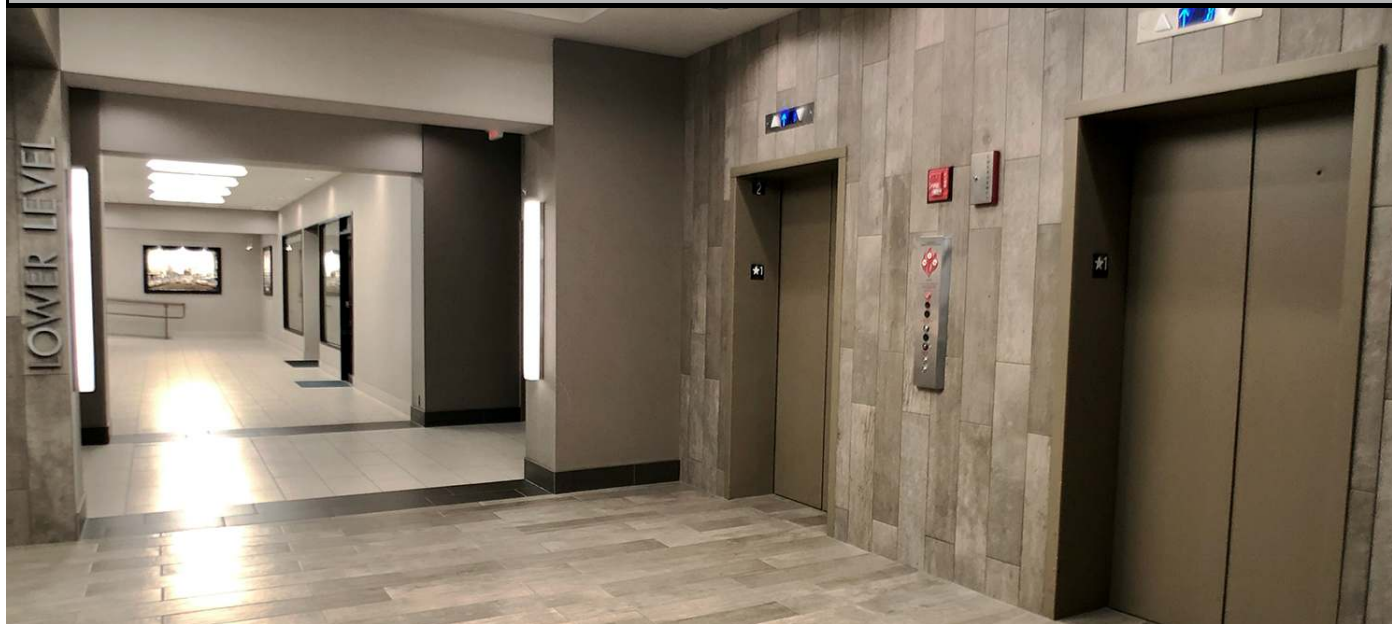
Executive Summary for Lease

Address:	400 E Broadway Ave Suite 505 - Bismarck, ND
Property Name:	Grand Pacific Center
Available:	September 1st, 2021
Lease Term:	Minimum 3 Years
Lease Rate:	\$15.50 psf / \$10,782 mo. - For 8,347 sf
Approximate SF:	8,347 sf (940 sf + 1,088 sf Available on 5th Floor)
Parking:	Street and City ramp parking - 4 spaces in attached ramp at City Rates. More spaces available at City Parking Ramps.
Tenant Responsibilities:	Parking, Internet, and Phone

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.



400E Broadway Ave. has a Walk Score of 89 out of 100. Very Walkable - Most errands can be accomplished on foot.



