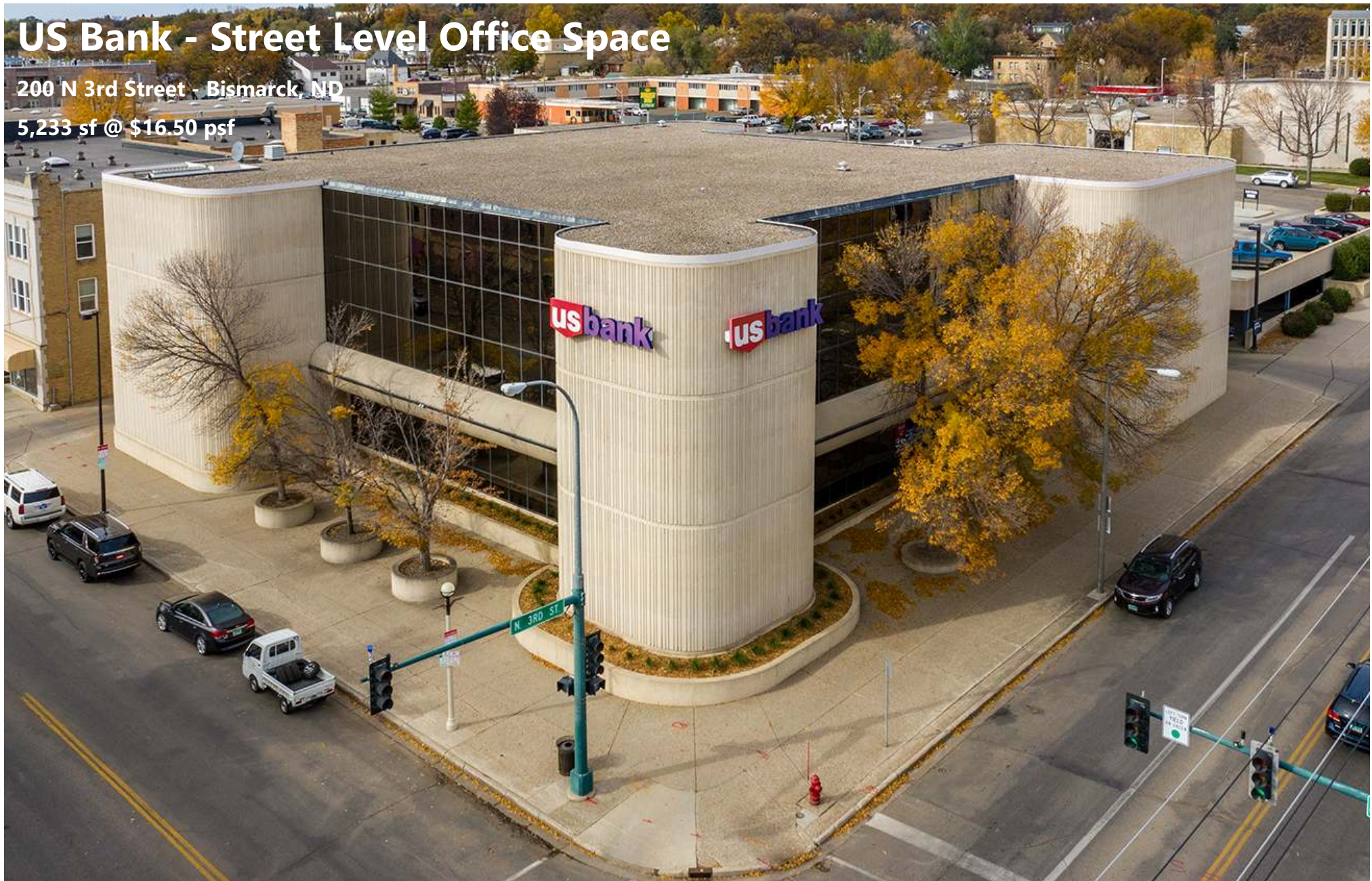


US Bank - Street Level Office Space

200 N 3rd Street - Bismarck, ND

5,233 sf @ \$16.50 psf



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DanielCompanies.com

Executive Summary for Lease

| | |
|----------------------------|---------------------------------|
| Address: | 200 N 3rd Street - Bismarck, ND |
| Date Available: | 1/1/2021 |
| Lease Rate: | \$16.50 psf / \$7,196.00 mo. |
| Estimated CAM/NNN: | None |
| Lease Term: | 3 Year Minimum |
| Approximate SF: | 5,233 sf |
| Parking: | Available at Additional Cost |
| Tenant Responsibilities: | Interior Janitorial |
| Landlord Responsibilities: | Full Service |

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.



