

Provident Building - 3rd Floor

316 N 5th Street - Bismarck, ND

7,664 sf / \$15.00 psf Full Service



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Executive Summary for Lease

Address:	316 N 5th Street 3rd Floor - Bismarck, ND
Date Available:	Negotiable
Lease Rate:	\$15.00 psf / \$9,580 mo. Full Service includes Janitorial
Lease Term:	3 Year Minimum
Approximate SF:	7,664 sf
Parking:	9 included with lease (2 next to building, 7 across street) Additional spaces available for lease.
Tenant Responsibilities:	Base Rent

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

1 MILES	3 MILES	5 MILES
26,997	78,524	98,794



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$63,092	\$80,341	\$86,200



2020 POPULATION

1 MILES	3 MILES	5 MILES
13,481	65,085	91,262



EMPLOYEES

1 MILES	3 MILES	5 MILES
24,705	59,044	68,529

Landmark Building!

Awesome location with parking!

- ◆ Secured access to elevator
- ◆ 9 parking spaces included, additional available for lease
- ◆ Core Downtown Location
- ◆ Walking distance to many trendy downtown restaurants / bars / shops

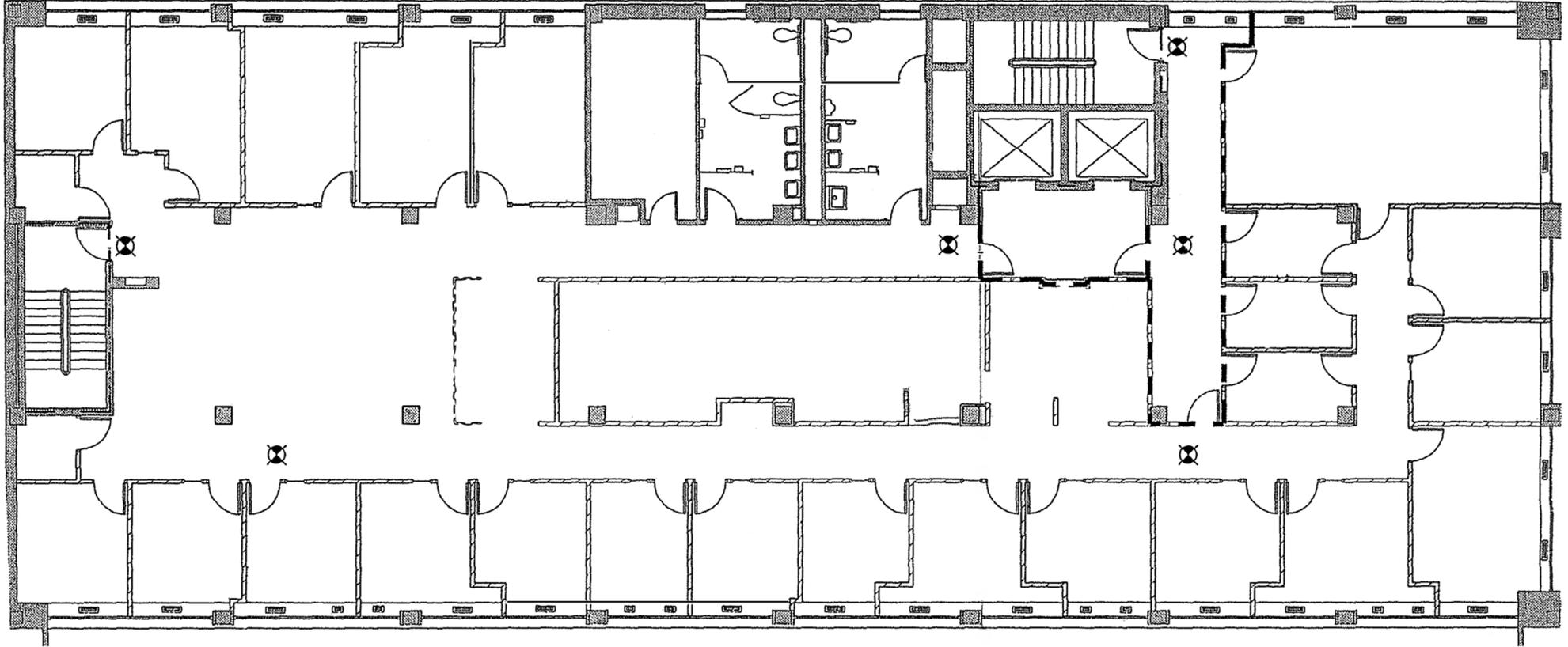


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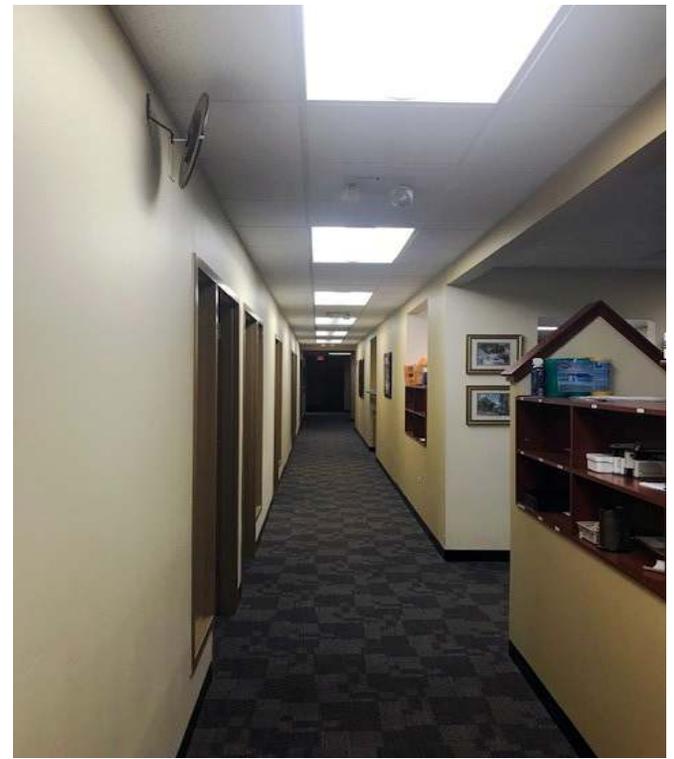
3rd Floor Layout



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Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota has a MSA population that surpasses 125,000 and 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.

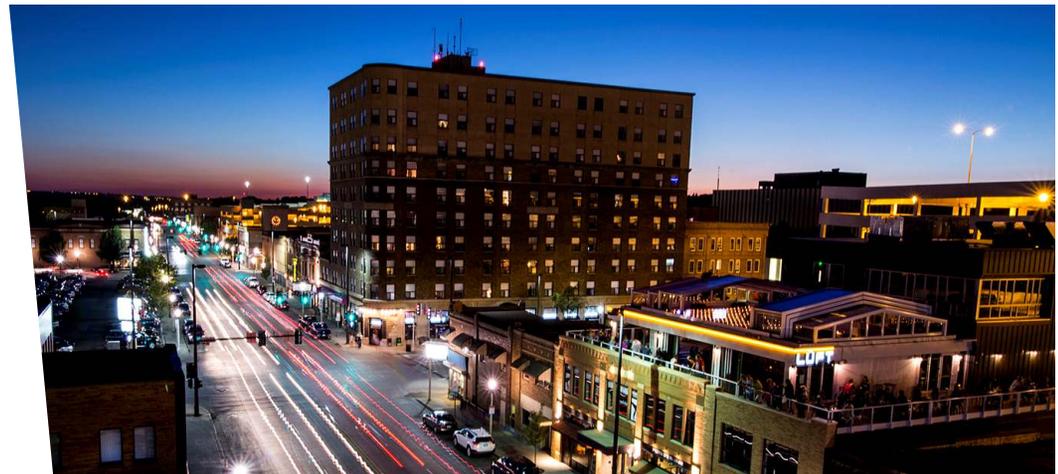
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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

