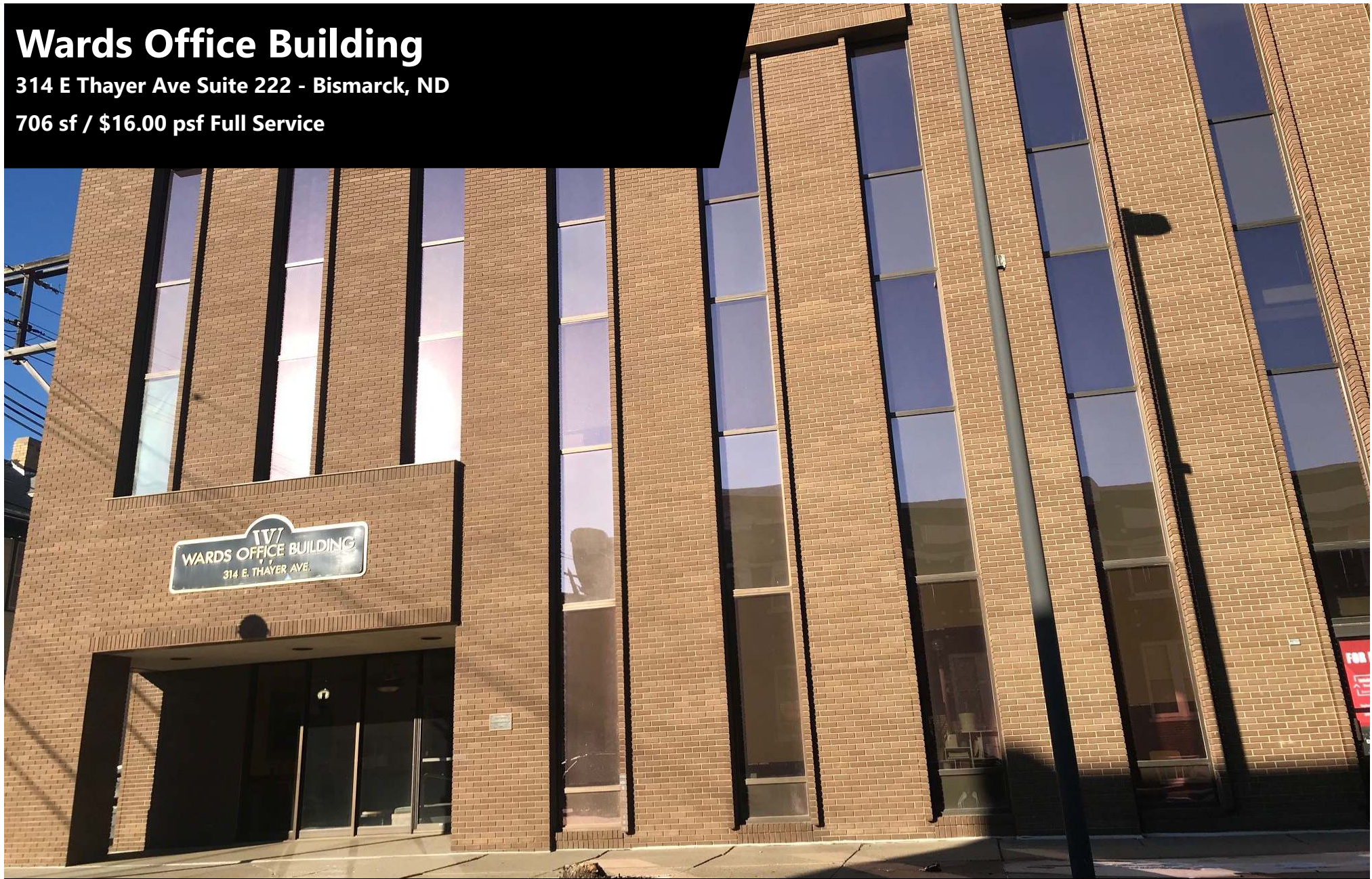


# Wards Office Building

314 E Thayer Ave Suite 222 - Bismarck, ND

706 sf / \$16.00 psf Full Service



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## Executive Summary for Lease

<b>Address:</b>	<b>314 E Thayer Ave #222 - Bismarck, ND</b>
<b>Date Available:</b>	<b>Available Now</b>
<b>Lease Rate:</b>	<b>\$16.00 psf / \$941.33 mo. - Full Service</b>
<b>Lease Term:</b>	<b>3 Year Minimum</b>
<b>Approximate SF:</b>	<b>706 sf</b>
<b>Parking:</b>	<b>Front Door and On-Site</b>
<b>Tenant Responsibilities:</b>	<b>Base Rent &amp; Janitorial</b>

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

- ♦ Prominent Downtown office building
- ♦ Nice Lobby entry
- ♦ 3 offices with windows, reception area, and kitchenette
- ♦ Bright space with windows
- ♦ Common Restrooms
- ♦ Elevator
- ♦ Close to city parking lot and ramp
- ♦ Walk Score of 90 - Most errands can be accomplished on foot.



