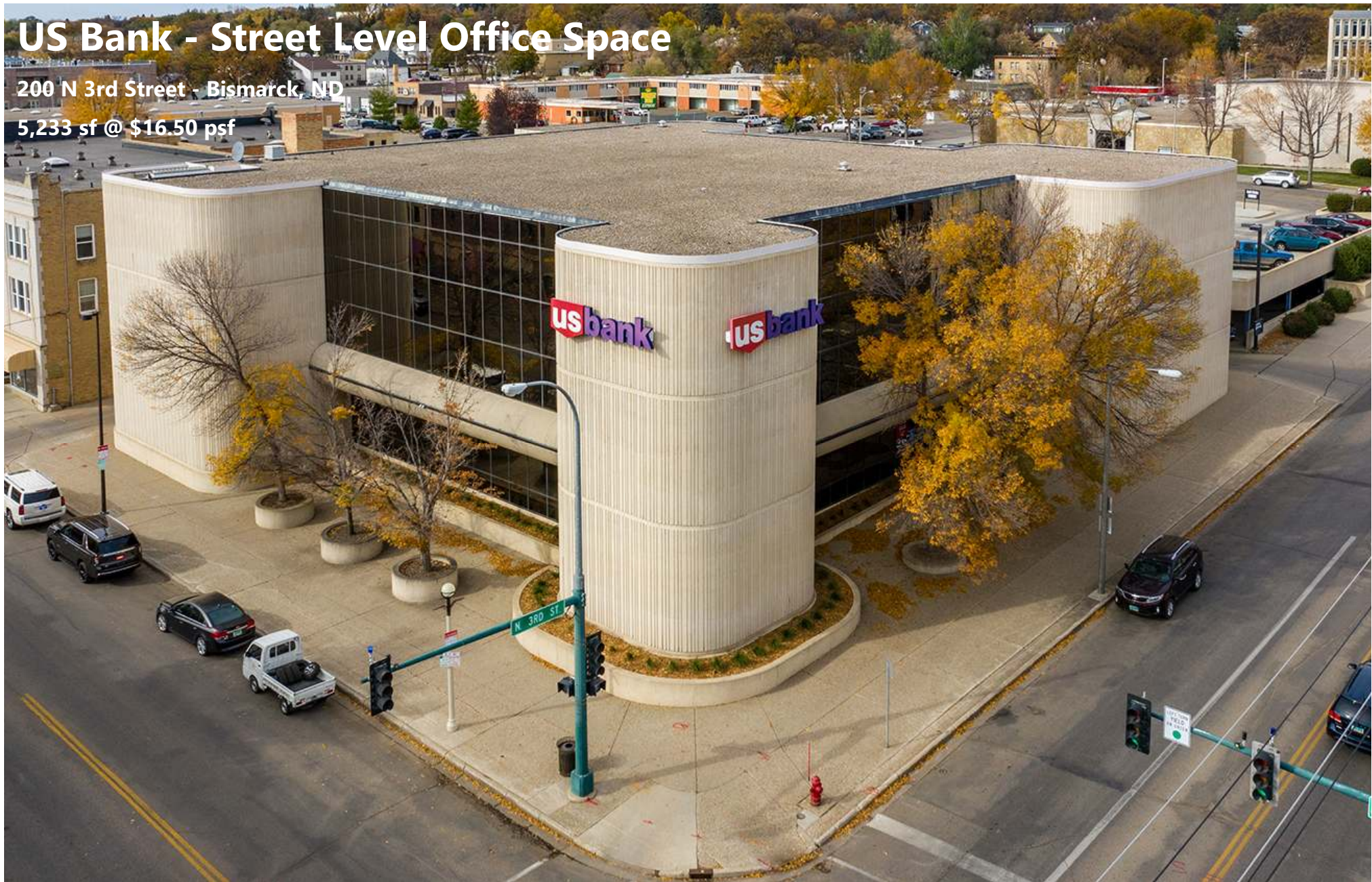


US Bank - Street Level Office Space

200 N 3rd Street - Bismarck, ND

5,233 sf @ \$16.50 psf



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Executive Summary for Lease

Address:	200 N 3rd Street - Bismarck, ND
Date Available:	Now
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
9,343	20,046	76,694



