

Grand Pacific Center

Master Brochure - All Spaces

400 E. Broadway Ave.
Bismarck, ND



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

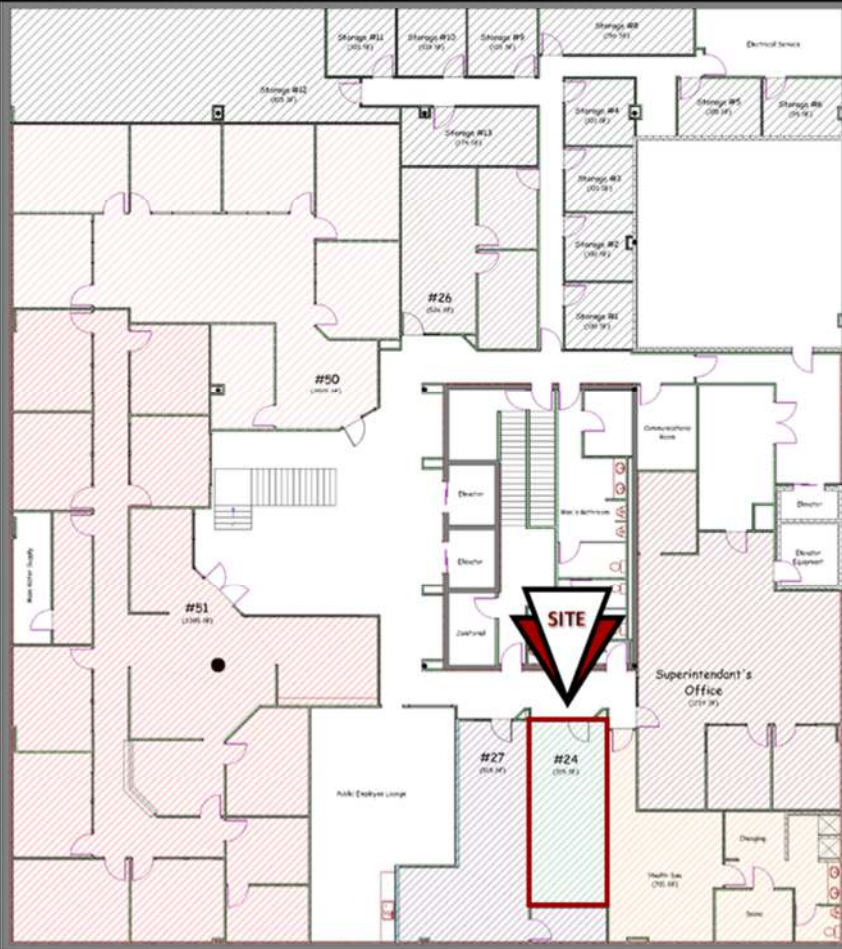
Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

