

Grand Pacific Center

Master Brochure - All Spaces

400 E. Broadway Ave.
Bismarck, ND



Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

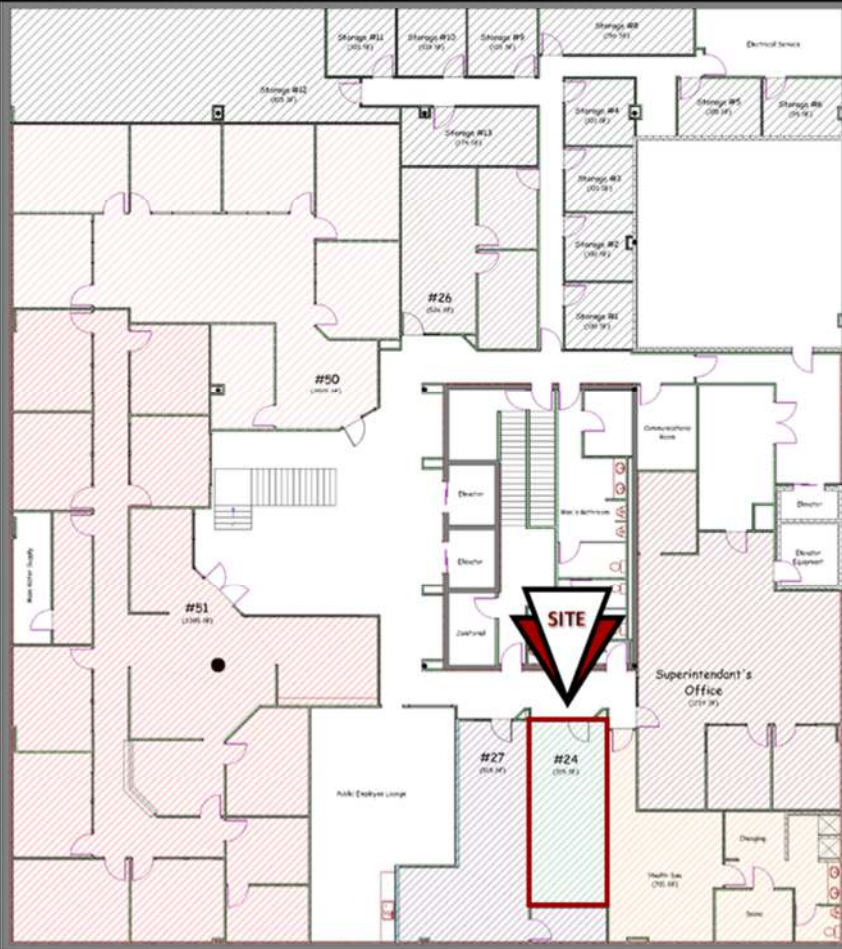
Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

DanielCompanies.com

Executive Summary for Lease

Address:	400 E Broadway Ave Suite 24 - Bismarck, ND
Property Name:	Grand Pacific Center - Lower Level
Lease Term:	Minimum 3 Years
Lease Rate:	\$13.00 psf / \$372.00 mo.
Approximate SF:	343 sf
Parking:	Street and ramp parking
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.



Office Specifics

\$14.00 psf - Full Service

- 2,025 sf / \$2,362.50 mo.
- 6 Offices
- Conference Room
- Kitchen / Break Room
- Lobby