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# Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



THREEFOLD



BISMARCK



WHITE LACE

Bridal



hiccup's KIDS + BABY



Small town. Growing city.

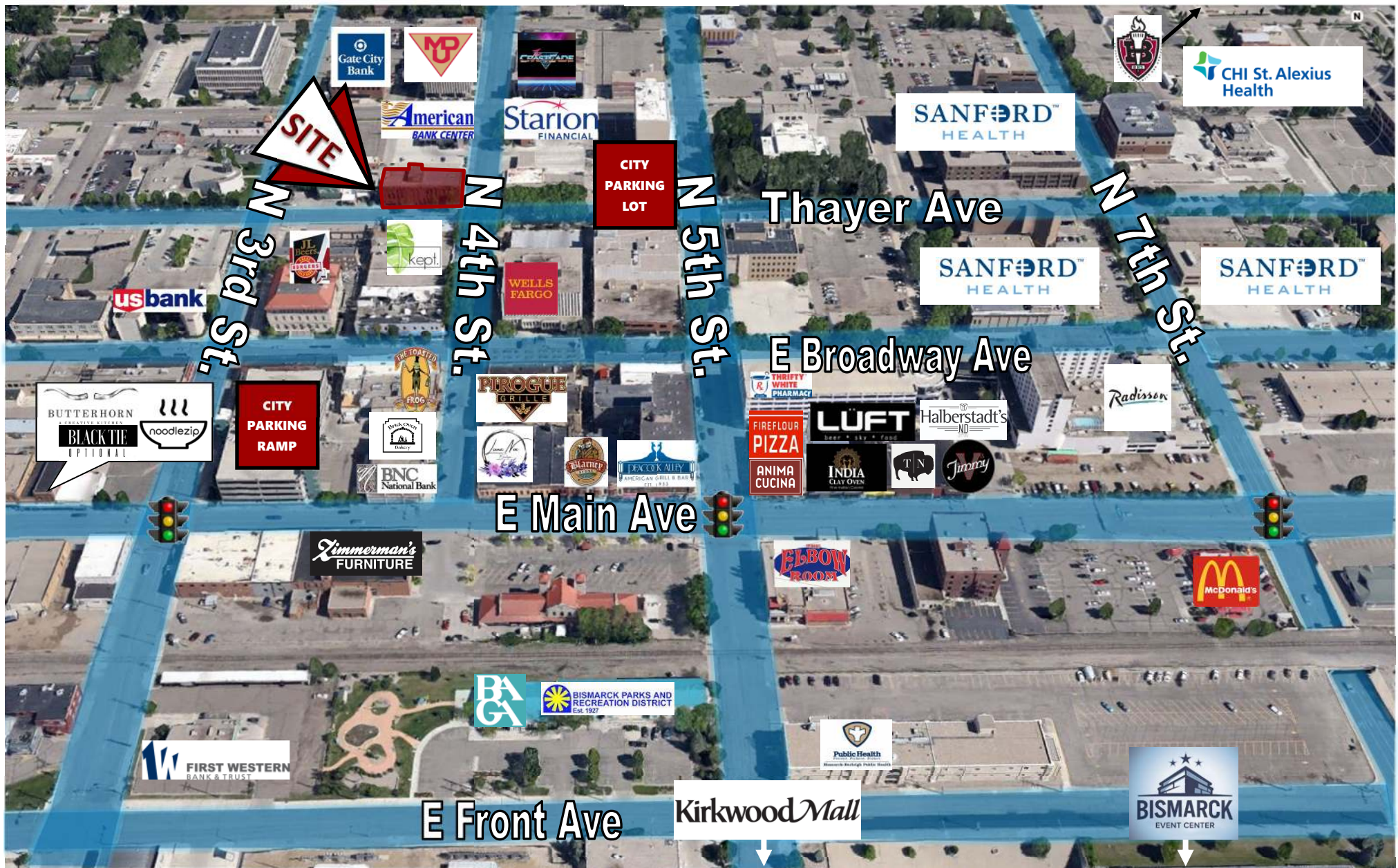
BOUTIQUE















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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.**