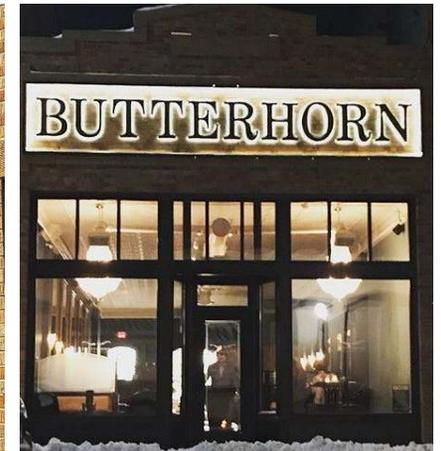
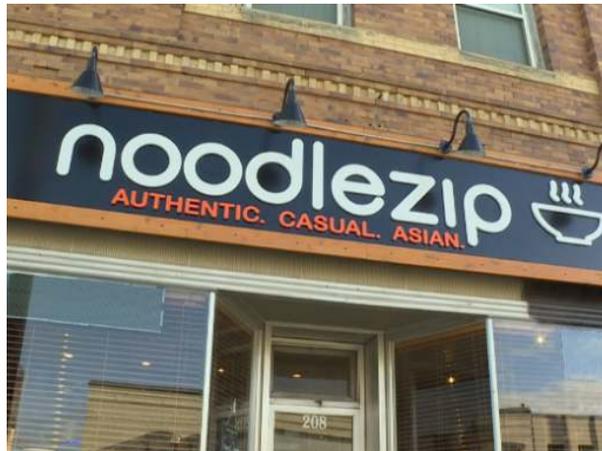
The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.





Shop & Stroll

Enjoy the nearby shops, eateries, parks, and fitness facilities within a few blocks of your office.



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The Leader in Commercial Real Estate

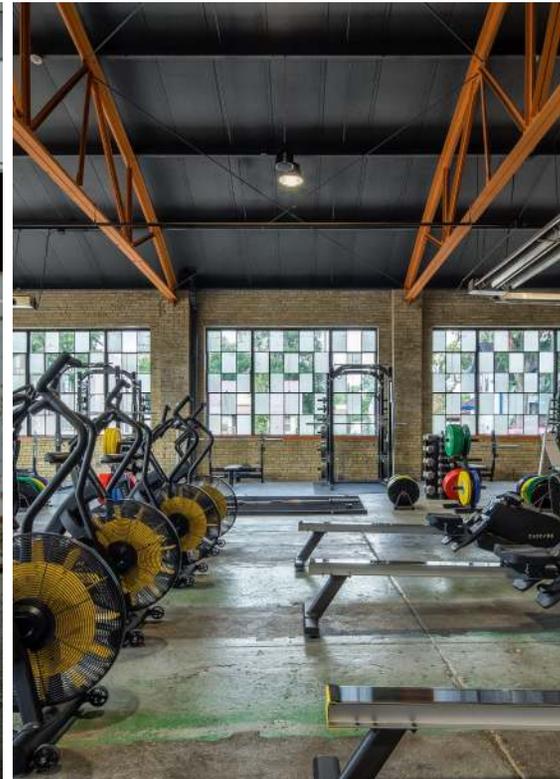
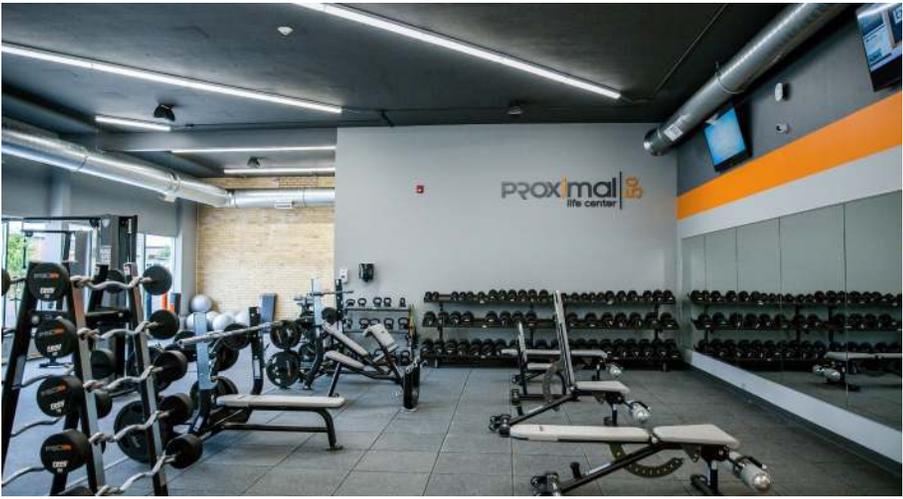
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Fitness & Wellness Life Center Blocks Away