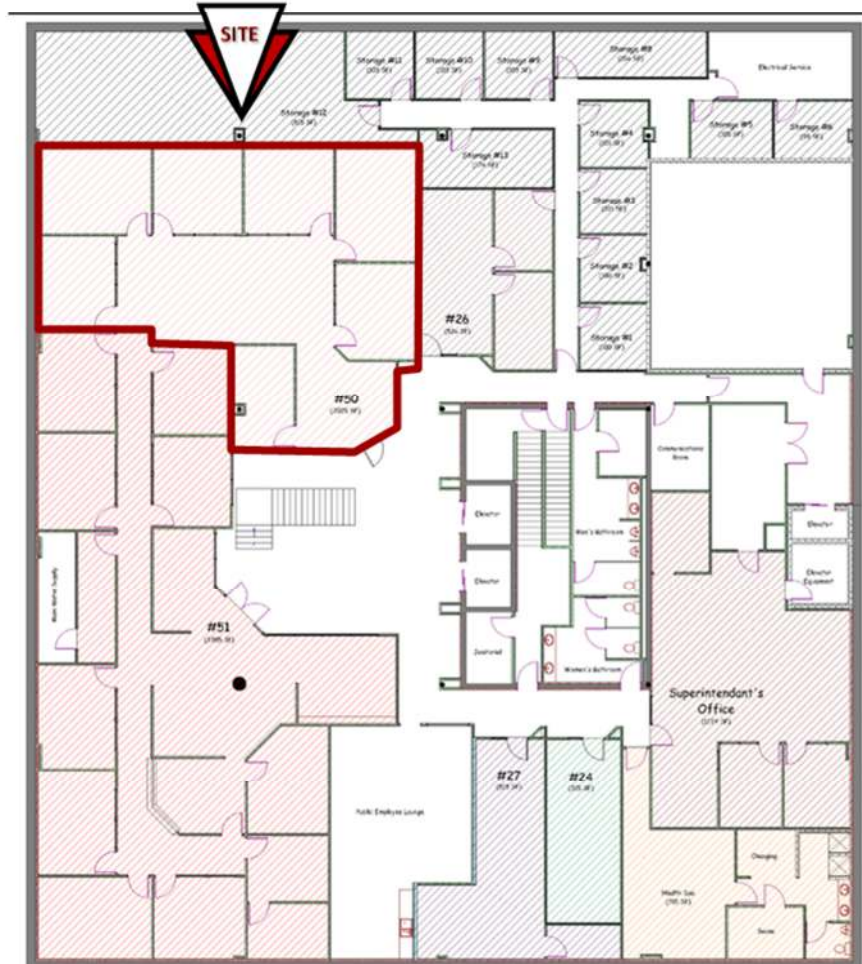
Property Highlights

- 3% Annual Increase
- Two Elevators
- Building Conference Room and Break Room
- Great Location and view corner of N 4th St and Broadway Ave
- Downtown Landmark Building Newly Renovated Exterior & Interior Lobby
- Walkable to Downtown, restaurants, shops, gyms, banks, and Courthouse

Executive Summary for Lease

Address:	400 E Broadway Ave Suite 51-A - Bismarck, ND
Property Name:	Grand Pacific Center - Lower Level
Lease Term:	Minimum 3 Years
Lease Rate:	\$14.00 psf / \$2,362.50 mo.
Approximate SF:	2,025 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

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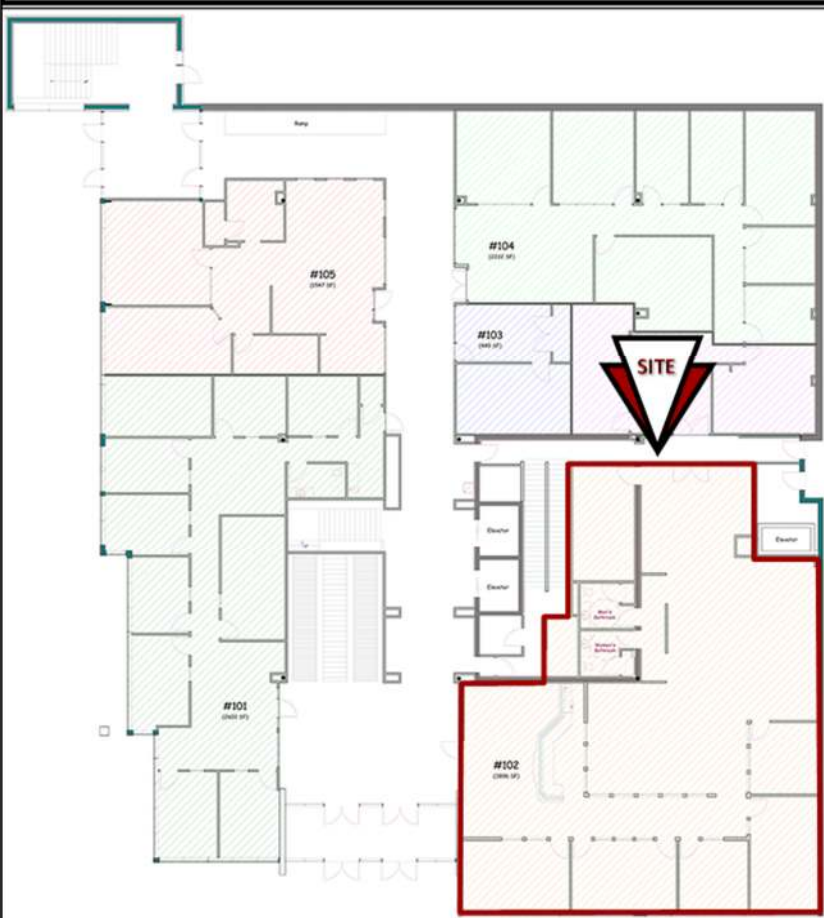