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

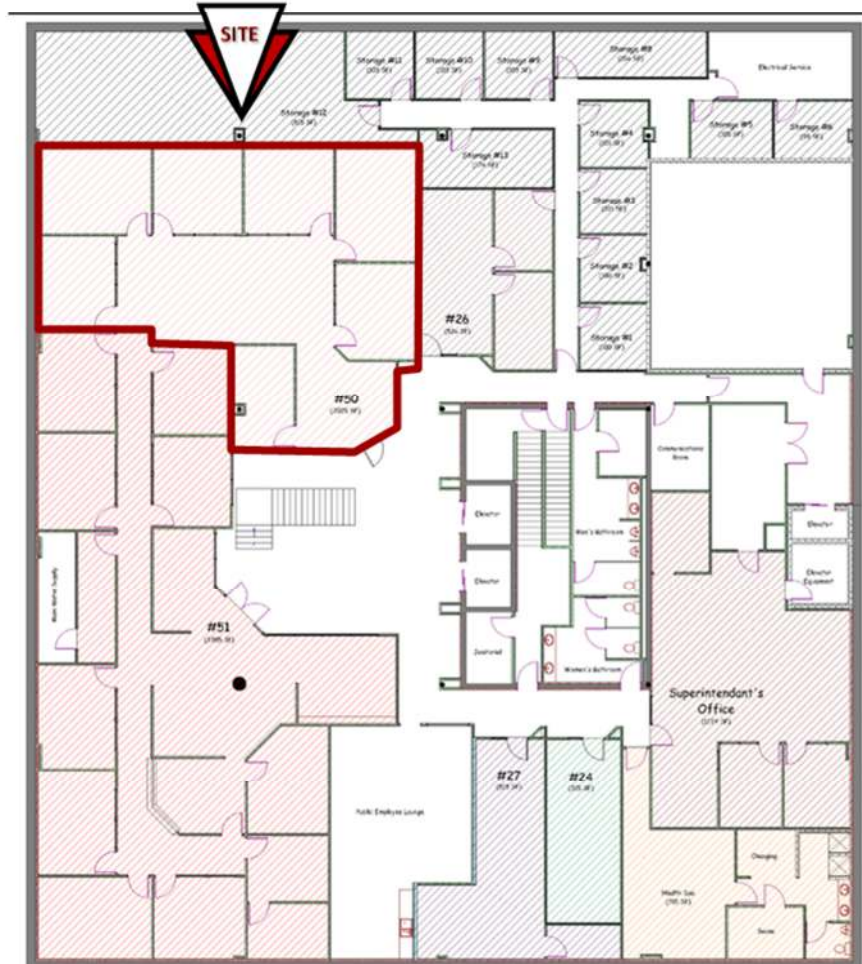
Property Highlights

- 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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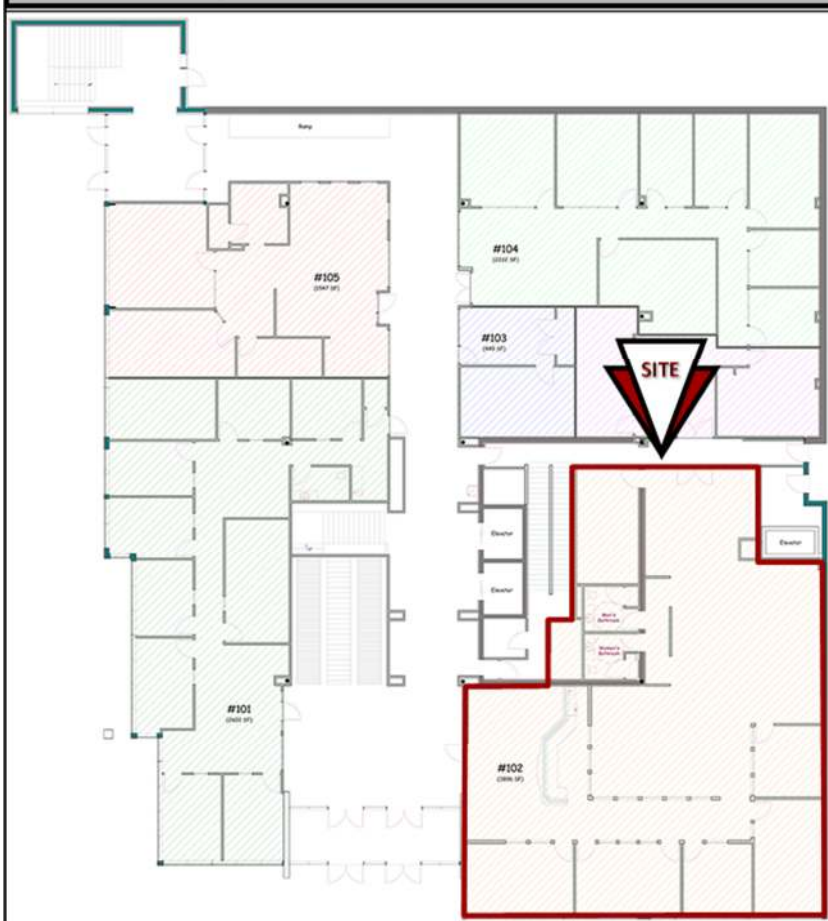
Suite
51-A