AVERAGE HOUSEHOLD INCOME

.5 MILE	1 MILE	3 MILES
\$53,120	\$63,745	\$80,655



2020 POPULATION

.5 MILE	1 MILE	3 MILES
2,904	12,917	63,919



EMPLOYEES

.5 MILE	1 MILE	3 MILES
10,570	21,064	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



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Potential Uses

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



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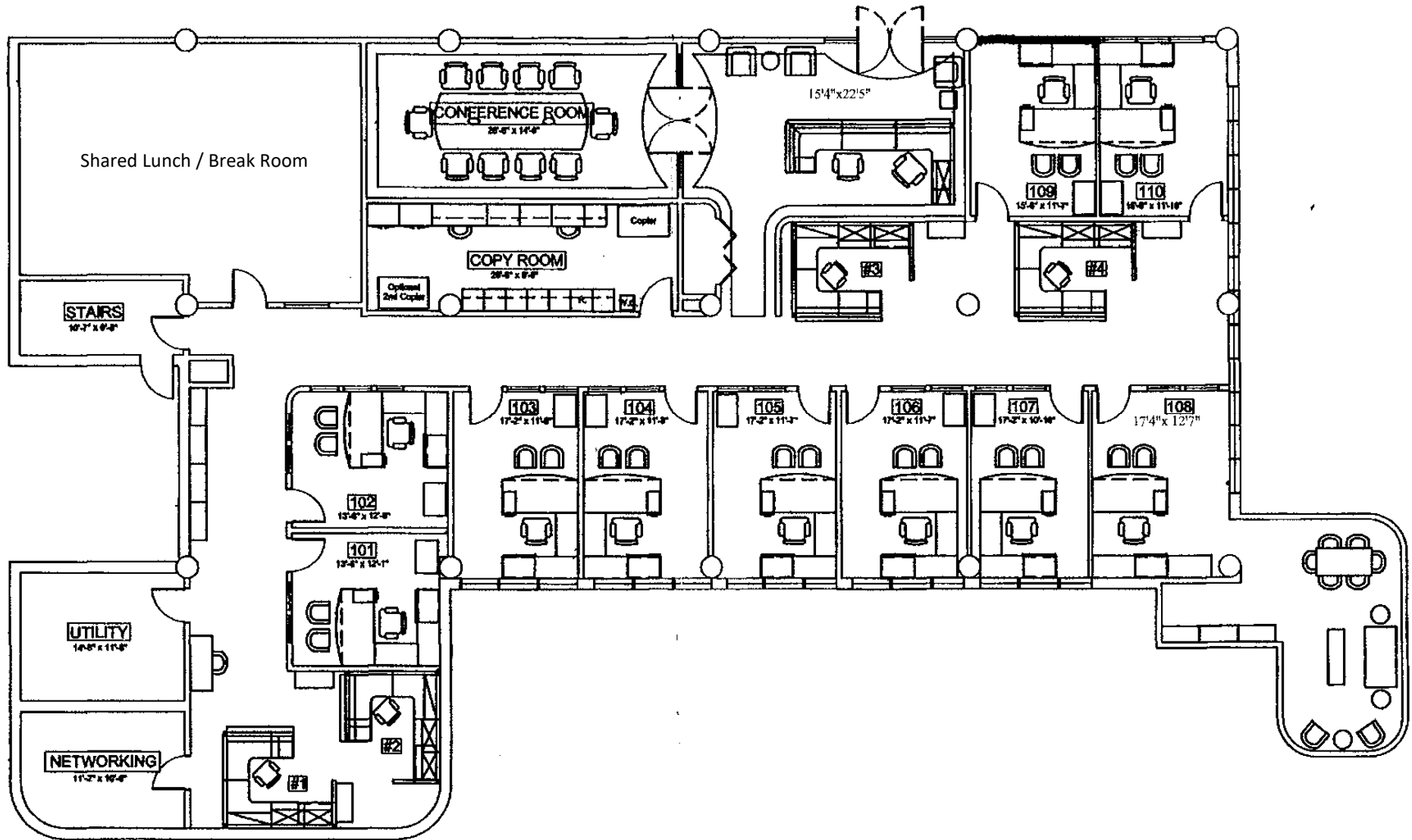
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**Shared
Break
Room**



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.