Bismarck Municipal Ball Park



Peace Park



Bismarck Art and Gallery Association



Bismarck Event Center



Kirkwood Mall

**WORK. WALK.
ENTERTAIN.
SHOP. EAT.
COLLABORATE.**

Join Exciting Downtown Bismarck!

Zimmerman's
FURNITURE

PIROGUE
GRILLE

BREAD POETS
where bread is an art form

Halberstadt's
ND
EST. 1915

Humpback Sally's
SMALL PLATES TAVERN

WHITE LACE
Bridal

Brick Oven
Bakery

The
CASTLE

H Soul
Haven
STUDIO

T

THREEFOLD

Blarney
STONE

Active Life
Chiropractic

FIRE FLOUR
PIZZA

BISMAN
FOOD

UE
Unbranded Element

Dot

|||
noodlezip

PROXIMAL | LS

BOUTIQUE
Twenty-Three

kept.

JL
Beers.
GREAT
BURGERS
SOLD HERE

ANIMA
CUCINA

BISMARCK
LARKS

THE BARBER'S WIFE
EST. 2015

GIDEON'S BREWING CO. INC.

lula b.
boutique

BLACK TIE
OPTIONAL

BUTTERHORN
A CREATIVE KITCHEN

T | N

Lillians
the happy shoppe in town

BISMARCK
EVENT CENTER

PEACOCK ALLEY
AMERICAN GRILL & BAR
EST. 1933

THE STARVING
ROOSTER

LÜFT
beer * sky * food

THE CAPITAL
GALLERY

BROADWAY
GRILL & TAVERN

THE TOASTED
DINING FROG SPIRITS

Tinee Trendee
BOUTIQUE

Sweet Treats

Desirae's
MAKEUP & BEAUTY LOUNGE

BISMARCK MAGAZINE
Small town. Growing city.



Bismarck Veterans Memorial
Public Library

Nutrition
AMBITION

ROUNDHOUSE
GASTRO PUB

THE
ELBOW
ROOM

Terry's
Health Products



Gate City Bank
 For a Better Way of Life
GLANCE
 MONTANA-DAKOTA
 UTILITIES CO.
 Starion BANK
 The STRADE

Rosser Ave



SANFORD
 HEALTH

Stellas
 BLACK TIE
 usbank
 noodlezip
 HOME LOANS
 RECORDS
 WHITE LACE
 Bridal
 BUTTERHORN

E Broadway Ave

INC
 BRIDAL
 THE CAPITAL
 KFYR-TV

E Main Ave

Radisson

14,545 VPD

N 3rd St.

N 5th St.

N 7th St.

Qdoba
 MEXICAN GRILL
 Panera
 BREAD
 HUHOT
 MONGOLIAN GRILL
 noodles
 company

crabapple
 Zimmermann's
 FURNITURE
 FIRST WESTERN
 BANK & TRUST

E Front Ave

Blarney
 ROUNDHOUSE
 LUFT
 JLG
 THE STARBUCKS
 ROOSTER
 ANIMA CUCINA
 Halberstadt's
 MEN'S CLUBBERS
 FIRE FLOUR
 PIZZA
 ELBOW
 ROOM
 Thompson's
 Sully's

McDonald's

BISMARCK
 EVENT CENTER
 Kirkwood Mall



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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.