

Grand Pacific Center

400 E Broadway Ave. Suite 300 - Bismarck, ND

1,216 sf - \$15.50 psf



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

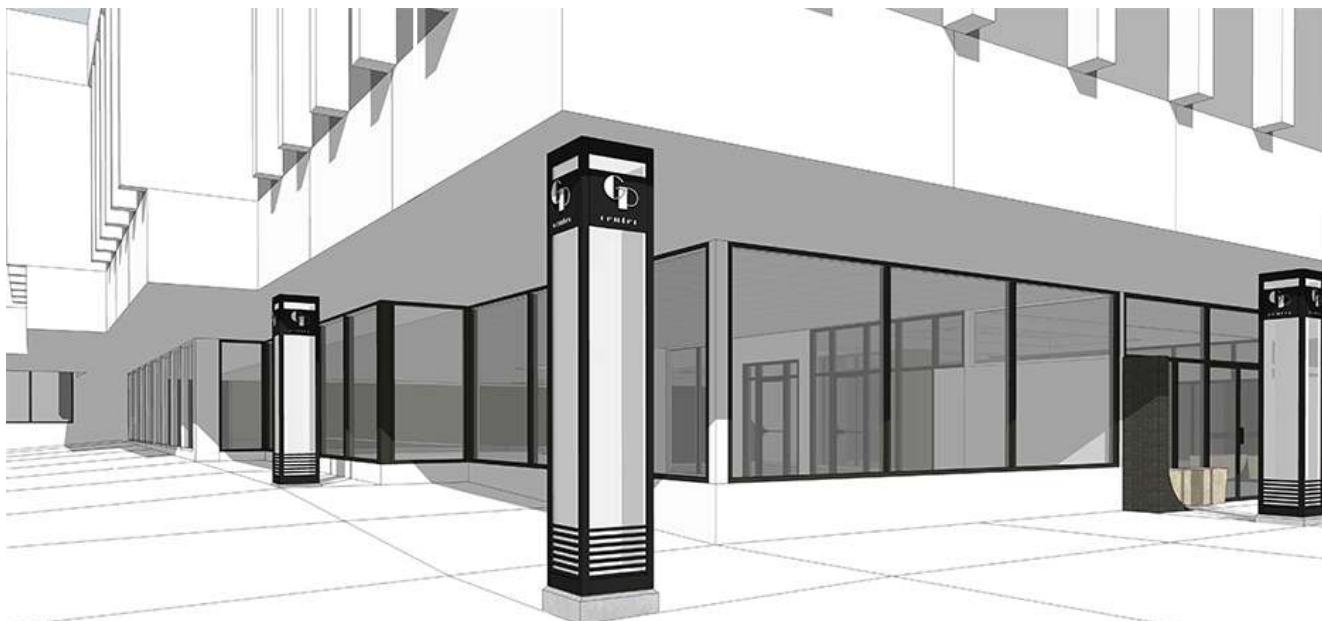
Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

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- Lease Price:
\$15.50 psf with
3% Annual Increase
- Lease Space: 1,216 sf
- Full Service Lease
- Downtown Landmark
Building
- Two Elevators
- Building Conference Room &
Break Room
- Great Location and View
Corner of N 4th St and Broadway Av
- Newly Renovated Exterior &
Interior Lobby

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate



The Grand Pacific Outdoor Plaza anchors the center of downtown Bismarck. The new custom backlit columns provide a great ambiance as you approach the building.



