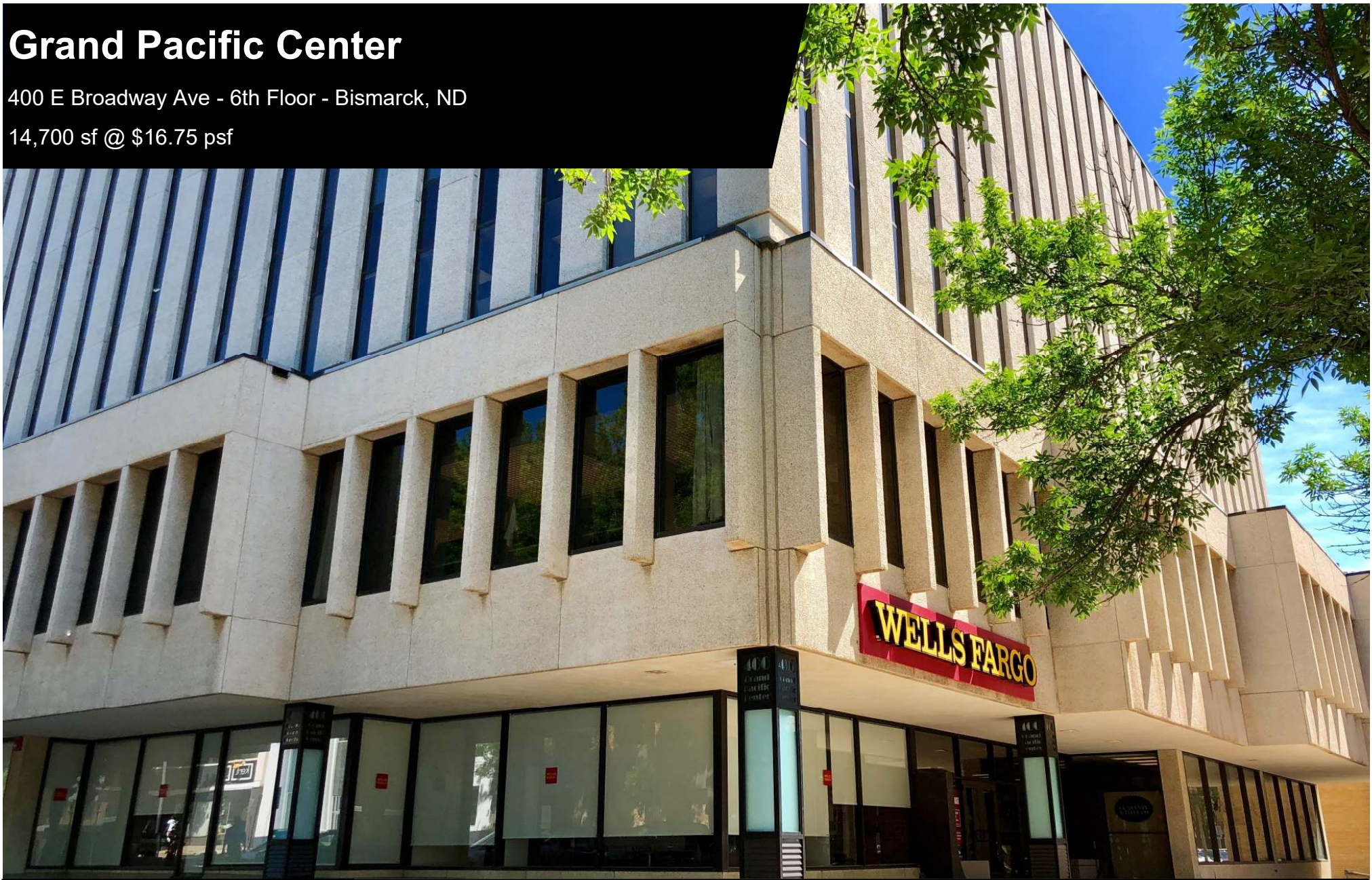


Grand Pacific Center

400 E Broadway Ave - 6th Floor - Bismarck, ND

14,700 sf @ \$16.75 psf



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Executive Summary for Lease

| | |
|---------------------------------|--|
| Address: | 400 E Broadway Ave 6th Floor - Bismarck, ND |
| Date Available: | Immediately |
| Lease Term: | 5 to 10 Year |
| Lease Rate: | \$16.75 psf Full Service |
| Approximate SF: | 14,700 sf |
| Parking: | On-site covered parking spaces, city parking ramps |
| Tenant Responsibilities: | Base Rent, Parking, Internet, Phone |
| TI Allowance: | Negotiable |

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.