Executive Summary for Lease

Address:	400 E Broadway Ave Suite 102 - Bismarck, ND
Property Name:	Grand Pacific Center
Date Available:	August 1st, 2021
Lease Term:	Minimum 3 Years
Lease Rate:	\$18.00 psf / \$5,844 mo.
Approximate SF:	3,896 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

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400 E 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
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2020 POPULATION



2,573	13,734	64,107
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DAYTIME POPULATION



13,222	26,792	77,342
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BUSINESSES



794	1,432	3,916
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EMPLOYEES



11,760	23,668	57,794
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HOUSEHOLD INCOME

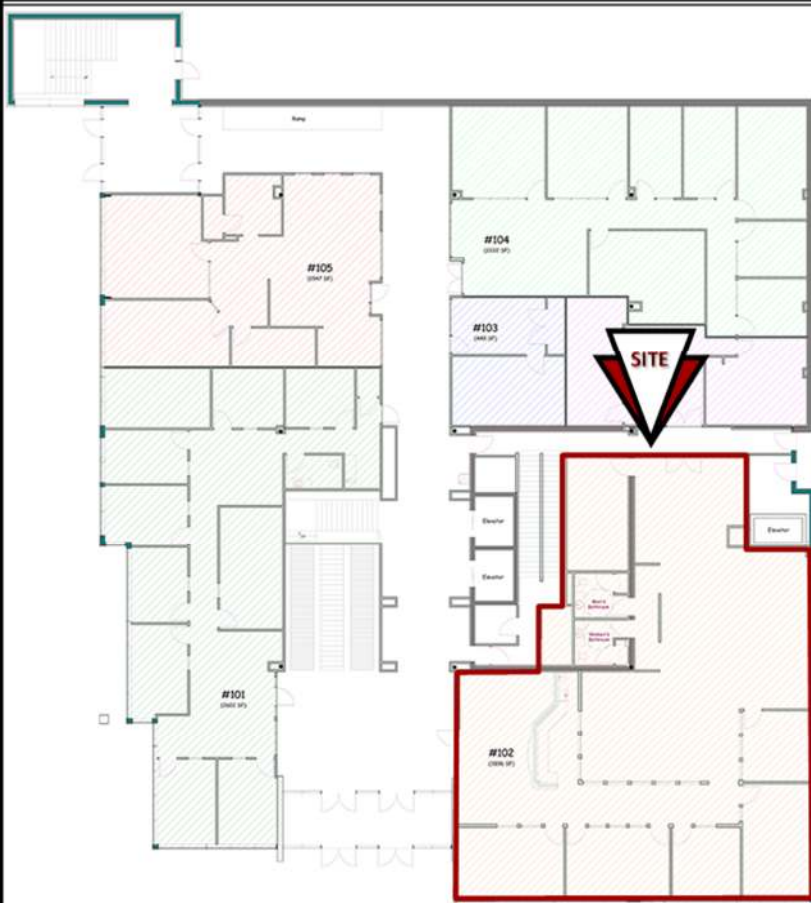


\$46,613	\$63,097	\$80,473
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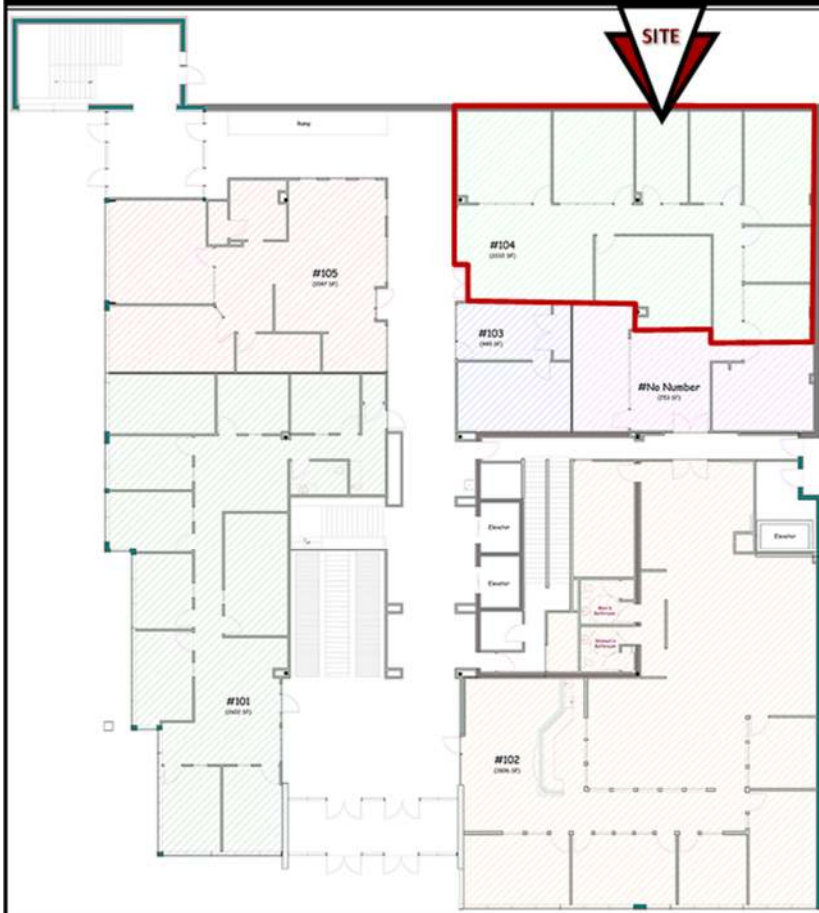
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Executive Summary for Lease