	.5 MILES	1 MILES	3 MILES
2020 POPULATION			
	2,573	13,734	64,107
DAYTIME POPULATION			
	13,222	26,792	77,342
BUSINESSES			
	794	1,432	3,916
EMPLOYEES			
	11,760	23,668	57,794
HOUSEHOLD INCOME			
	\$46,613	\$63,097	\$80,473



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**Lobby
Entrance**

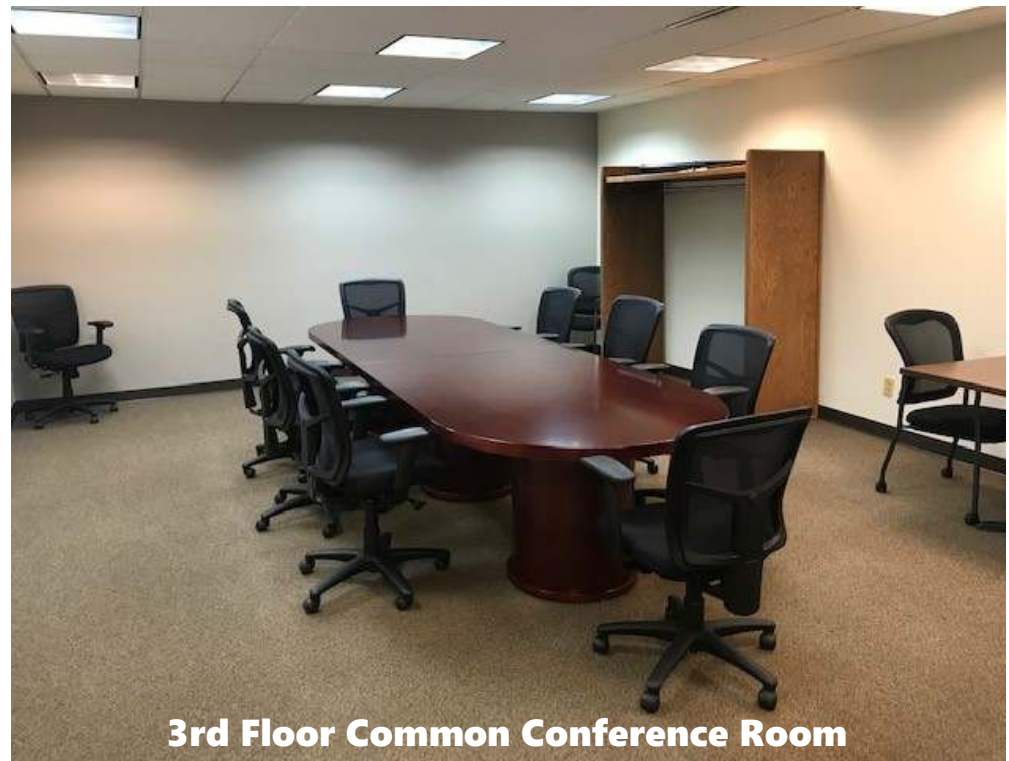
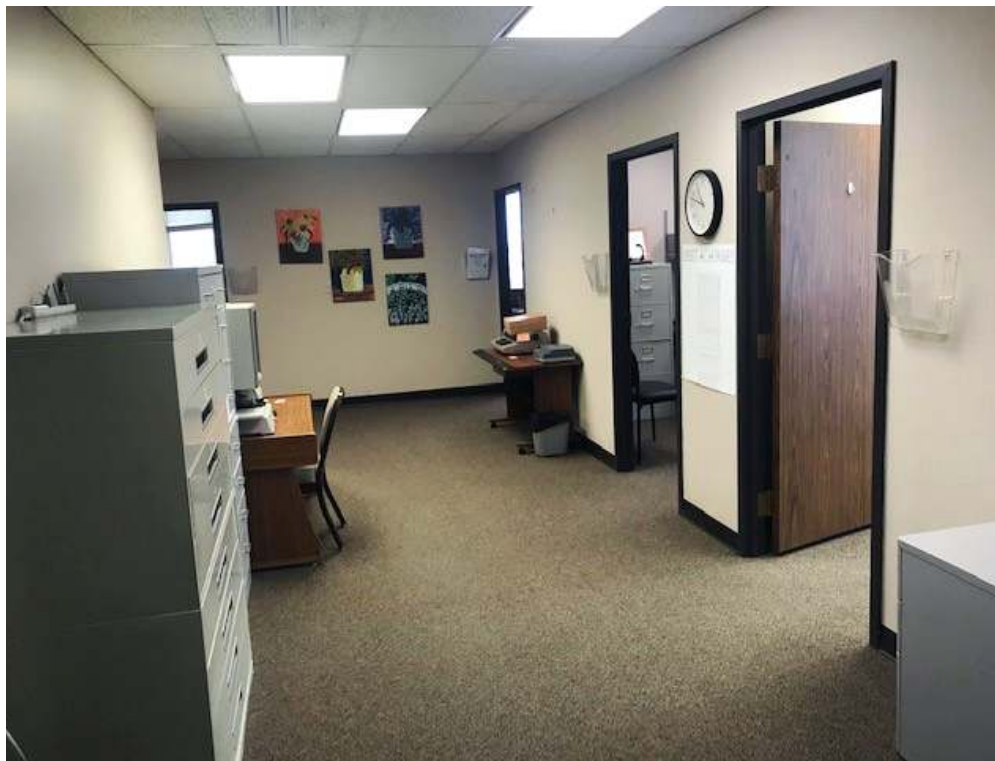




