

GRAND PACIFIC CENTER

400 E Broadway Ave - Bismarck, ND

The Center of Downtown Bismarck

\$7,500,000



Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

DanielCompanies.com

Grand Pacific Center Executive Summary

This Landmark 6 story building is situated in the heart of Downtown Bismarck, located on the corner of Broadway Ave and 4th Street. The Grand Pacific Center is a quality, "Class A" Corporate office facility. This centrally located business landmark offers an efficient and comfortable work environment with outstanding views of Bismarck, the State Capitol and the Missouri River Valley. The Grand Pacific Center enjoys a commanding location with easy access to I-94, Highway 83 North and the Bismarck Airport.

Exterior Features

Building features large windows on all four sides of the building supplying a bright work environment and commanding views.

Attached 2 level parking ramp for approximately 103 vehicles - lower level has covered parking. The ramp has one curb cut with access onto Thayer Avenue 4th Street. This provides for excellent access to the parking ramp. There is also street parking on the south and west sides of the building.

Property Amenities:

- ♦ Bismarck's most prominent downtown office building
- ♦ Completely renovated lobby
- ♦ Common Conference Room located on 3rd floor
- ♦ Large common break room in lower level
- ♦ Two elevators
- ♦ Renaissance Zone
- ♦ Great views of Bismarck / Mandan & North Dakota State Capitol, and Missouri River.
- ♦ Easy access to The Bismarck Event Center, western North Dakotas largest retail center the 'Kirkwood Mall', and Bismarck's medical and financial hub

[CLICK FOR VIDEO]



Potential Uses:

- ♦ Corporate Headquarters
- ♦ Medical Clinic / Research Center / Health-Wellness
- ♦ Owner - User Investment
- ♦ Opportunities for Law Firm or Accounting / Consulting Companies
- ♦ City, County, State Government Offices
- ♦ Penthouse Condo's or loft

Property Specifications:

Lot Size:	42,000 sf
Building Size:	93,058 SF usable 113,000 SF Gross
Zoned:	Downtown Core
Built:	1976
2021 Taxes:	\$76,142.88
Specials Balance:	\$0.00
Occupancy Rate:	56.63%

Capital Improvements since current owner acquired

Financials available to qualified buyers

- ♦ Elevator modernization
- ♦ Parking Deck Repairs
- ♦ Roof Repairs
- ♦ Lobby Remodel
- ♦ Window Caulking
- ♦ Lower Level Renovation
- ♦ 3rd Floor Renovation
- ♦ 5th Floor Renovation
- ♦ Boiler Replacement
- ♦ Lower roof replaced in 2006
- ♦ Upper roof replaced in 1996

**before current owner acquired*

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**Impressive
Lobby
Entrance**