Address:	400 E Broadway Ave Suite 104 - Bismarck, ND
Property Name:	Grand Pacific Center
Date Available:	January 1st, 2021
Lease Term:	Minimum 3 Years
Lease Rate:	\$15.50 psf / \$2,870 mo.
Approximate SF:	2,222 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

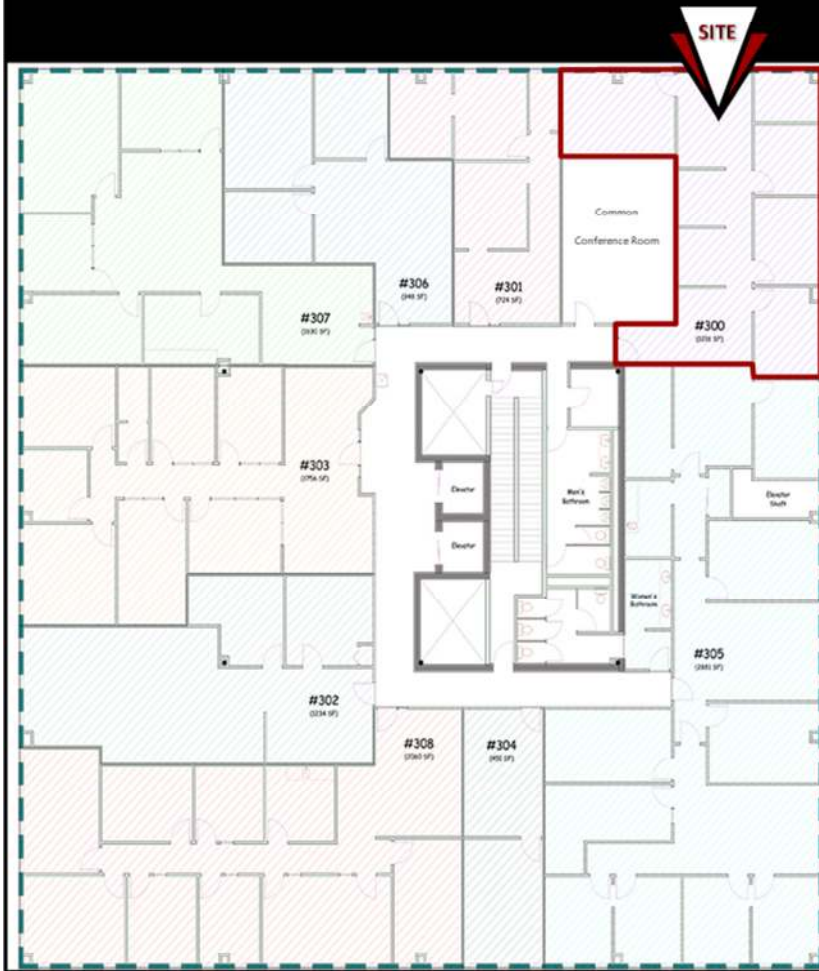
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Executive Summary for Lease

Address:	400 E Broadway Ave Suite 300 - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	Minimum 3 Years
Lease Rate:	\$15.50 psf / \$1,571 mo.
Approximate SF:	1,216 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