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.

.5 MILES

1 MILES

3 MILES

2019 POPULATION



2,581

13,760

64,031

DAYTIME POPULATION



15,820

29,941

79,776

BUSINESSES



825

1,4797

4,023

EMPLOYEES



12,189

24,150

58,513

HOUSEHOLD INCOME



\$39,736

\$56,426

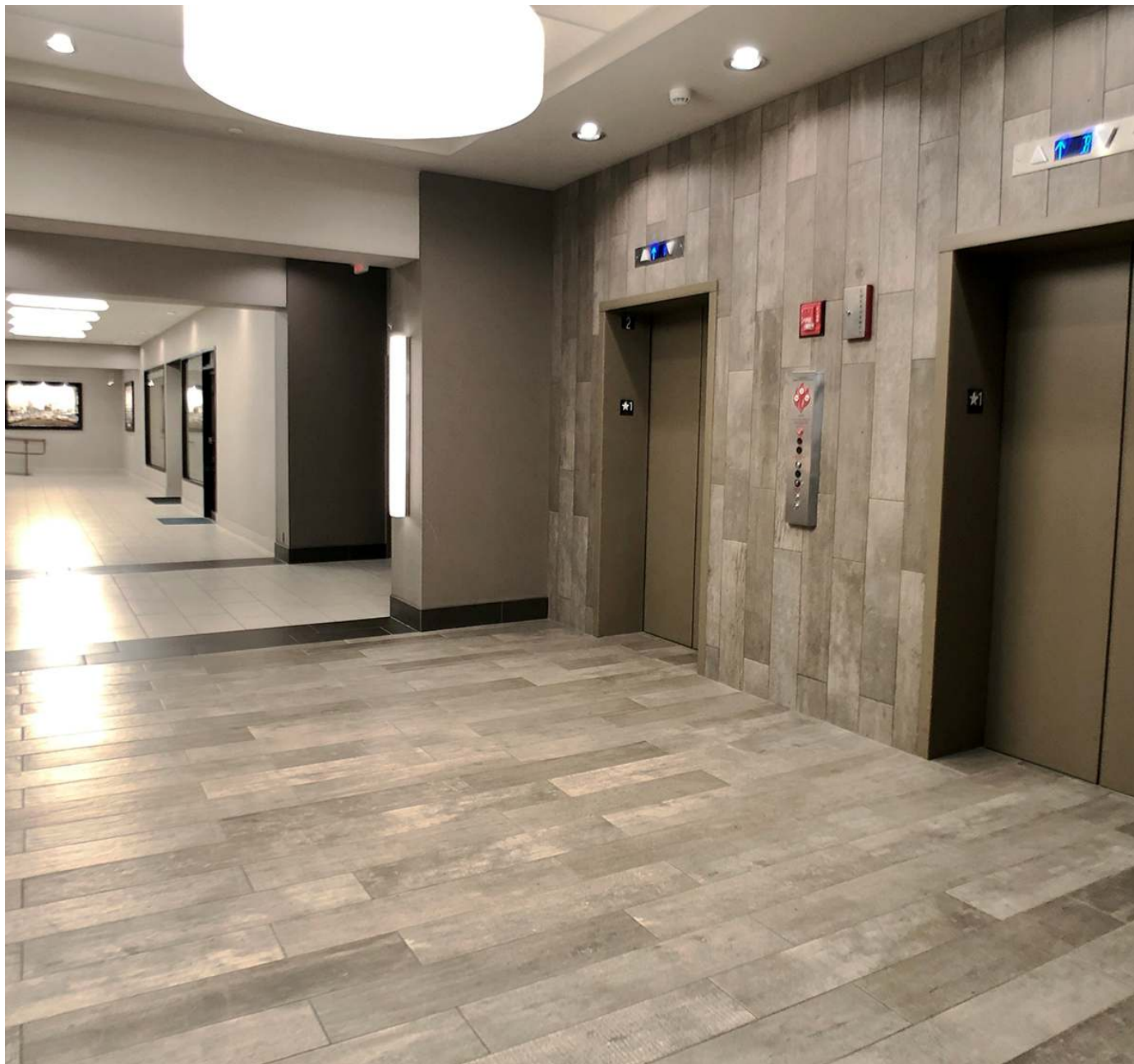
\$73,123



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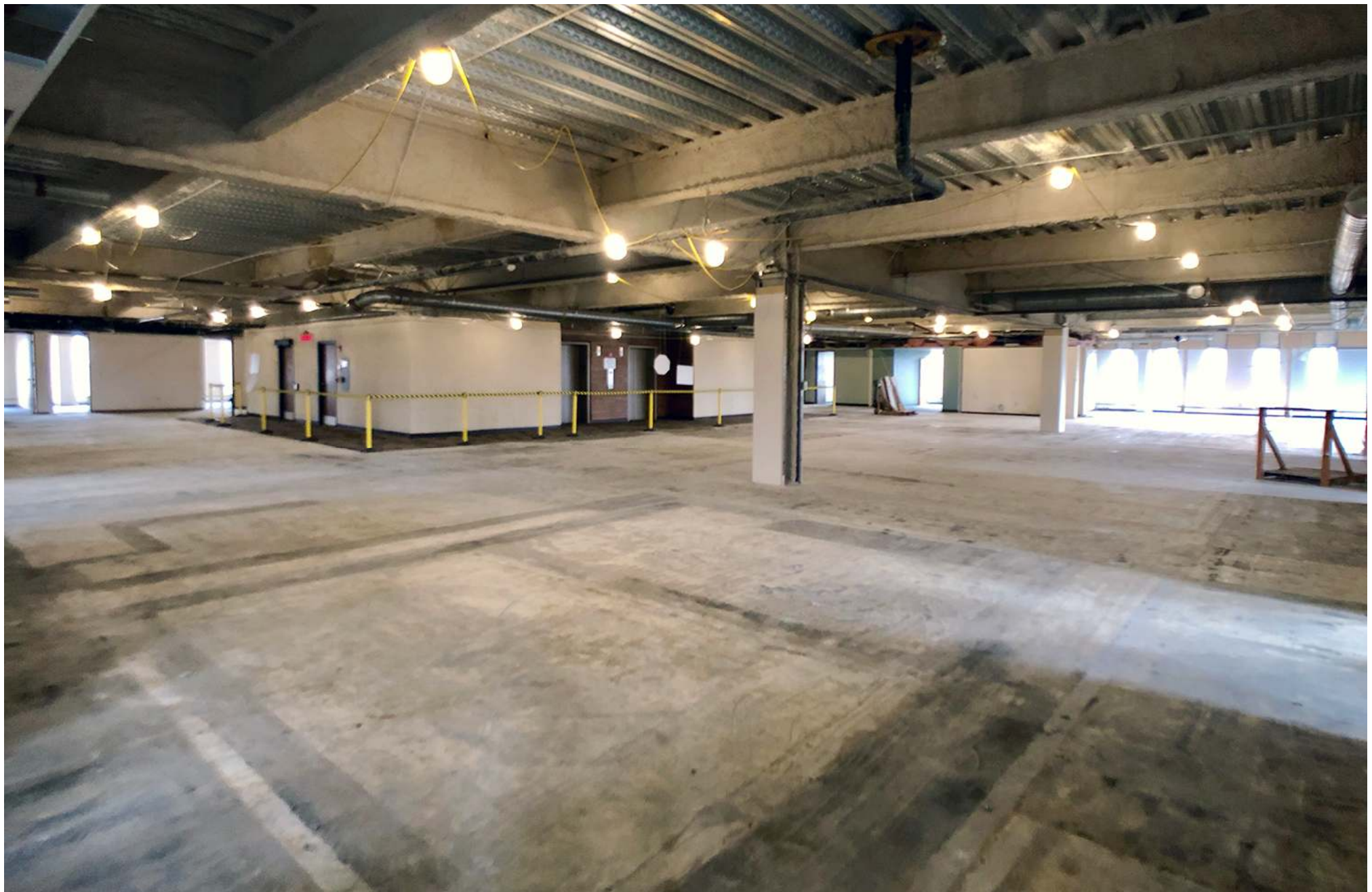
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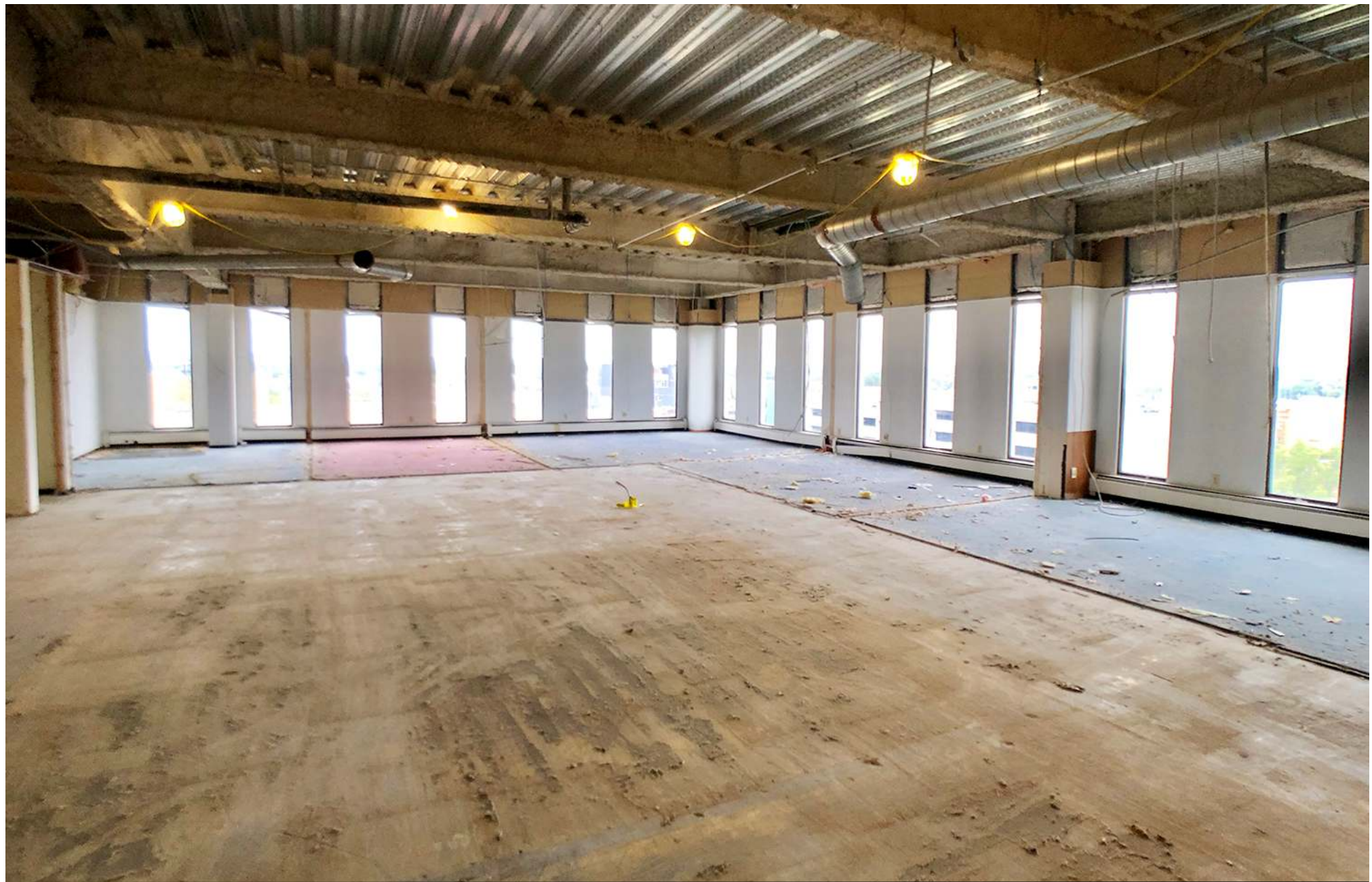


