

Grand Pacific Center

400 E. Broadway Ave.

Bismarck, ND



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Office Specifics

\$14.00 psf - Full Service

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

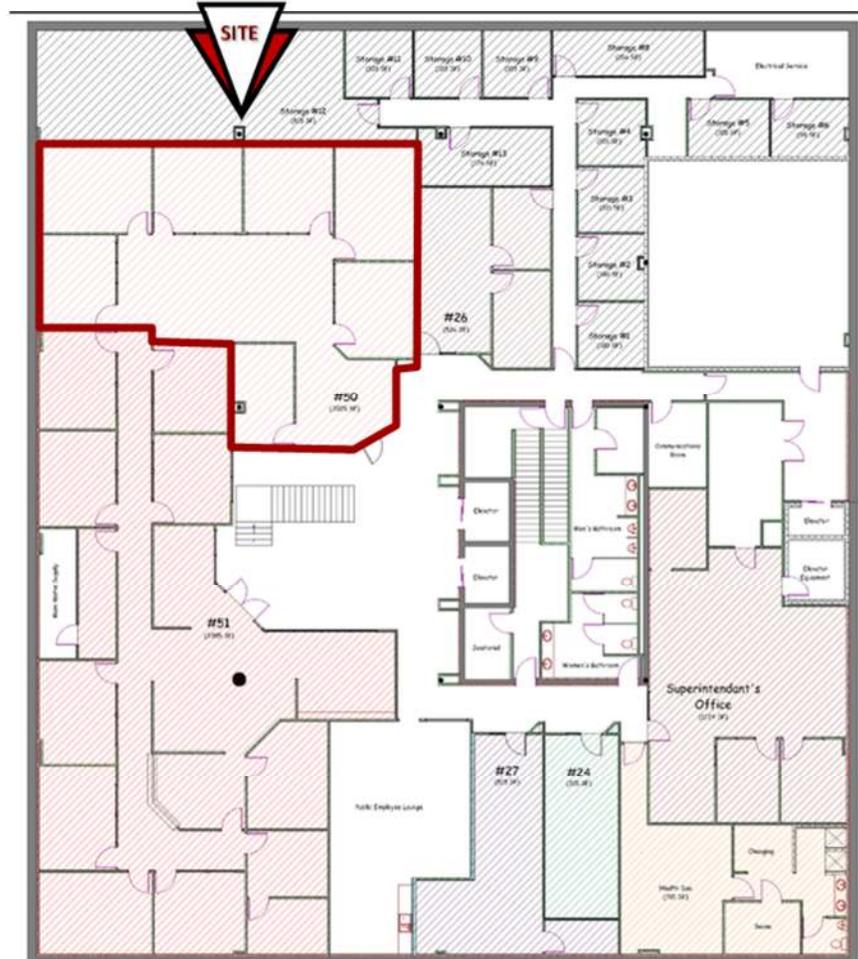
Property Highlights

- 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

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.