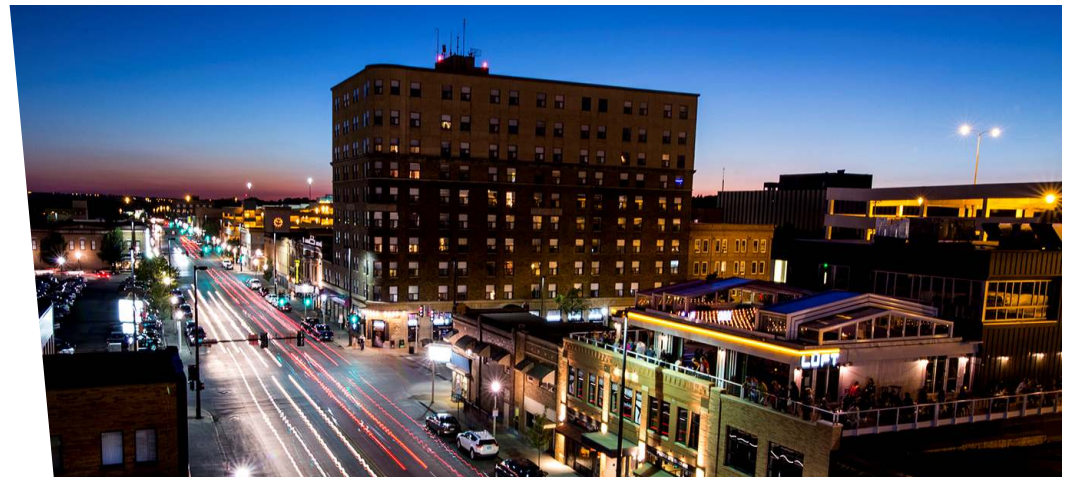
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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 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.





William L Guy
Federal Building

Gate City Bank
GLANCE
MONTANA-DAKOTA
UTILITIES CO.
Starion
BANK
CRAFTADE

CHI St. Alexius Health
SANFORD
HEALTH
MDC
MID DAKOTA CLINIC

BROADWAY
CENTRE

SITE

usbank

BNC National Bank
PIROGUE
GRILLE
BRIDAL
IT MORE
UE
Kestrel
THE TOASTER
THE CAPITAL
Brick Oven
Bakery

E Front Ave

E Broadway Ave

3,900 VPD

Stella's
BLACKTIE
OPTIONAL
NutriNation
AMBISSION
America's
HOME LOANS
WHITE LACE
Bridal
usbank
noodlezip
BUTTERHORN

Blarney
ROUNDHOUSE
LUFT
JLG
THRIFTY
WHITE
PHARMACY
ANIMA
CUCINA
FIREFLOUR
PIZZA
ELBOW
ROOM
McDonald's

N 3rd St.

8,585 VPD

E Main Ave

10,090 VPD

12,615 VPD

Coffee Beans
Buck's
Qdoba
MEXICAN GRILL
crabapple
Panera
BREAD
HUHOT
MONGOLIAN GRILL
FIRST WESTERN
BANK & TRUST
noodles
& company

BISMARCK
EVENT CENTER
Kirkwood Mall

Join Exciting Downtown Bismarck!



THREEFOLD



hiccup's
KIDS + BABY



BOUTIQUE

Bismarck Veterans Memorial
Public Library



BISMARCK

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WHITE LACE

Bridal







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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.