Building Highlights:

- Bismarck's most prominent downtown office building
- Completely Renovated lobby
- Common Conference room located on 3rd floor
- Large common break room in lower level
- Work-out room in lower level
- Two Elevators
- Renaissance Zone (Tenant benefits may be available.)
- On-site ramp parking available @ \$58 mo. per space



Customize Floor Plan to Your Needs



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Opportunity for Direct, Grand Entrance into Your Space



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Awesome 6th Floor Views in the Heart of Downtown Bismarck



Convenient Parking and Easy Access to Parking Ramps



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.

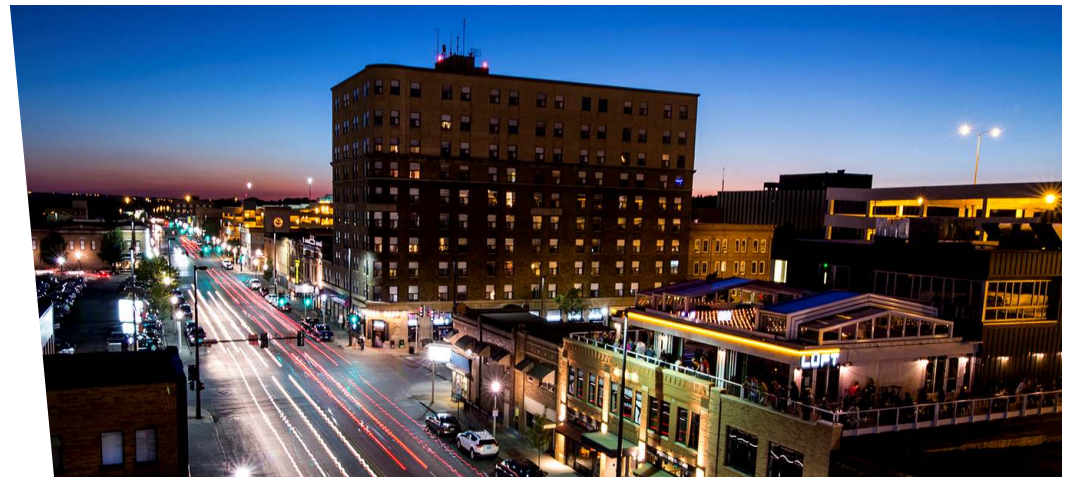
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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