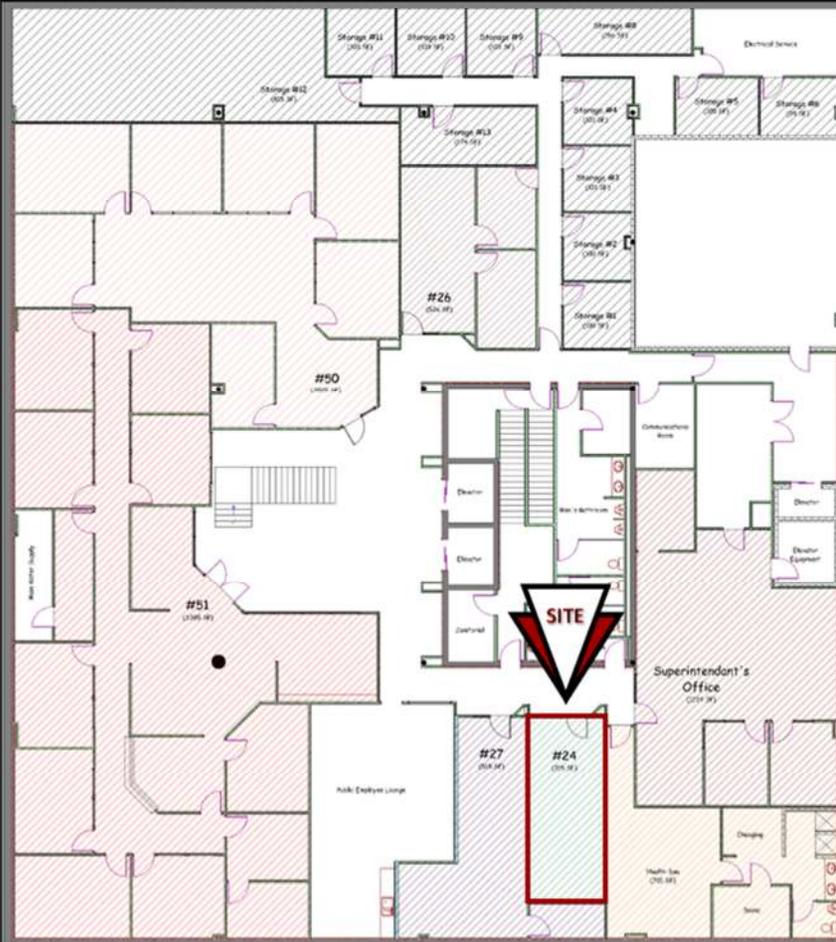




Executive Summary for Lease

Address:	400 E Broadway Ave Suite 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

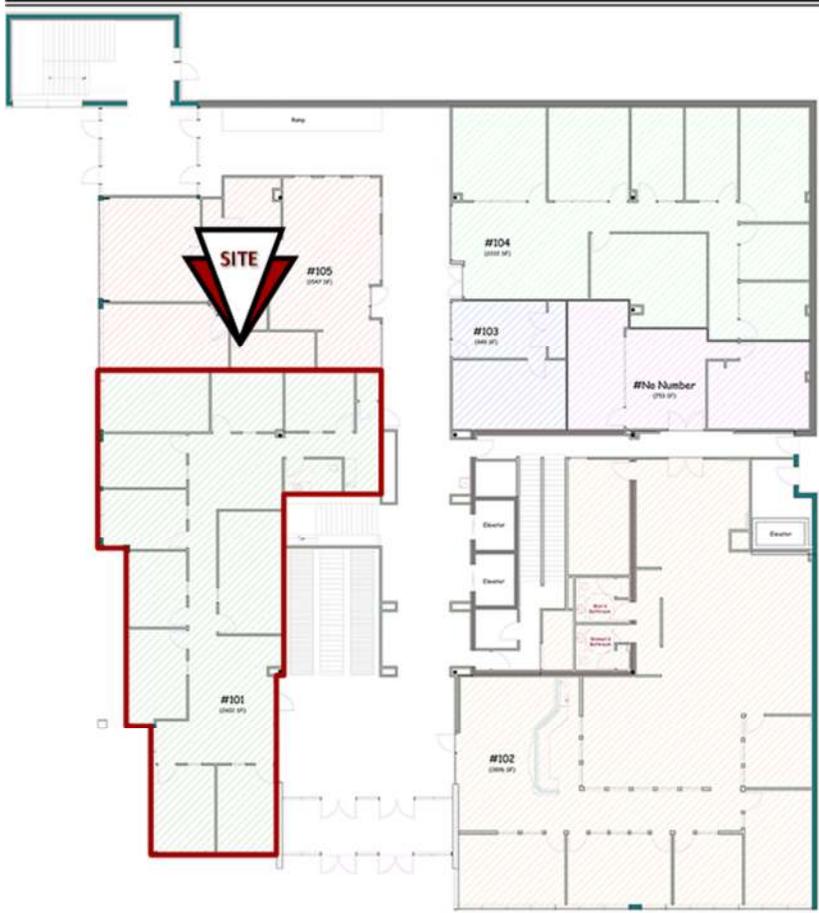
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Executive Summary for Lease

Address:	400 E Broadway Ave Suite 101 - Bismarck, ND
Property Name:	Grand Pacific Center
Date Available:	January 1st, 2021
Lease Term:	Minimum 3 Years
Lease Rate:	\$18.00 psf / \$3,903 mo.
Approximate SF:	2,602 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Parking, Internet, and Phone