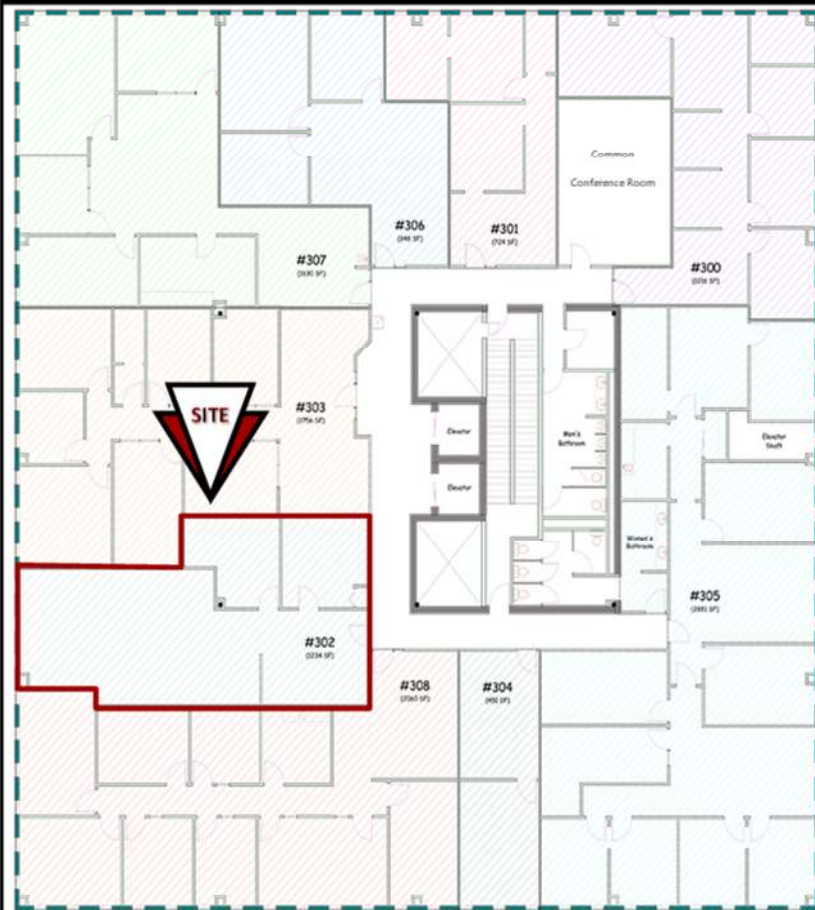
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Executive Summary for Lease

Address:	400 E Broadway Ave Suite 302 - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	Minimum 3 Years
Lease Rate:	\$15.50 psf / \$1,573 mo.
Approximate SF:	1,218 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

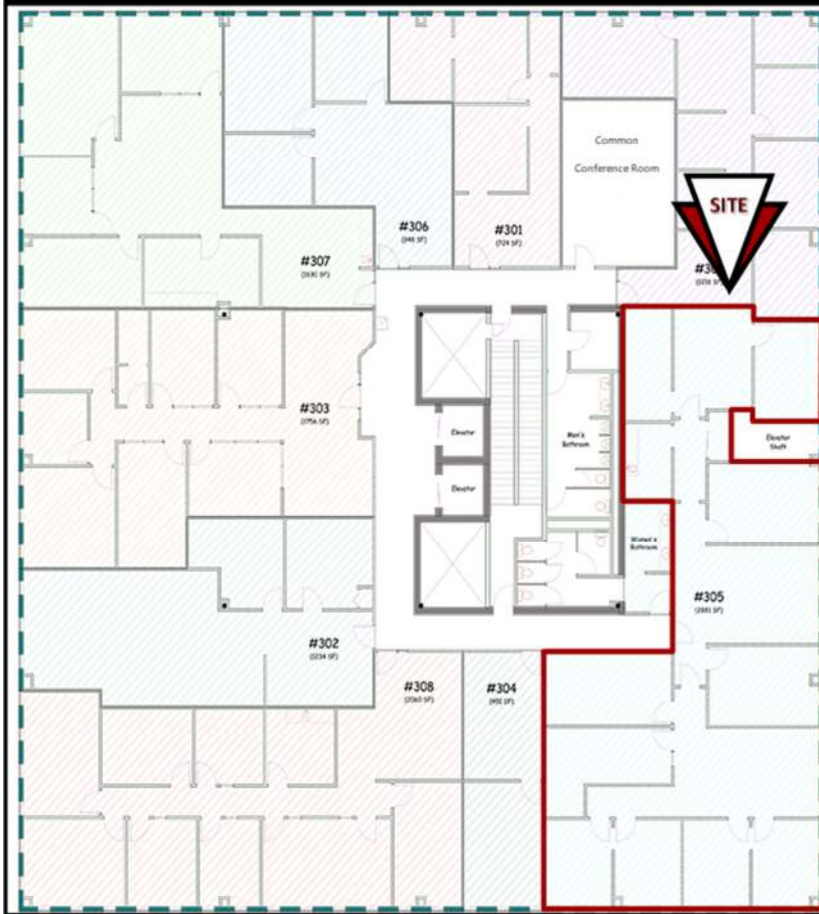
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Executive Summary for Lease

