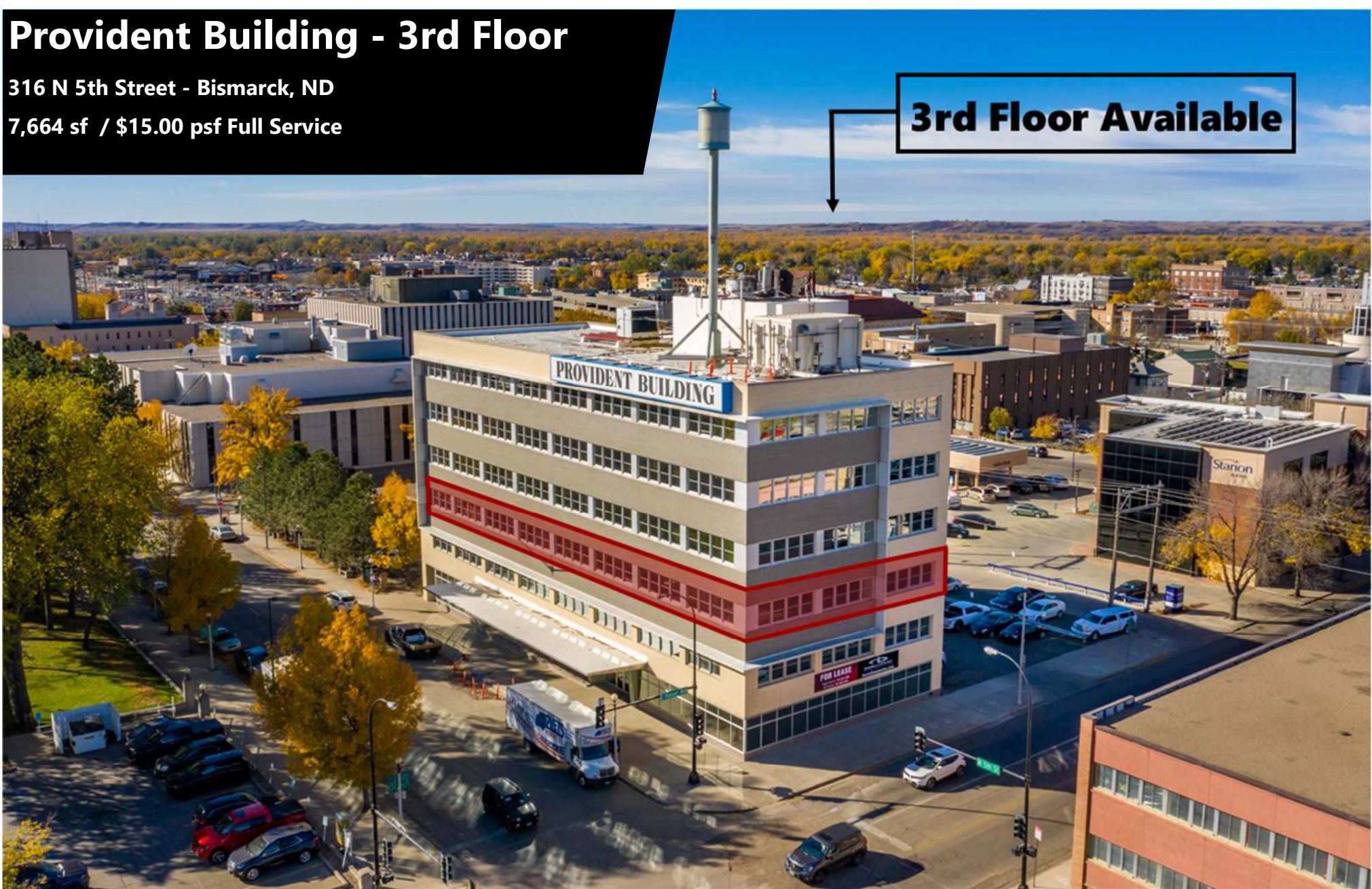


# Provident Building - 3rd Floor

316 N 5th Street - Bismarck, ND

7,664 sf / \$15.00 psf Full Service

**3rd Floor Available**



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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