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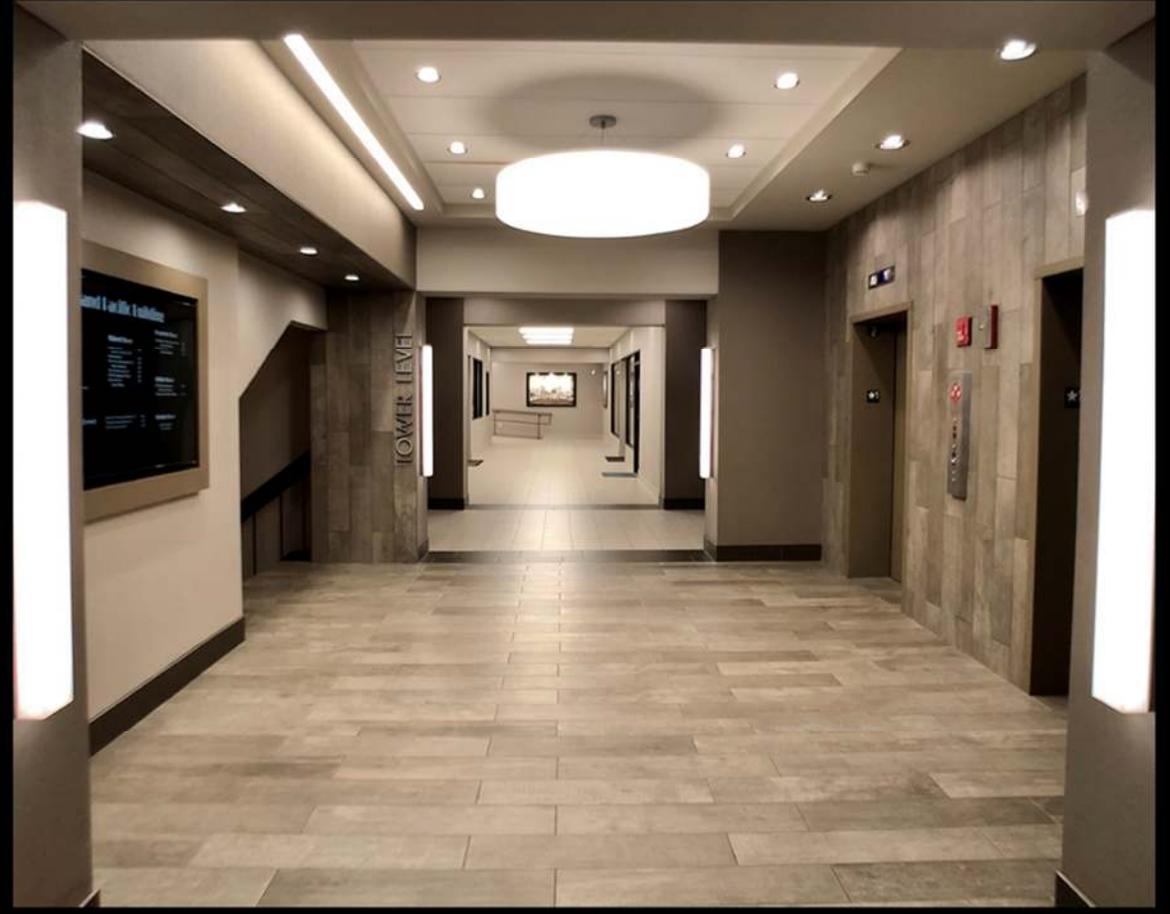
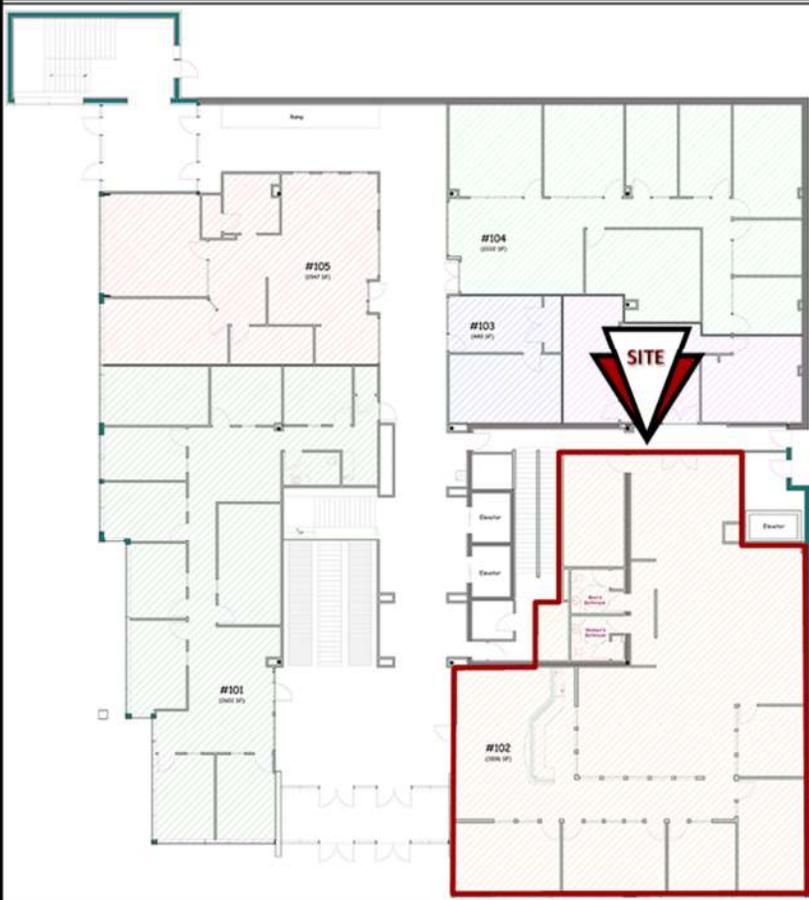
400 E Broadway Ave. has a Walk Score of 89 out of 100. Very Walkable - Most errands can be accomplished on foot.