DAYTIME POPULATION

| .5 MILE | 1 MILE | 3 MILES |
|---------|--------|---------|
| 11,308 | 29,299 | 79,441 |



AVERAGE HOUSEHOLD INCOME

| .5 MILE | 1 MILE | 3 MILES |
|----------|----------|----------|
| \$44,050 | \$56,879 | \$73,256 |



2019 POPULATION

| .5 MILE | 1 MILE | 3 MILES |
|---------|--------|---------|
| 2,911 | 12,943 | 63,919 |



EMPLOYEES

| .5 MILE | 1 MILE | 3 MILES |
|---------|--------|---------|
| 10,913 | 23,835 | 58,218 |

Property Highlights

- ♦ 10 private offices
- ♦ Reception Area
- ♦ Open Work Areas
- ♦ Conference Room
- ♦ Elevator Access
- ♦ Glass Walls and many Windows
- ♦ Access to connected Parking Ramp
- ♦ Parking at additional cost
- ♦ Walk Score of 90 - Walkers Paradise
- ♦ Window signage available



Potential Uses

- ♦ Association Headquarters
- ♦ Energy Industry
- ♦ Law Firm
- ♦ Accounting Firm
- ♦ Medical Offices
- ♦ Government Office
- ♦ Professional Services
- ♦ Engineering Firm
- ♦ Development Company
- ♦ Consulting Firm