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

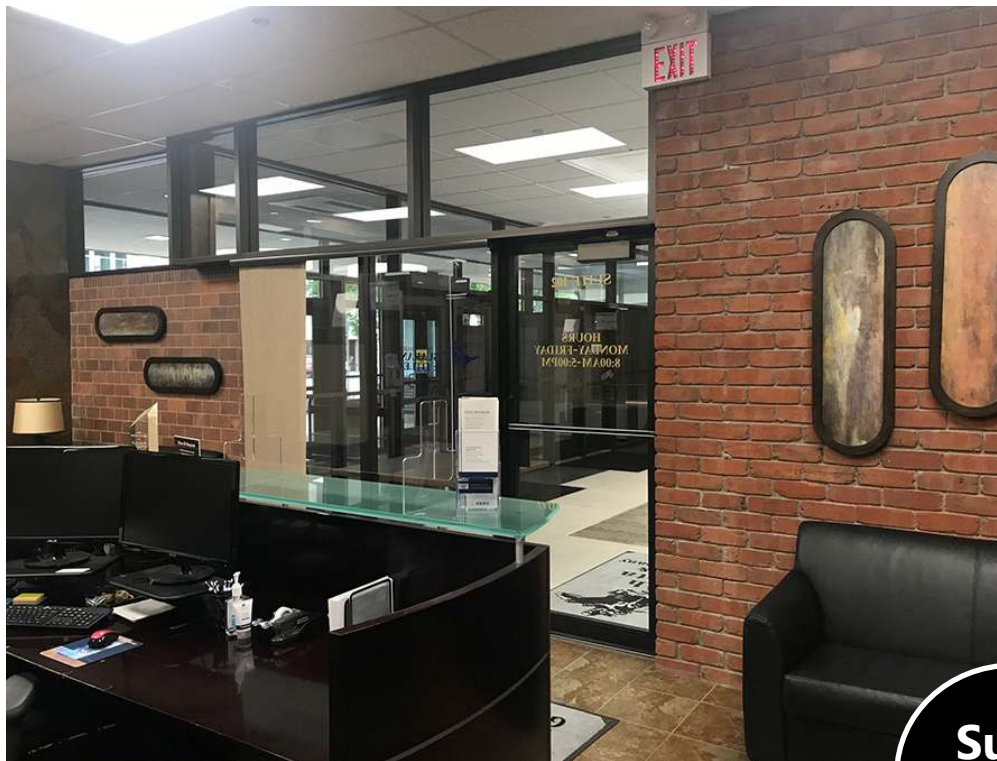
	794	1,432	3,916
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EMPLOYEES

	11,760	23,668	57,794
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HOUSEHOLD INCOME

	\$46,613	\$63,097	\$80,473
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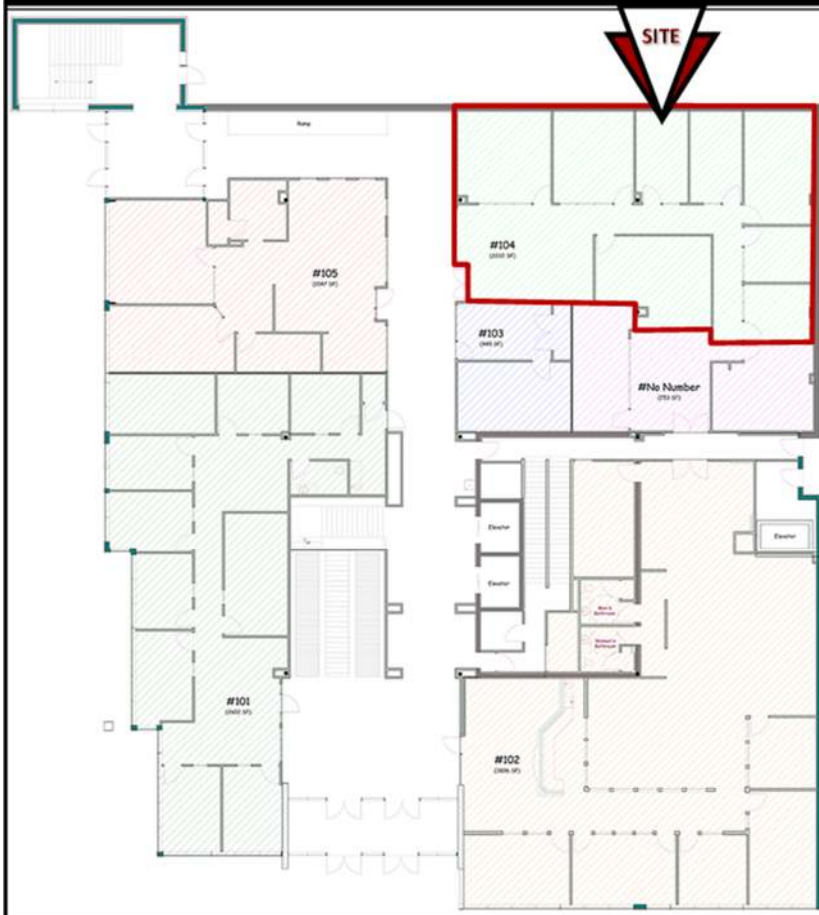
Suite
102