	.5 MILES	1 MILES	3 MILES
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

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

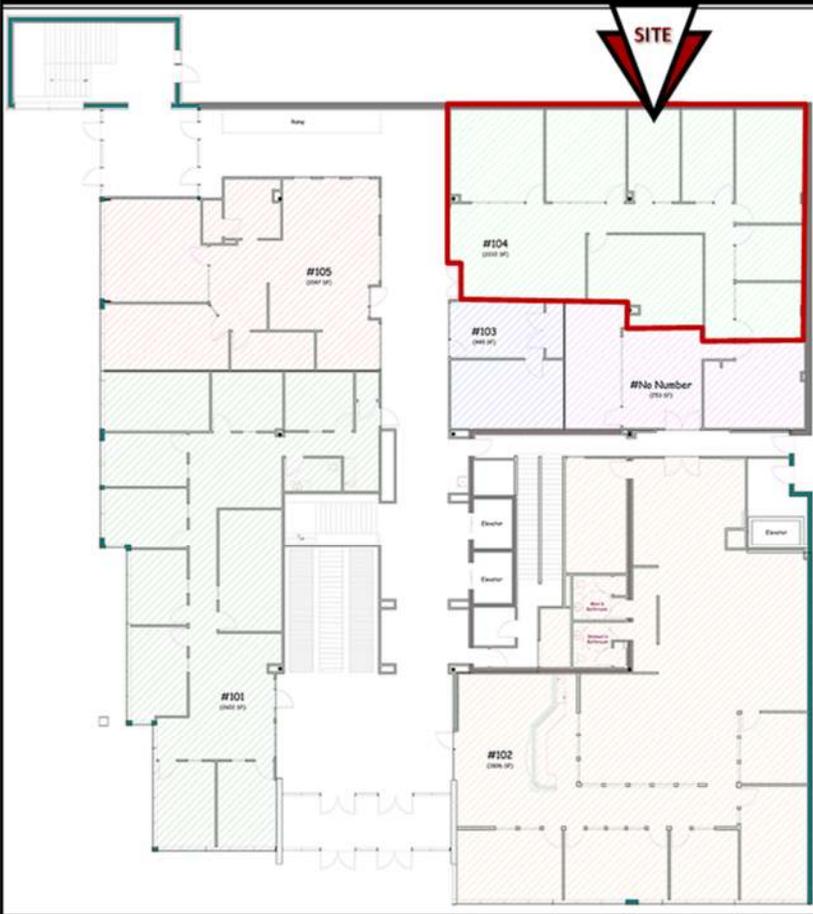
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Executive Summary for Lease

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

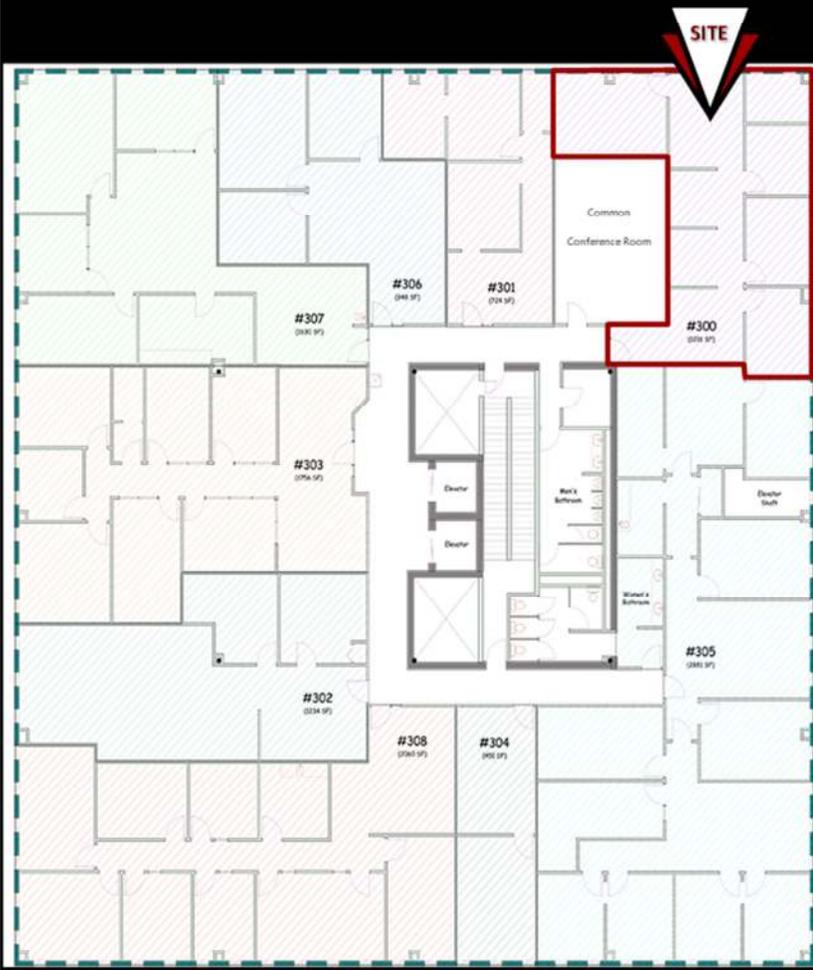
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Executive Summary for Lease