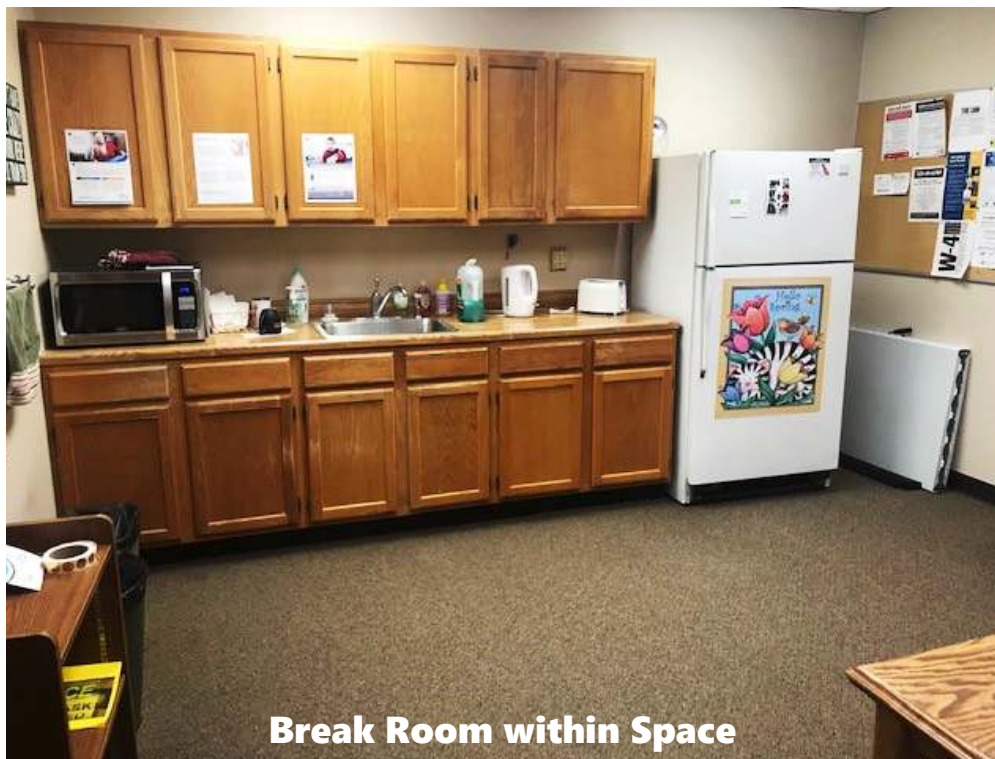
Many Offices with Awesome Views!



