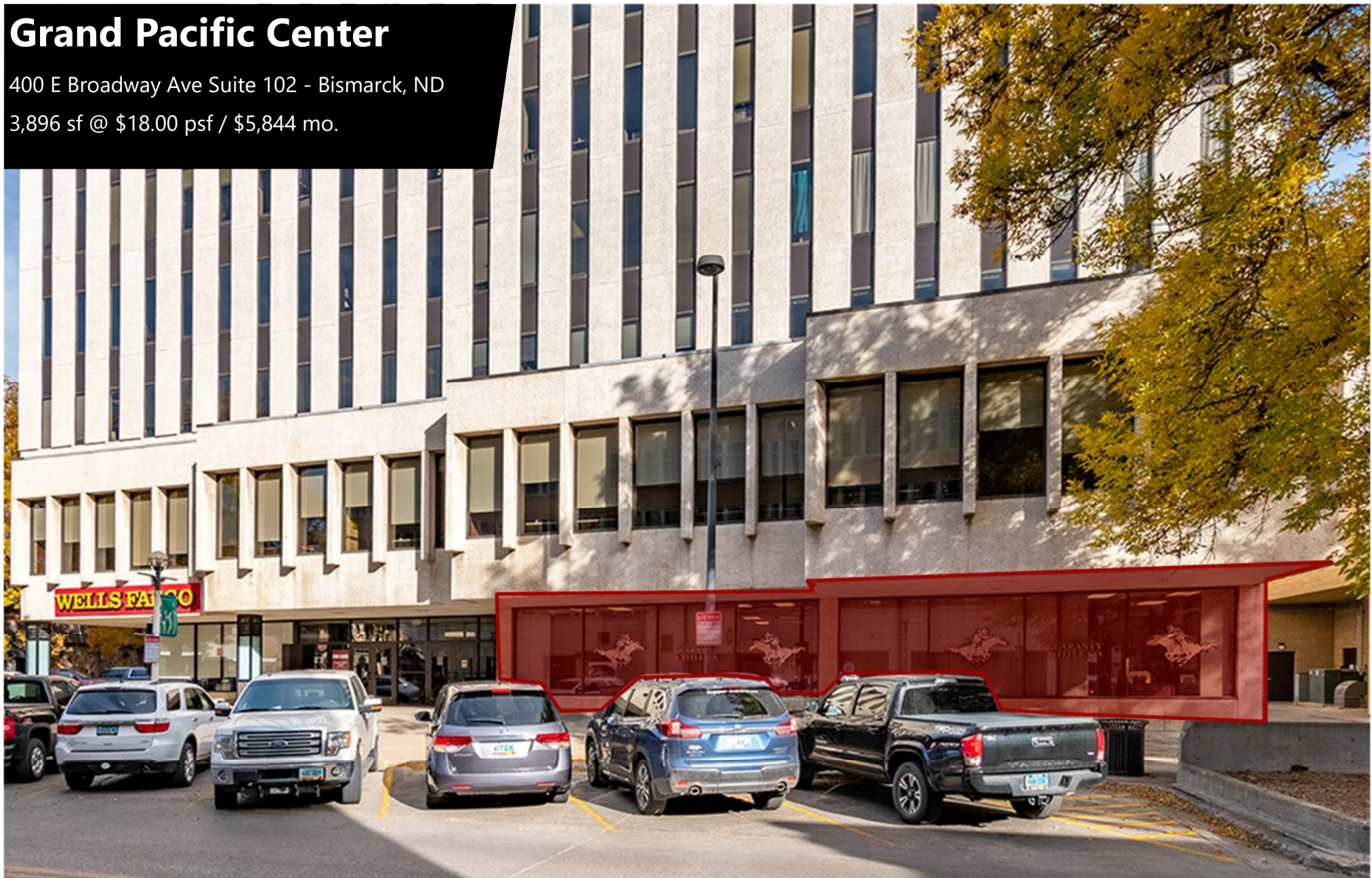


# Grand Pacific Center

400 E Broadway Ave Suite 102 - Bismarck, ND

3,896 sf @ \$18.00 psf / \$5,844 mo.