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

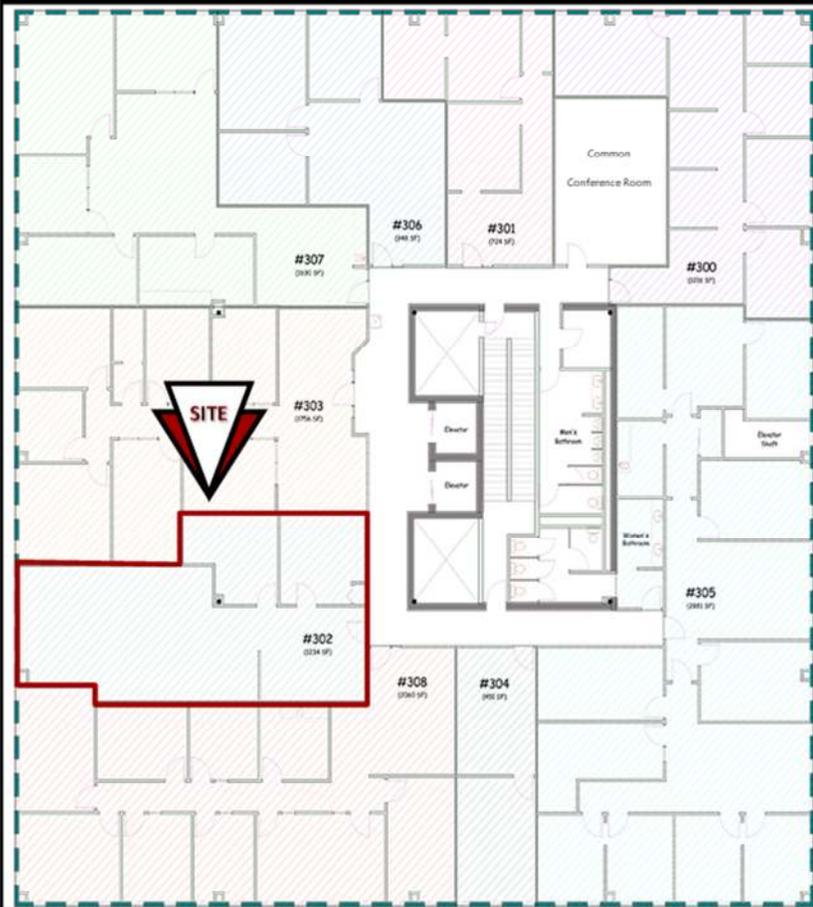
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Executive Summary for Lease