Address:	400 E Broadway Ave Suite 305 - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	Minimum 3 Years
Lease Rate:	\$15.50 psf / \$3,721 mo.
Approximate SF:	2,881 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

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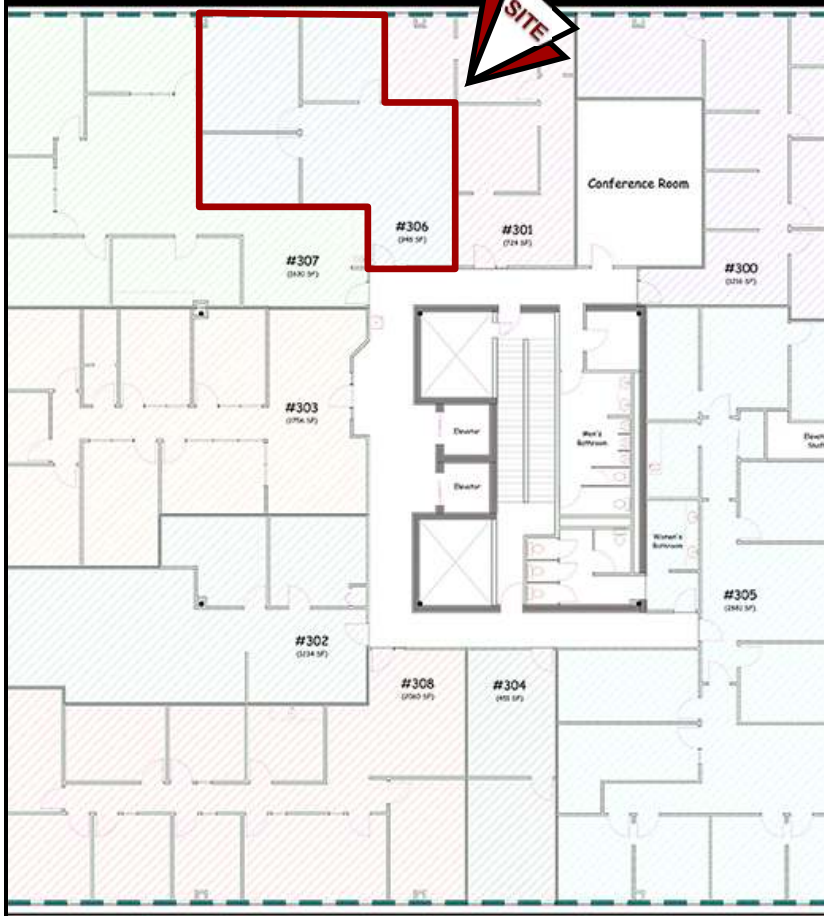




Executive Summary for Lease

Address:	400 E Broadway Ave Suite 306 - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	Minimum 3 Years
Date Available:	May 1st, 2021
Lease Rate:	\$15.50 psf / \$1,265.83
Approximate SF:	980 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

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Executive Summary for Lease

Address:	400 E Broadway Ave Suite 417 - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	Minimum 3 Years
Lease Rate:	\$15.50 psf / \$2,209 mo.
Approximate SF:	1,710 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

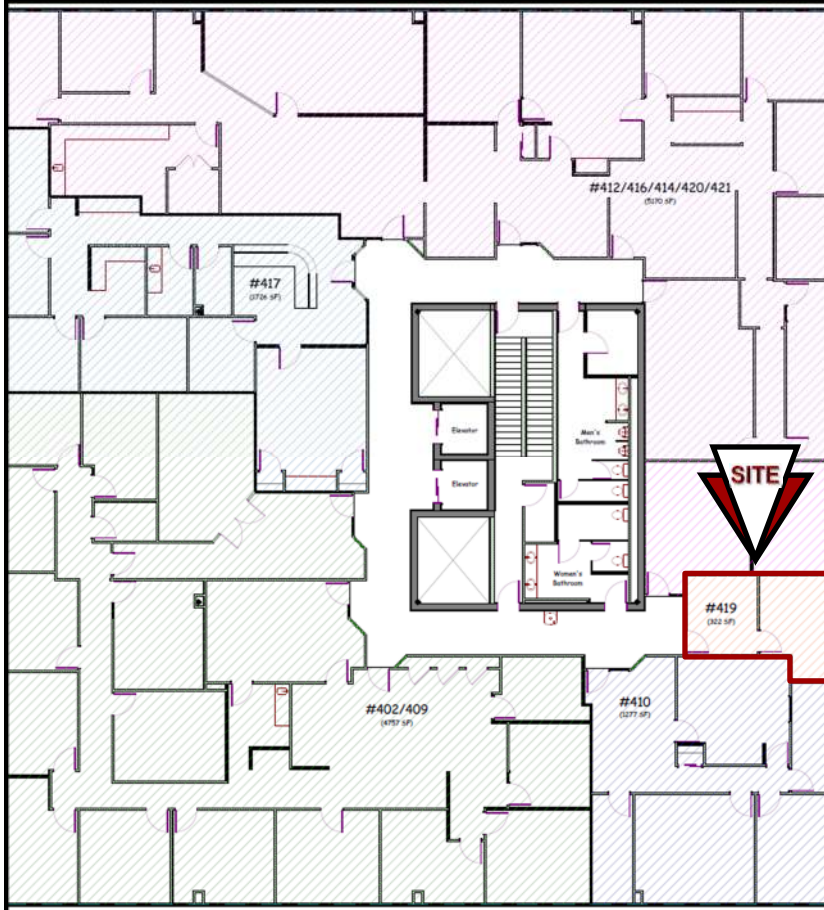
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Executive Summary for Lease