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# Executive Summary for Lease

<b>Address:</b>	400 E Broadway Ave Suite 102 - Bismarck, ND
<b>Property Name:</b>	Grand Pacific Center
<b>Date Available:</b>	August 1st, 2021
<b>Lease Term:</b>	Minimum 5 Year
<b>Lease Rate:</b>	\$18.00 psf / \$5,844 mo.
<b>Approximate SF:</b>	3,896 sf
<b>Parking:</b>	Street and ramp parking
<b>Tenant Responsibilities:</b>	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.



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



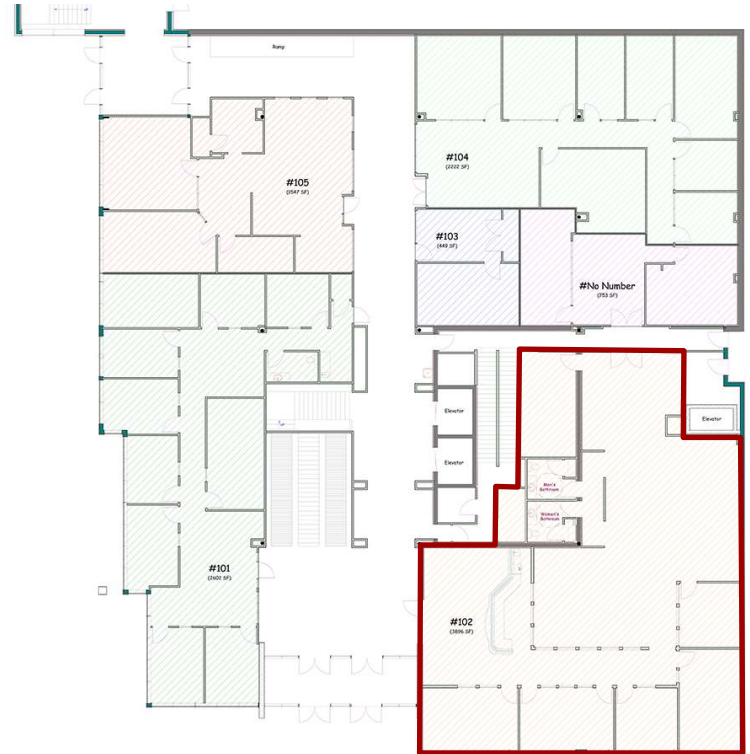
	.5 MILES	1 MILES	3 MILES
<b>2020 POPULATION</b>			
	2,573	13,734	64,107
<b>DAYTIME POPULATION</b>			
	13,222	26,792	77,342
<b>BUSINESSES</b>			
	794	1,432	3,916
<b>EMPLOYEES</b>			
	11,760	23,668	57,794
<b>HOUSEHOLD INCOME</b>			
	\$46,613	\$63,097	\$80,473



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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  
Nutrition  
WHITE LACE  
noodlezip  
BUTTERHORN

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

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

INC  
PEROGUE  
BRIDAL  
THE CAPITAL  
5 KFYR-TV

BLATHER  
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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# Join Exciting Downtown Bismarck!

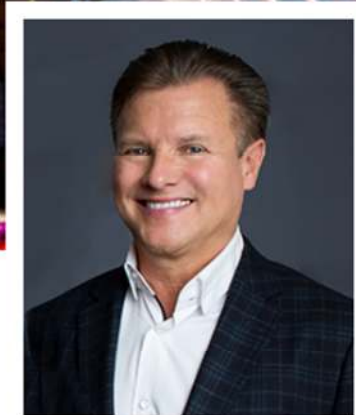






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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

**Powerful Team. Powerful Process. Powerful Results.**