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

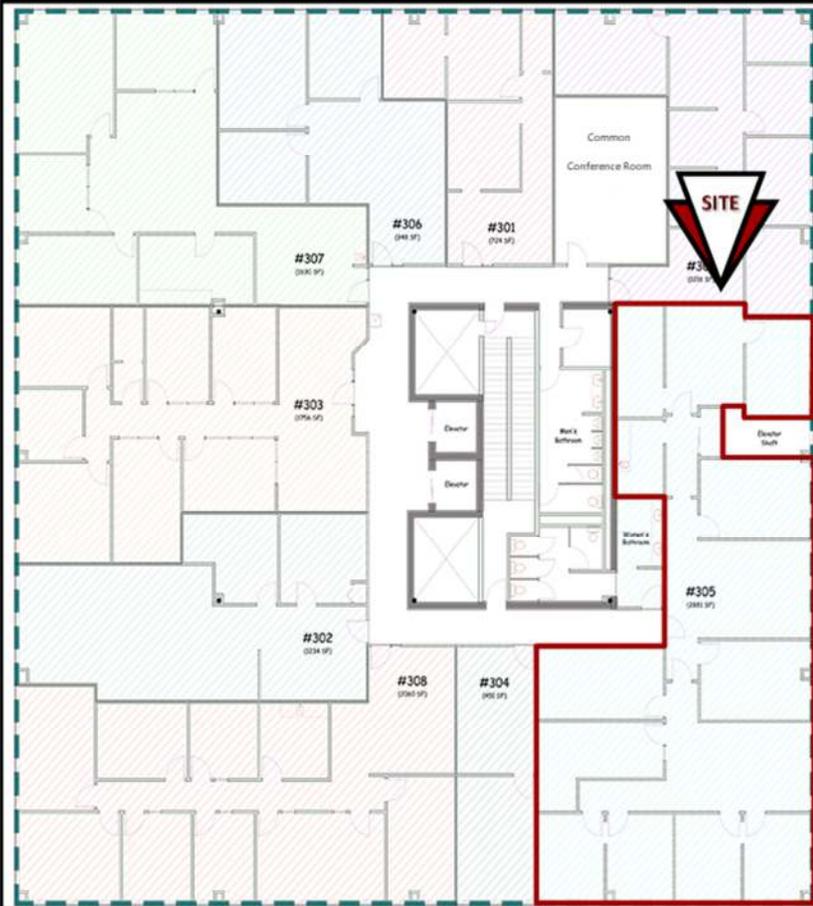
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Executive Summary for Lease

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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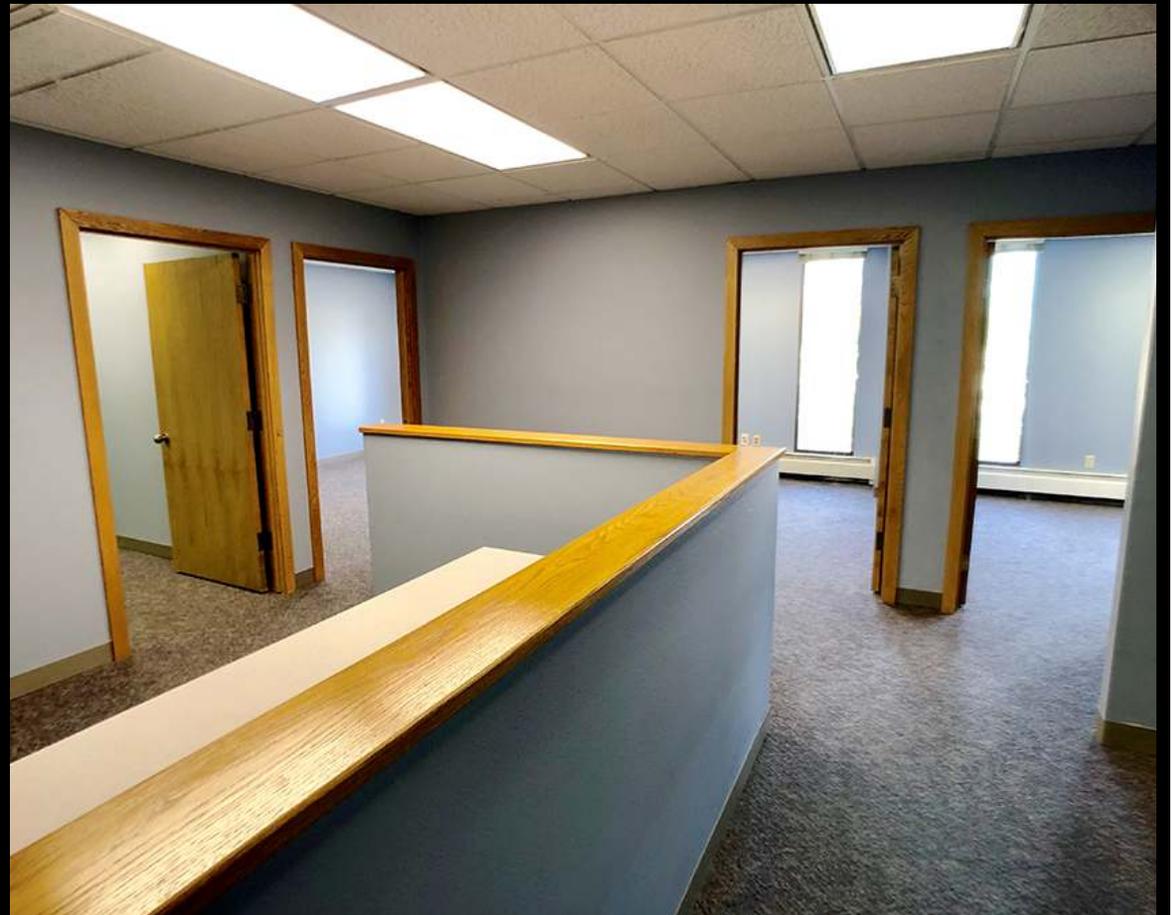
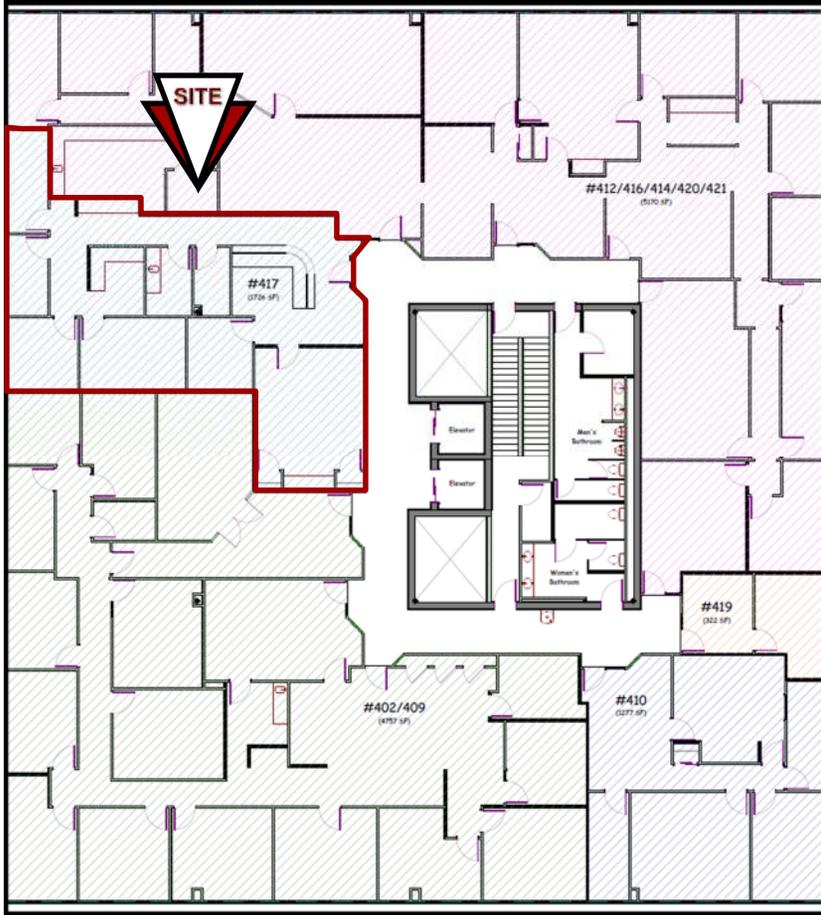