Address:	400 E Broadway Ave Suite 419 - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	Minimum 3 Years
Lease Rate:	\$16.75 psf / \$450 mo.
Approximate SF:	322 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

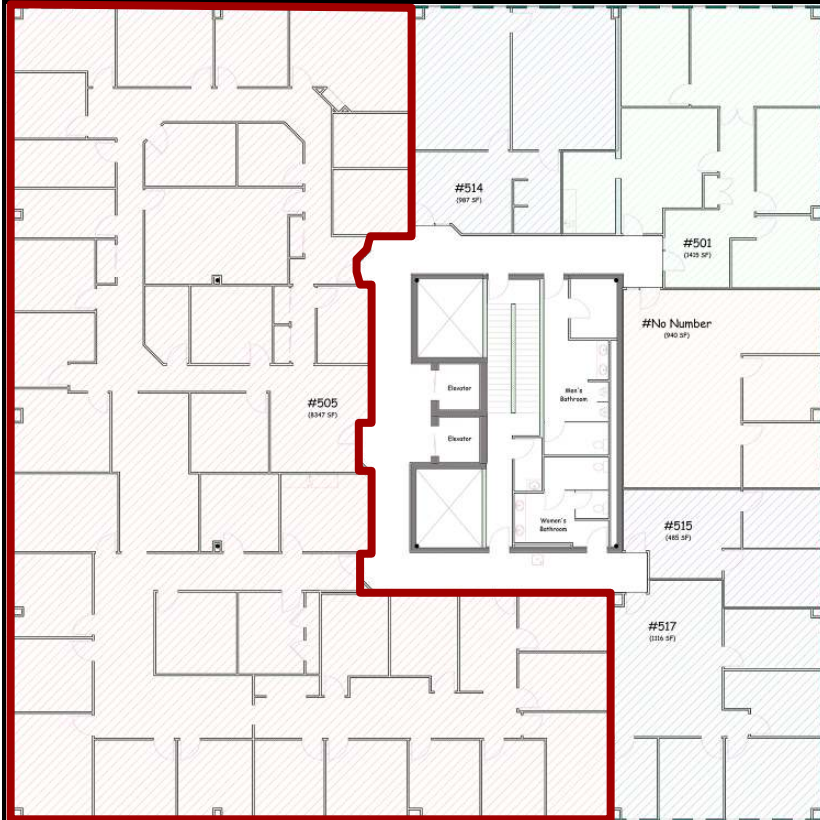
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Executive Summary for Lease

Address:	400 E Broadway Ave Suite 505 - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	Minimum 3 Years
Lease Rate:	\$15.50 psf / \$10,782 mo.
Approximate SF:	8,347 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