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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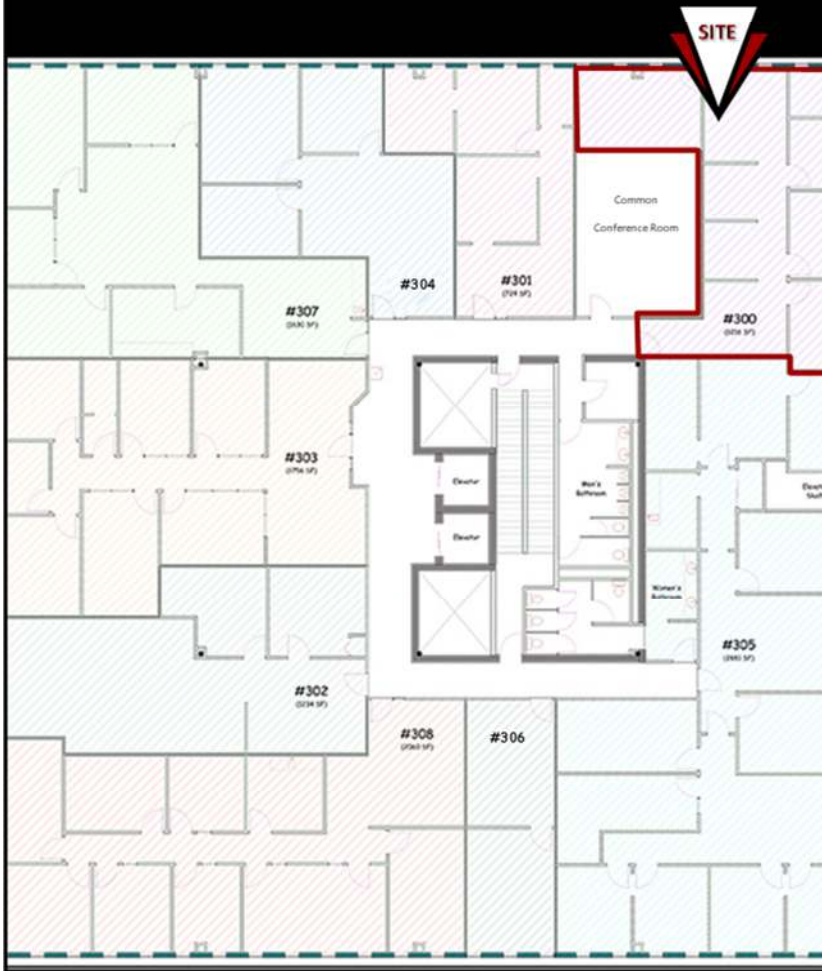
**Suite
104**