Walk Score

89

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



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1,216 sf

Lease Terms

- Three to five year lease
- Lease price include a \$7 psf operating cost estimate with year end adjustment

Parking

- Parking at city ramps (Tenant pays for parking)

Building Highlights

- Bismarck's most prominent downtown office building
- Completely renovated lobby
- Conference room located on 3rd floor (sign-in sheet for tenant's to reserve)
- Large common break room in lower level
- Work-out room in lower level
- Two elevators

Potential Uses

- Energy Companies
- Professional services
- Government offices
- Accounting firm
- Legal offices
- Medical offices
- Engineering firm

In The "Heart of Downtown"

- Legal & Accounting Firms
- Financial Institutions
- Professional Offices
- Federal Offices / Post Office
- Medical District
- Bismarck City Administration Office
- Burleigh County Offices
- Bismarck Event Center
- Kirkwood Mall

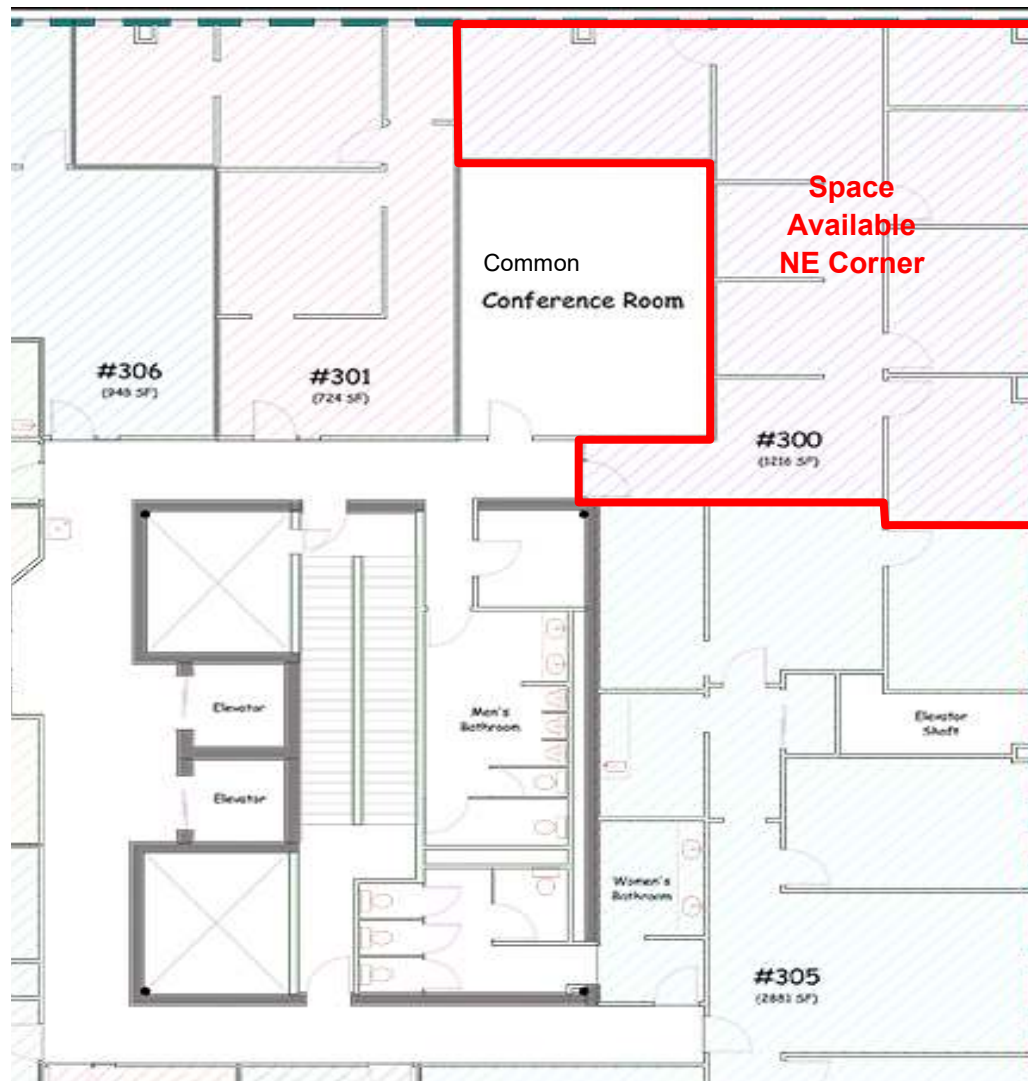


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Floor Plan



Exciting Downtown Bismarck

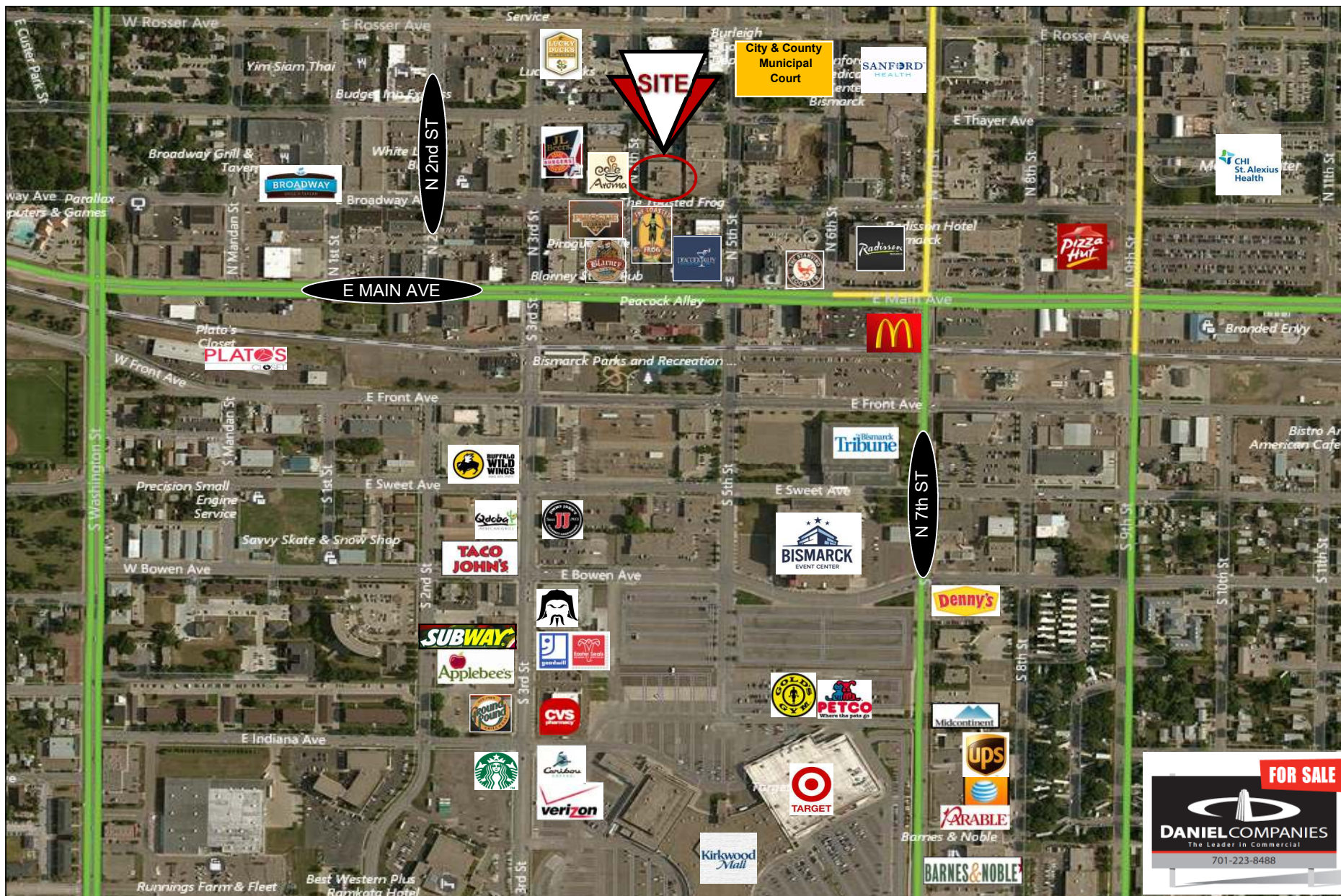
25 Restaurants • 17 Bars • 40 Retail Businesses • 5 Art Galleries



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DanielCompanies.com



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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

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.