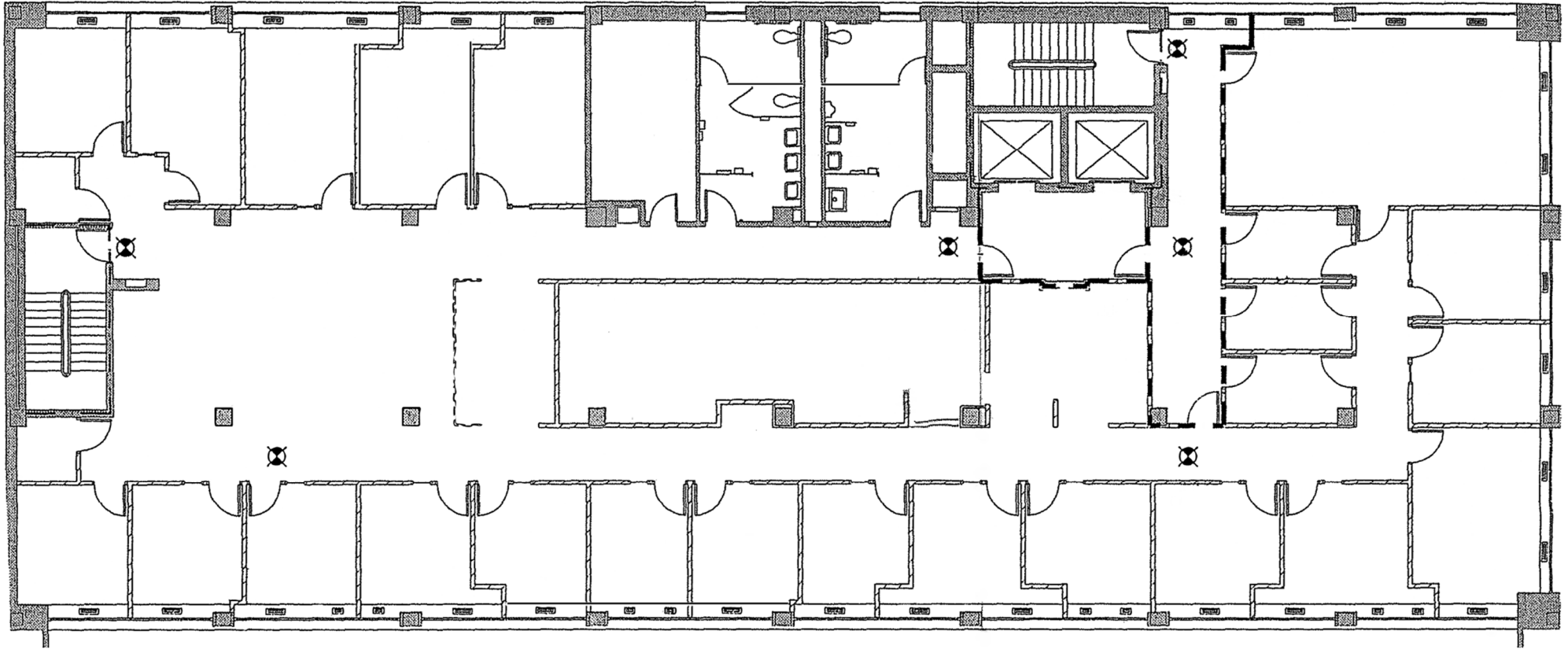


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# 3rd Floor Layout





## 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.

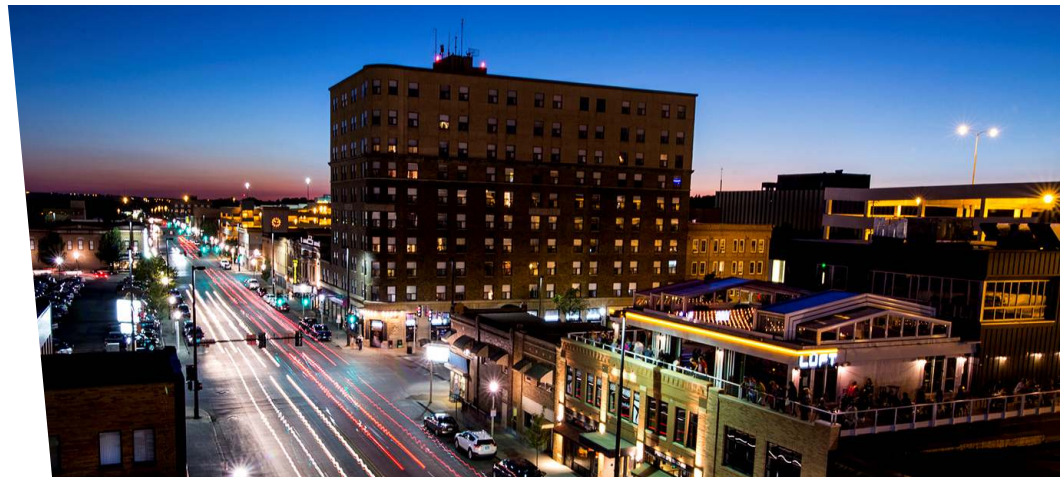
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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