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

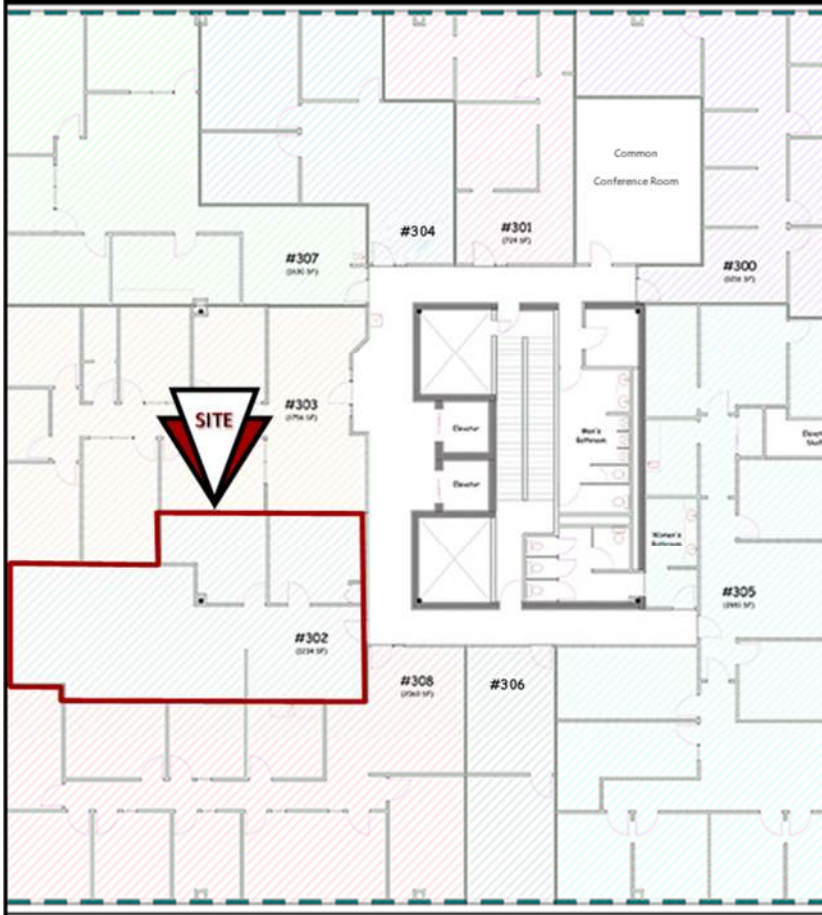
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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

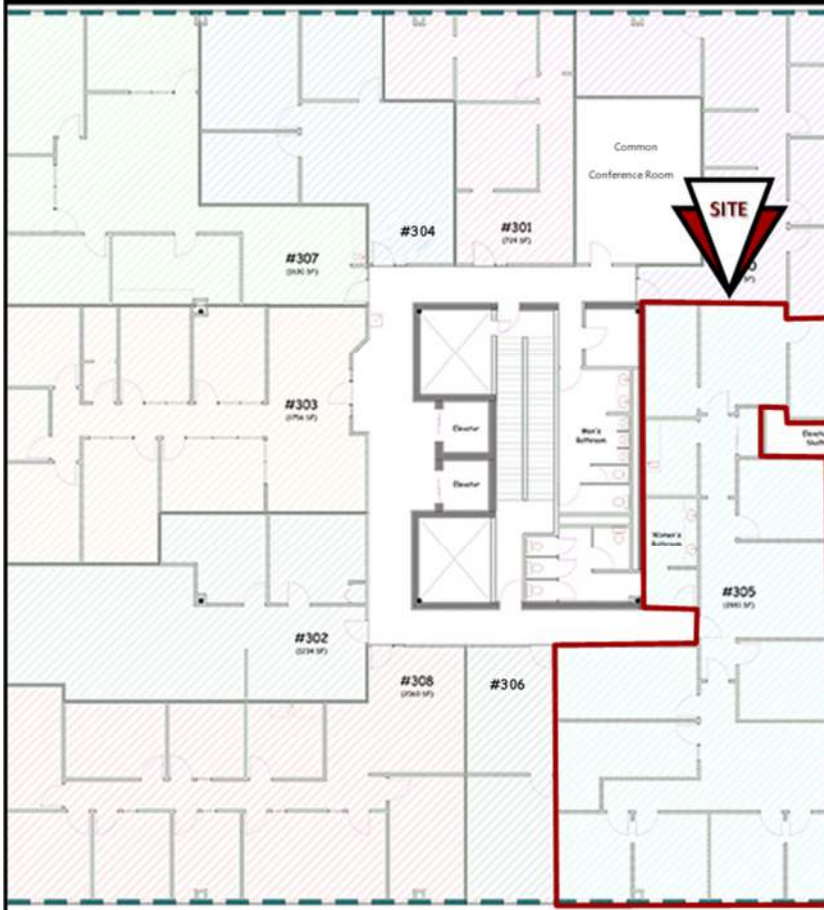
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Executive Summary for Lease