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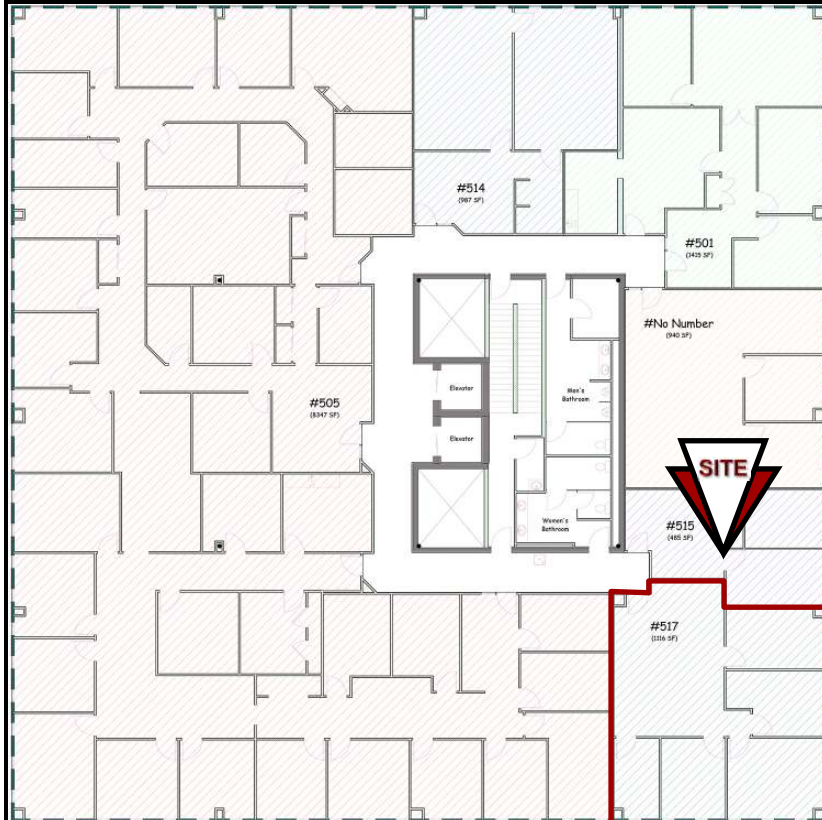




Executive Summary for Lease

Address:	400 E Broadway Ave Suite 517 - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	Minimum 3 Years
Lease Rate:	\$15.50 psf / \$1,406 mo.
Approximate SF:	1,088
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

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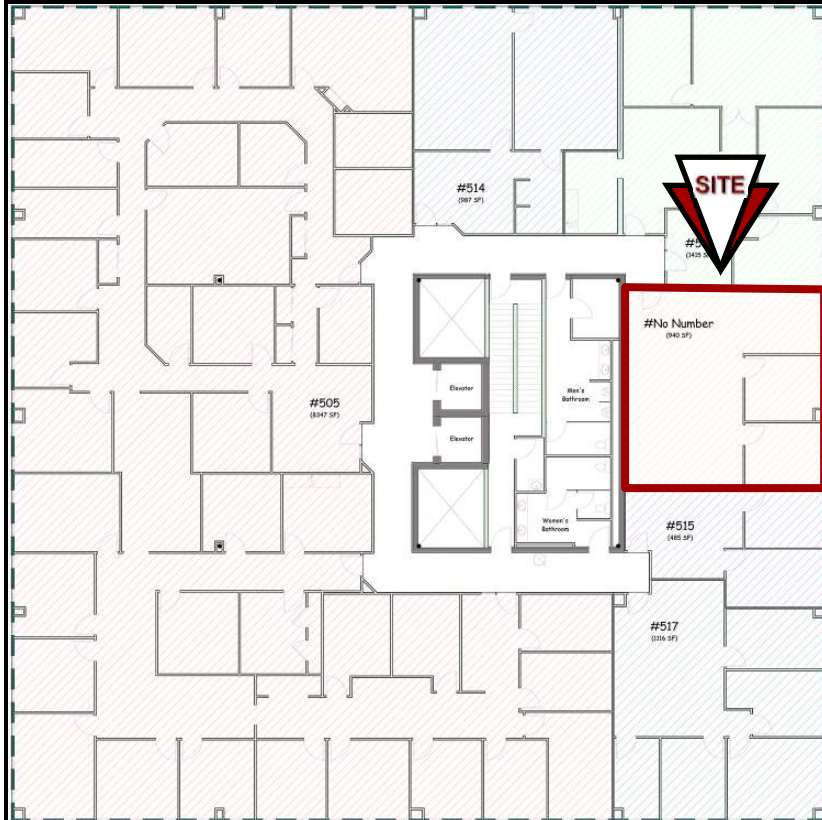
Executive Summary for Lease

Address:	400 E Broadway Ave Suite 518 - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	Minimum 3 Years
Lease Rate:	\$15.50 psf / \$1,215 mo.
Approximate SF:	940 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

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Lower Level Common Break Room

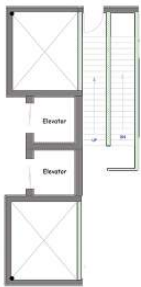


3rd Floor Common Conference Room

Executive Summary for Lease

Address:	400 E Broadway Ave 6th Floor - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	5 to 10 Years
Lease Rate:	\$16.75 psf
Approximate SF:	Up to 14,700 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

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Bismarck Veterans Memorial Public Library



THREEFOLD



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They know the Bismarck-Mandan commercial real estate market better than anyone.

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