Conference Room within Space



3rd Floor Common Conference Room



Break Room within Space



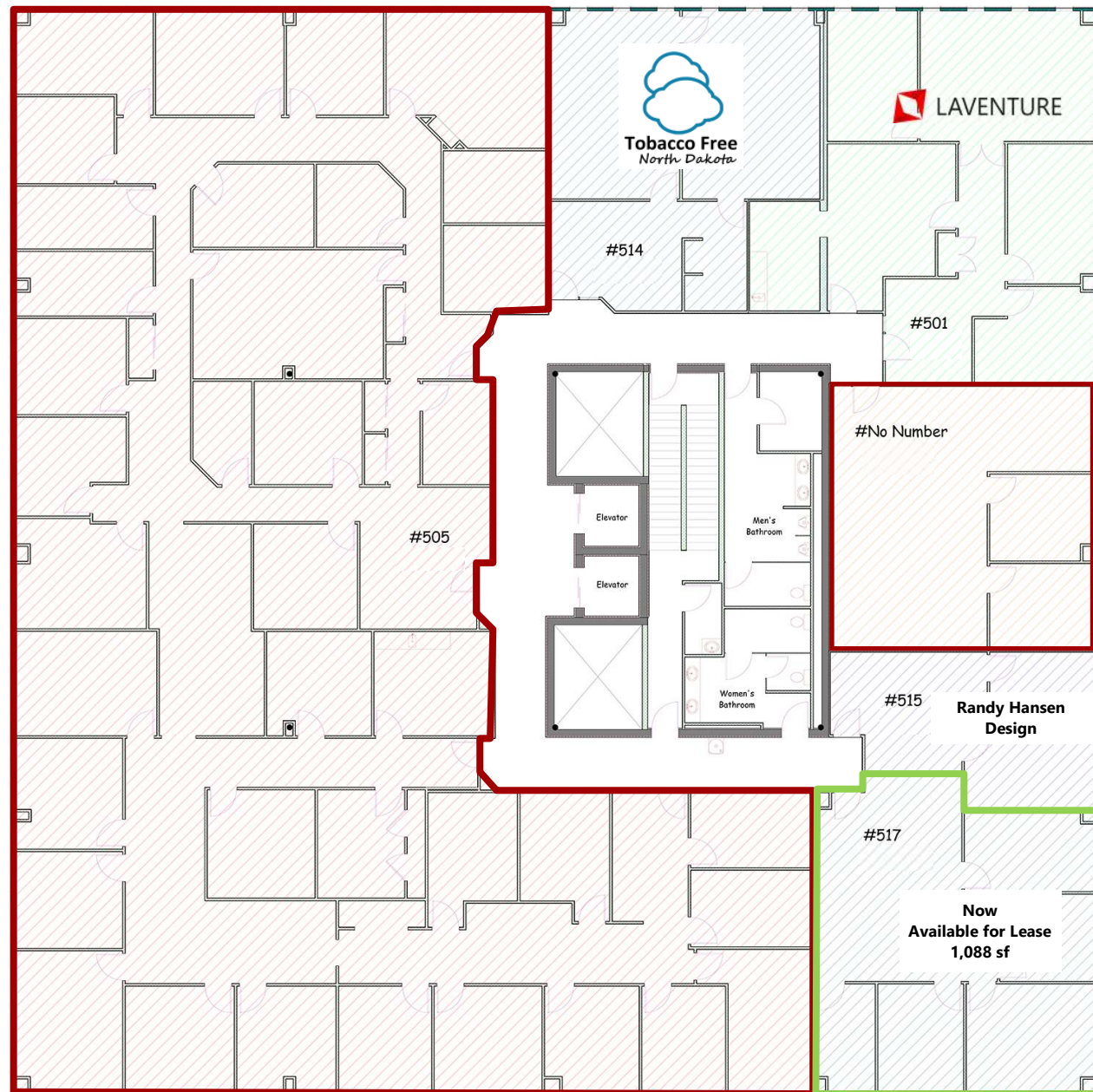
Lower Level Common Break Room

Floor Plan

Available Sept. 1, 2021 - 8,347 sf

Available Sept. 1, 2021 - 940 sf

Available Now - 1,088 sf



Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck-Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.





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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.