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

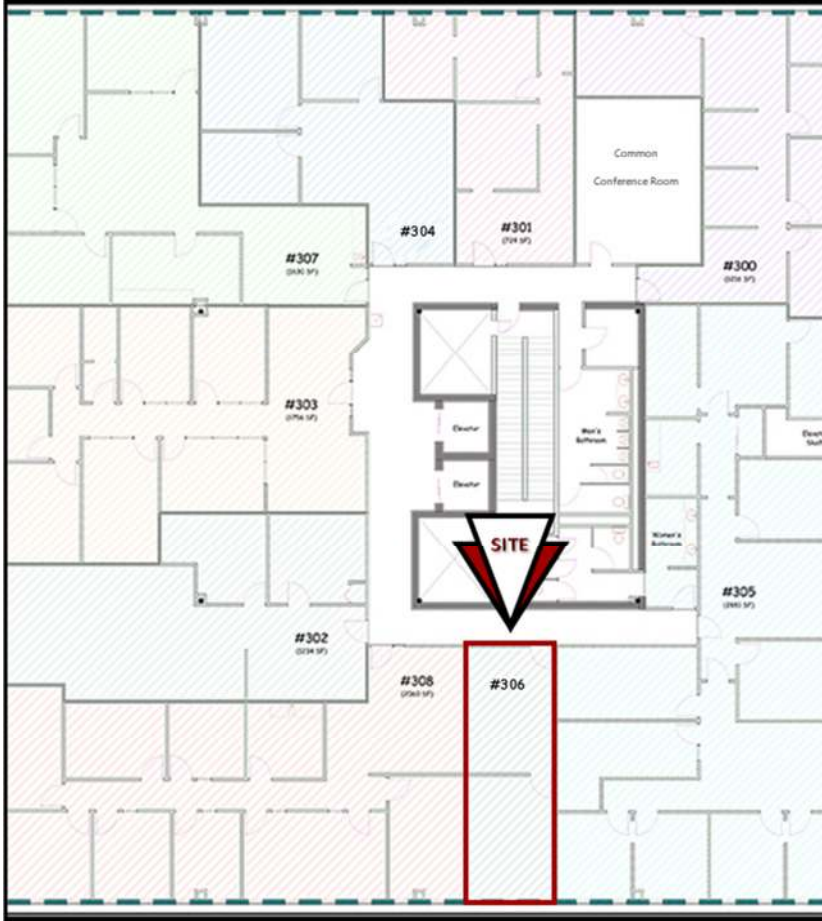
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Executive Summary for Lease

Address:	400 E Broadway Ave Suite 306 - Bismarck, ND
Property Name:	Grand Pacific Center
Lease Term:	Minimum 3 Years
Lease Rate:	\$15.50 psf / \$582.54
Approximate SF:	451 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

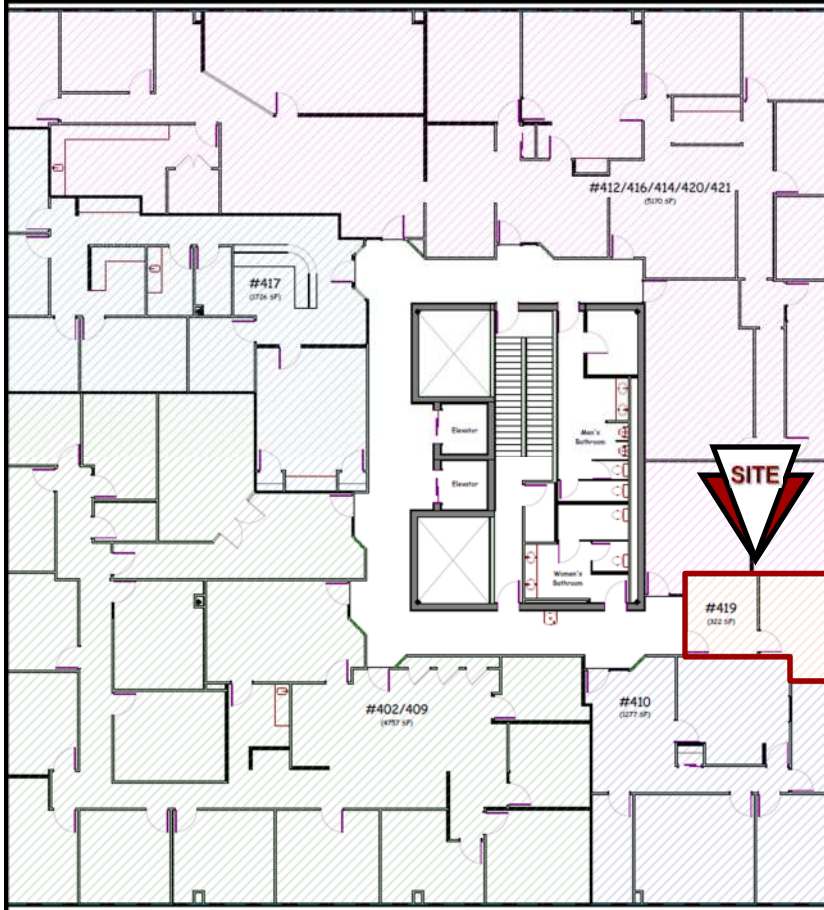
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Executive Summary for Lease