Executive Summary for Lease

Address:	400 E Broadway Ave Suite 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

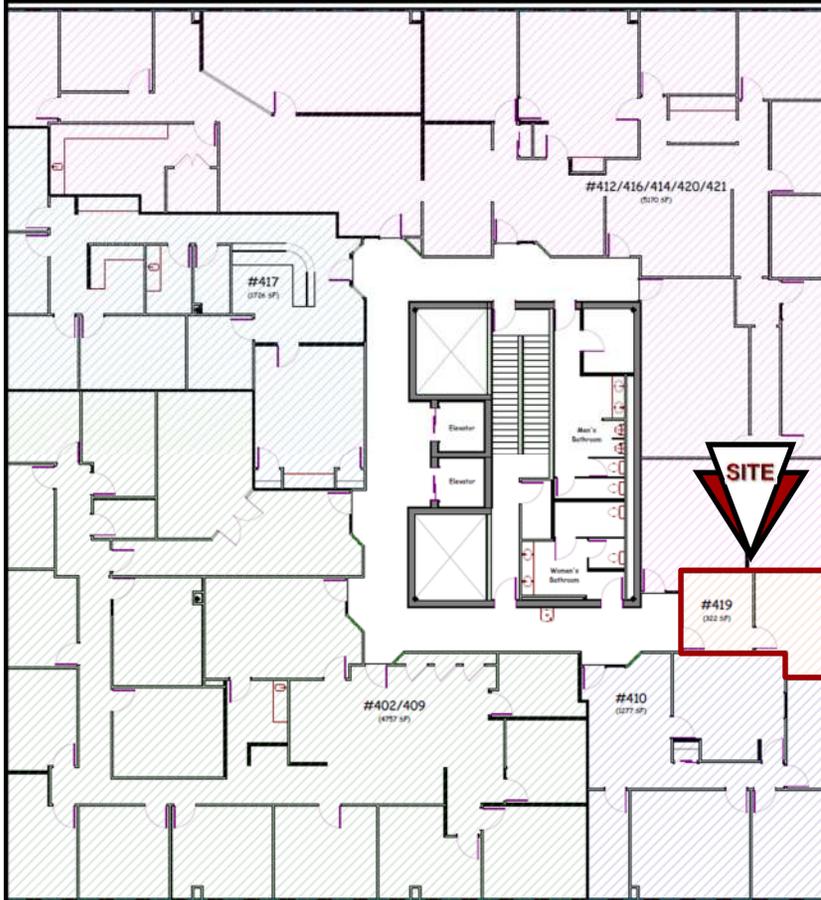
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Executive Summary for Lease