**Open
Stairway to
Lower Level**



Awesome Views Of The Entire City









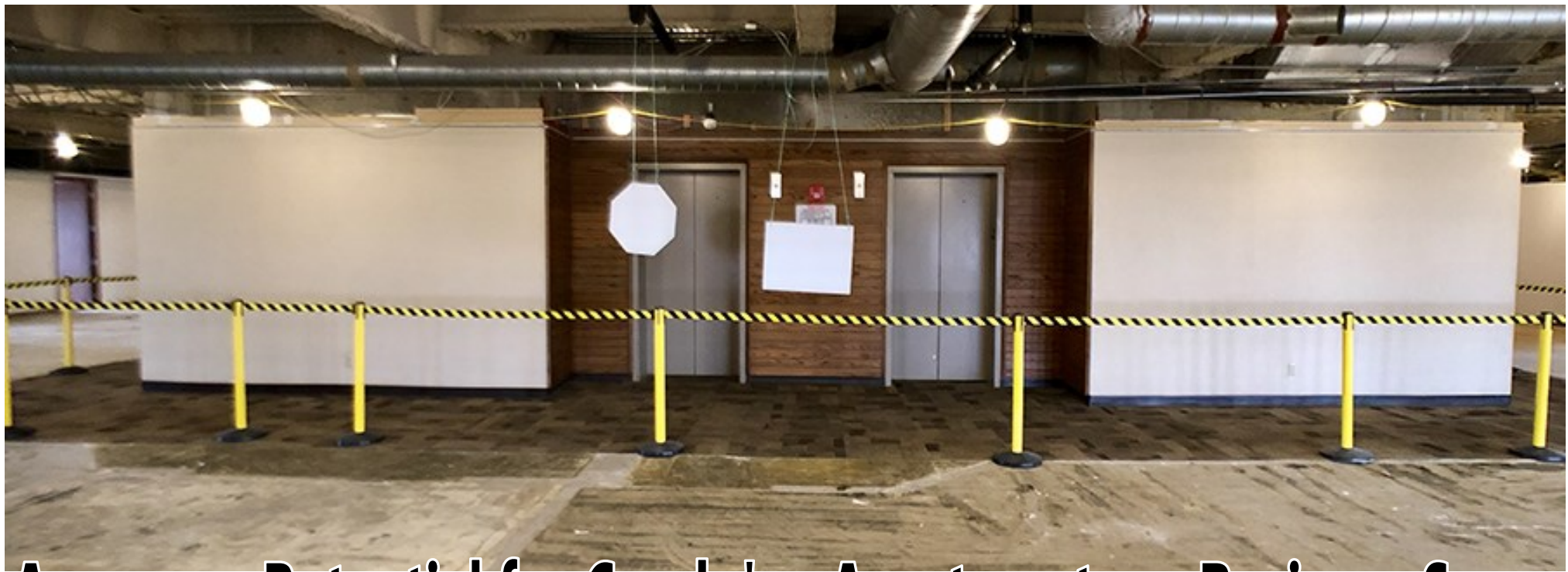
Convienent Owned Attached Ramp Parking



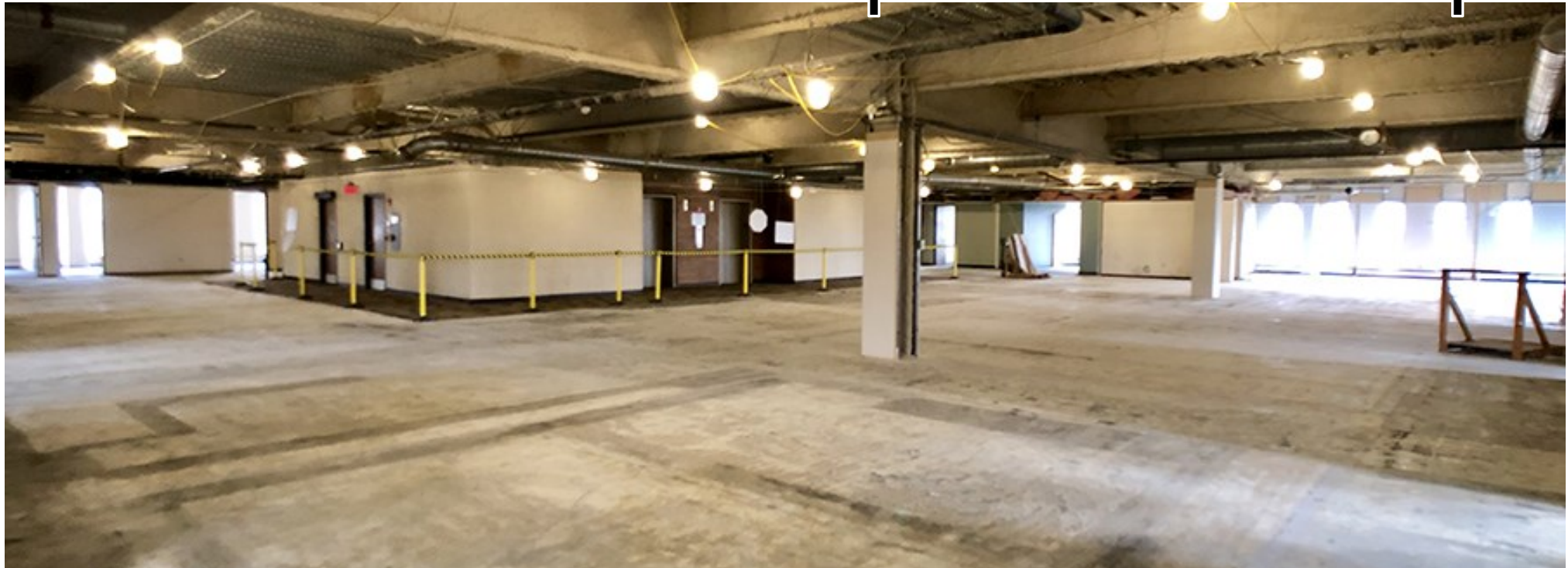
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Space is ready for your firm to custom design for your unique needs!



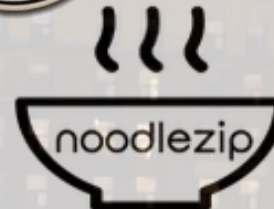
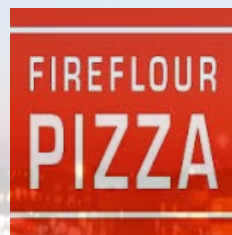
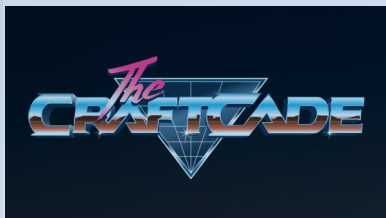


Awesome Potential for Condo's - Apartments or Business Space





Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



Small town. Growing city.





Bismarck Municipal Ball Park



Bismarck Art and Gallery Association



Bismarck Event Center



Shop & Stroll

Many shops, eateries, parks, and offices nearby.



Kirkwood Mall

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

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.





DANIEL COMPANIES

The Leader in Commercial Real Estate



**Bill Daniel, CCIM | President
Commercial Broker**

701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President
Commercial Realtor®**

701.391.4262

Taylor@DanielCompanies.com

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