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

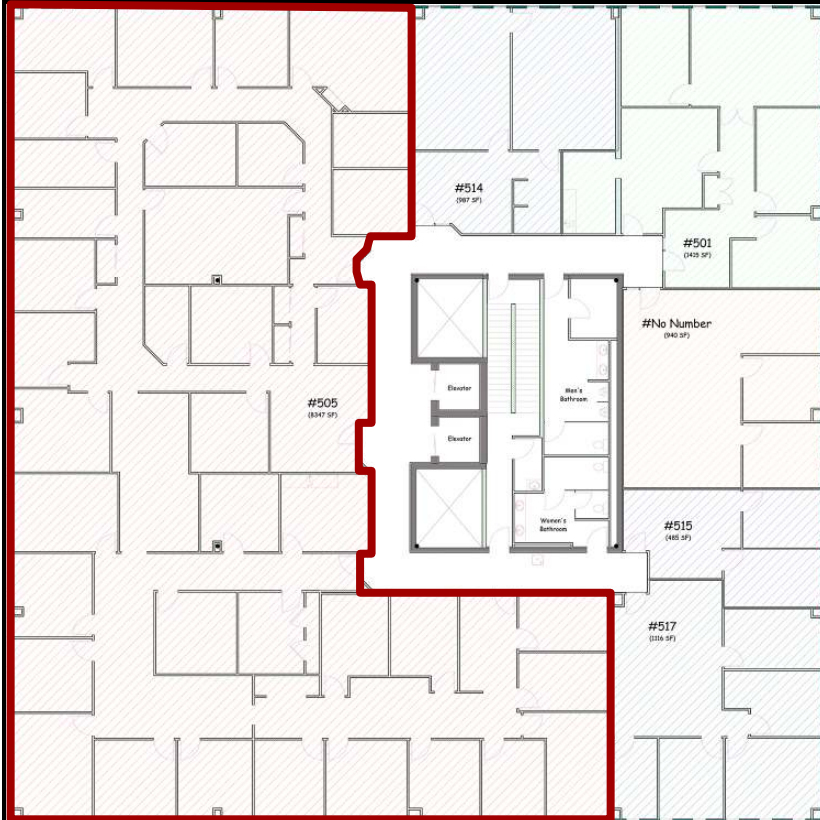
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Executive Summary for Lease