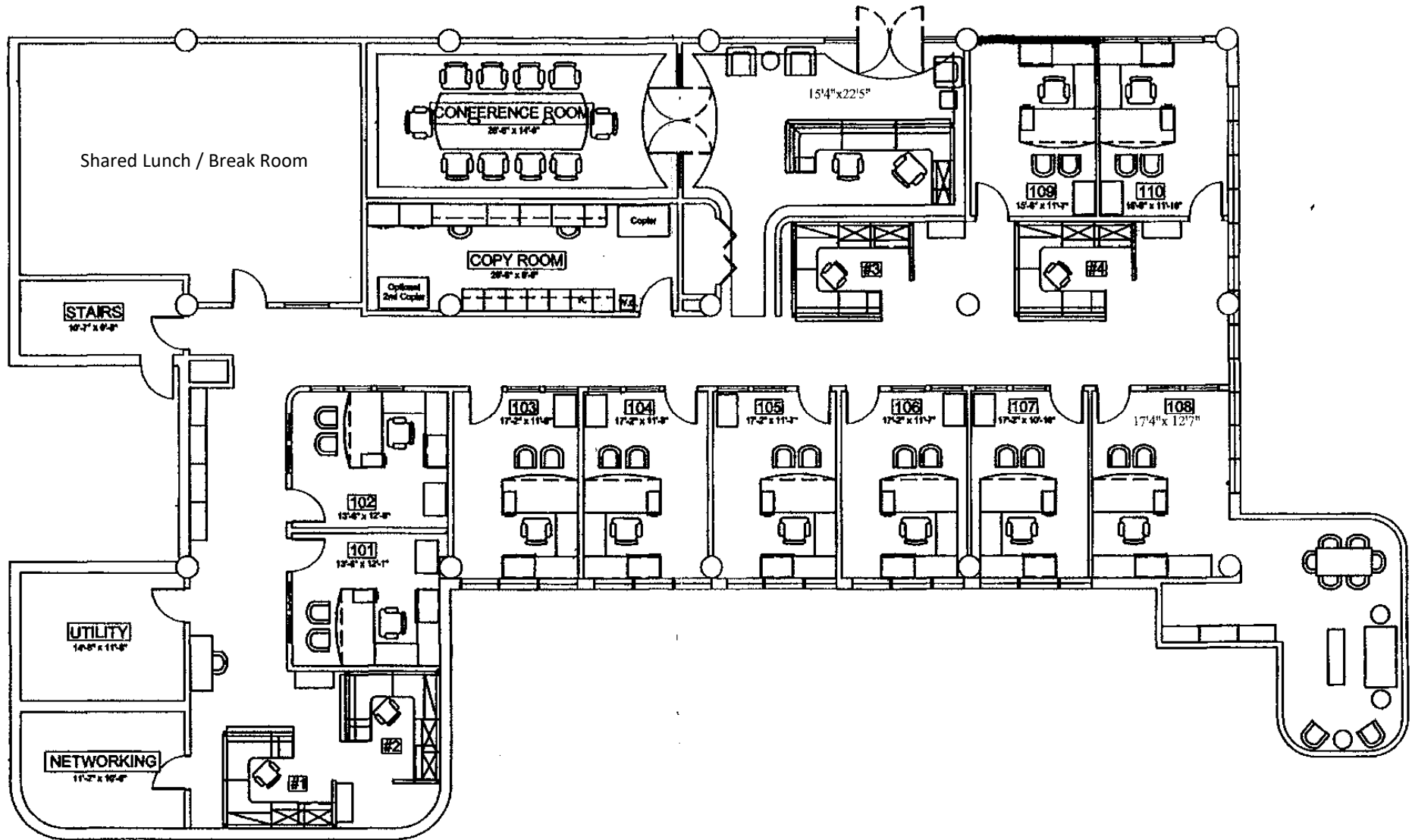




**Shared
Break
Room**



Floor Plan



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.

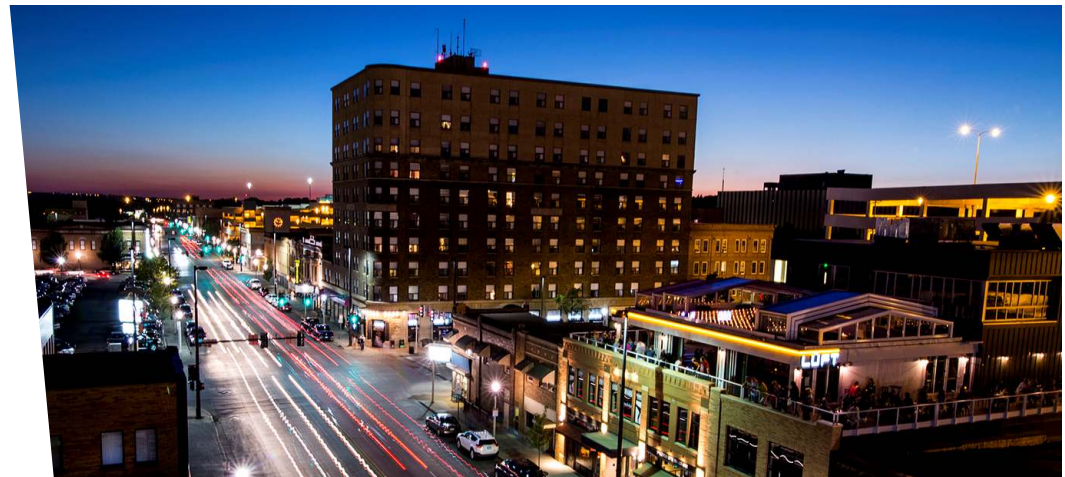
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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 WalletHub 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.





BROADWAY CENTRE

William L Guy
Federal Building



SITE

E Front Ave

N 1st St.

N 2nd St.

N 3rd St.



E Broadway Ave

3,900 VPD



8,585 VPD

E Main Ave

10,090 VPD

12,615 VPD



Join Exciting Downtown Bismarck!



THREEFOLD



hiccup's
KIDS + BABY



Bismarck Veterans Memorial
Public Library



BOUTIQUE
Dante's

BISMARCK



WHITE LACE

Bridal

Small town. Growing city.







DANIEL COMPANIES

The Leader in Commercial Real Estate



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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.