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

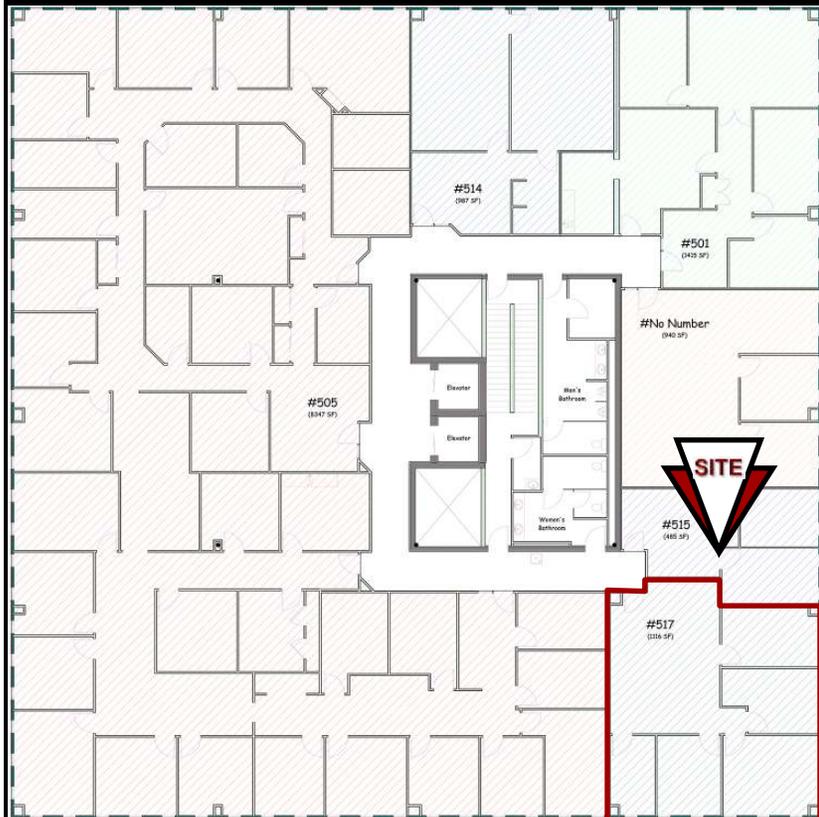
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Executive Summary for Lease

Address:	400 E Broadway Ave Suite 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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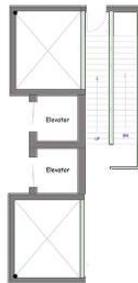




Executive Summary for Lease

Address:	400 E Broadway Ave 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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SITE

E Broadway Ave

E Main Ave

E Front Ave

N 3rd St.

N 5th St.

N 7th St.

14,545 VPD

Radisson

Stellas
BLACKTIE
usbank
noodlezip
Nutrition
WHITE LACE
BUTTERHORN

Gate City Bank
GLANCE
MONTANA-DAKOTA UTILITIES CO.
Starion BANK
American
The CRUISE

CHI St. Alexius Health
Imagine better health.
SANFORD HEALTH
MID DAKOTA CLINIC

INC
UE
JL
5
KPYR-TV
PEROGUE
BRIDAL
THE CAPITAL

Blarney
T.N.
FIRE FLOUR PIZZA
ROUNDDHOUSE
LUFT
JLG
PEPPER VALLEY
ANIMA CUCINA
Halberstadt's MEN'S CLUBBERS
Elbow Room
Thompson Valley

Qdoba MEXICAN GRILL
Panera BREAD
HUHOT MONGOLIAN GRILL
noodles & company

crabapple
Zimmerman's FURNITURE
FIRST WESTERN BANK & TRUST

BISMARCK EVENT CENTER
Kirkwood Mall

McDonald's


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Bismarck Veterans Memorial Public Library



THREEFOLD



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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.