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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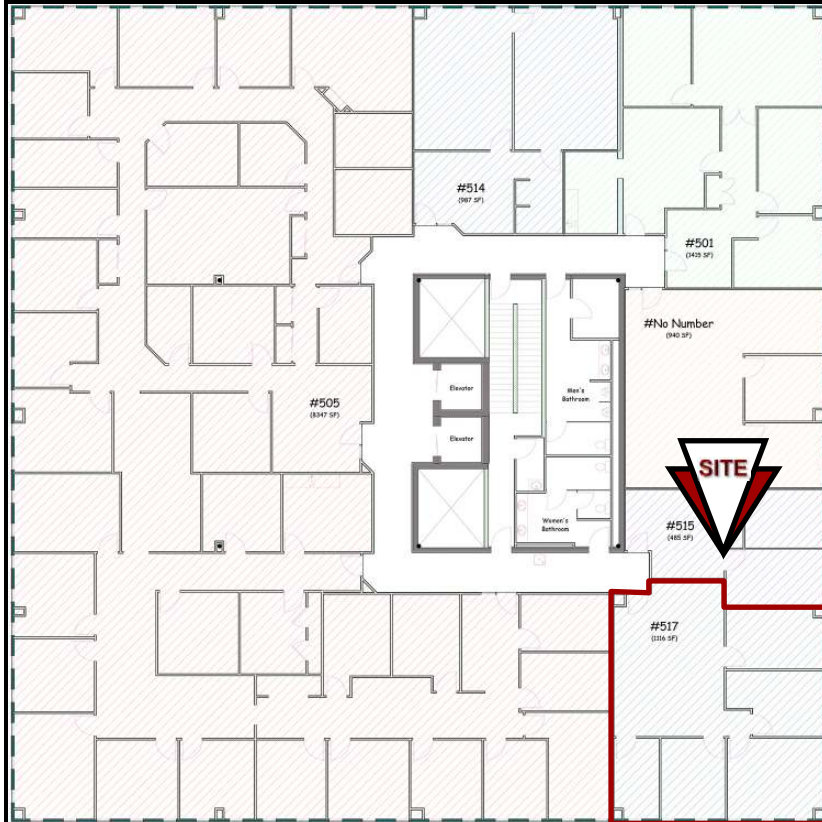
Suite
505



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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**Suite
517**



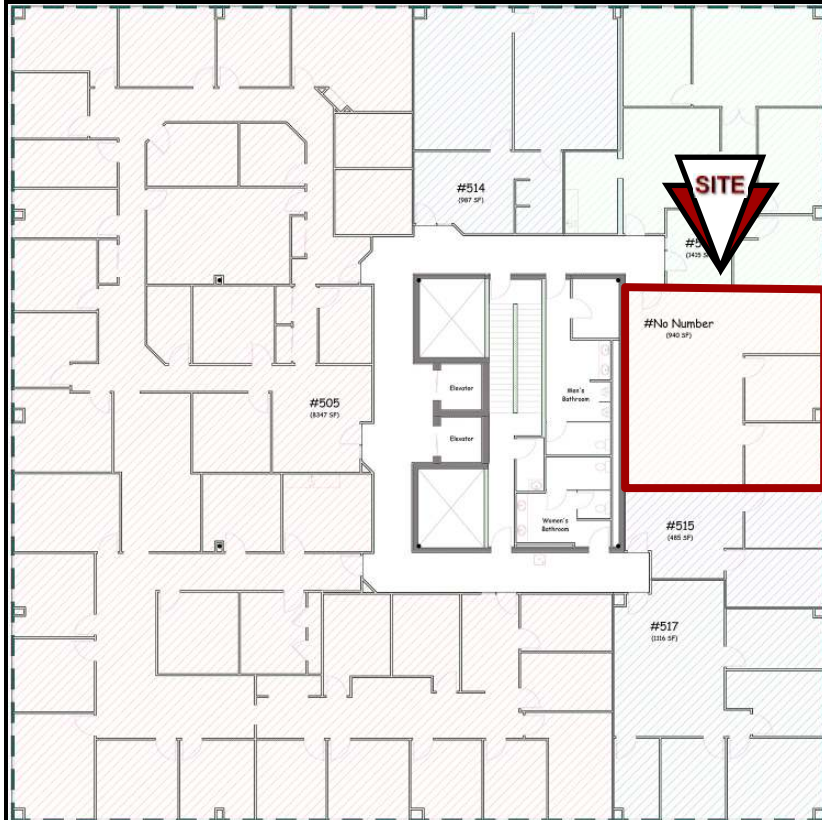
Executive Summary for Lease

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

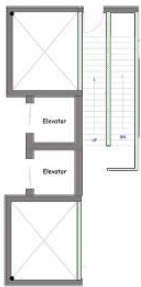


3rd Floor Common Conference Room

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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