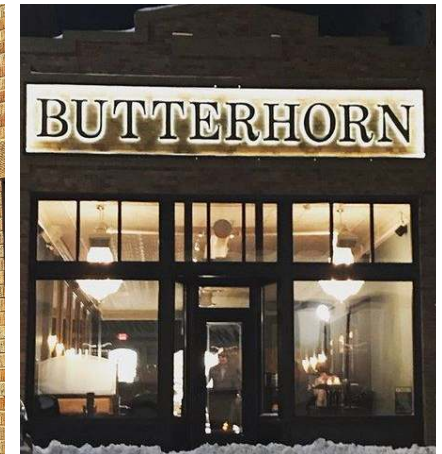
The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation,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





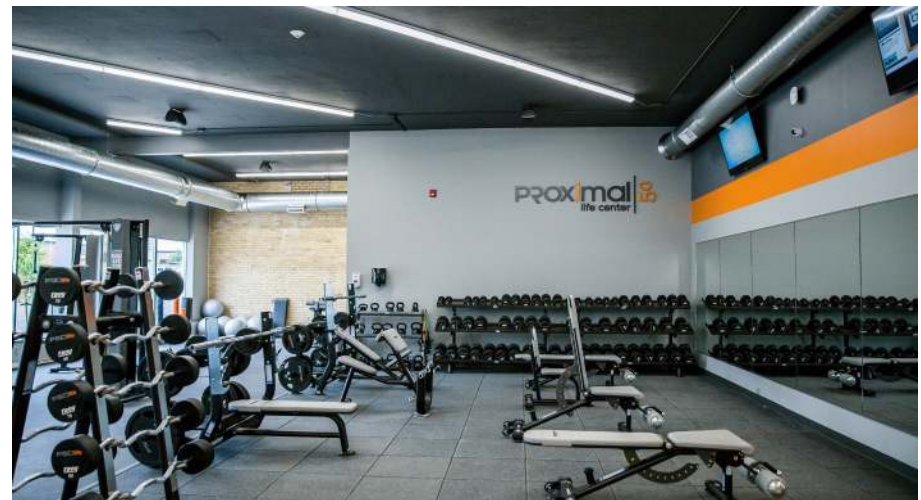
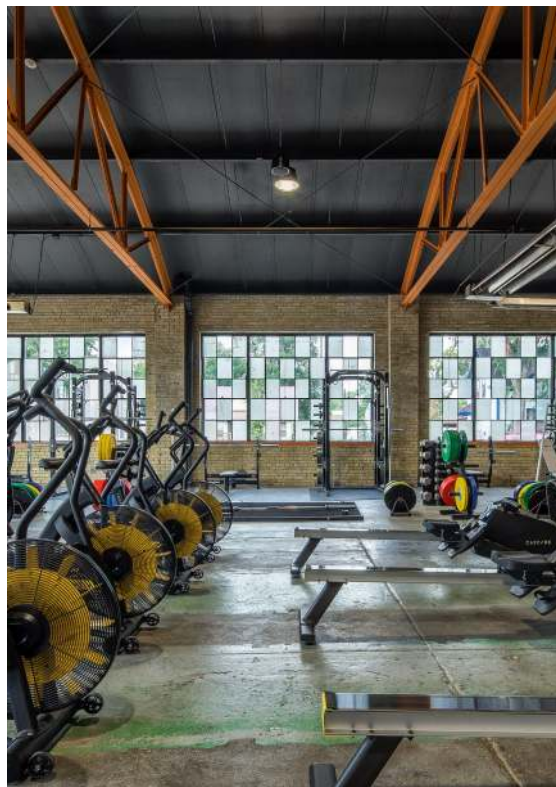
# Shop & Stroll

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





## Fitness & Wellness Life Center Blocks Away





**Bismarck Municipal Ball Park**



**Bismarck Art and Gallery Association**



**Bismarck Event Center**



**Peace Park**



**Kirkwood Mall**

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

# Join Exciting Downtown Bismarck!







# DANIEL COMPANIES

The Leader in Commercial Real Estate



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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.**