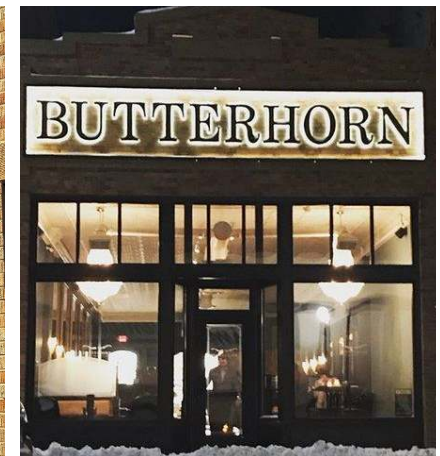
The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation,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



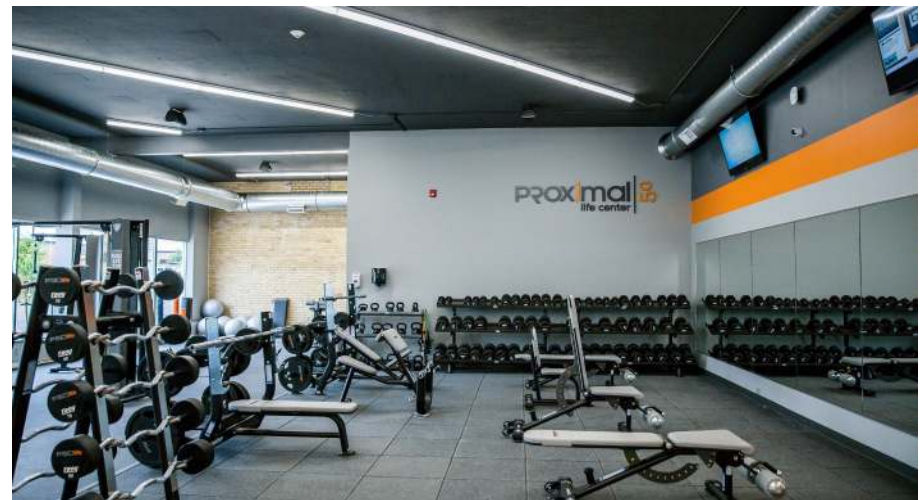
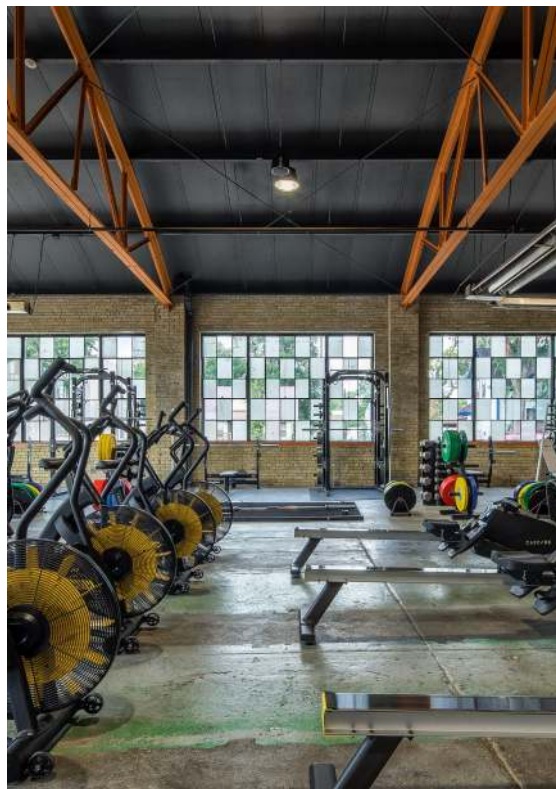
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Fitness & Wellness Life Center Blocks Away





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!

Zimmerman's
FURNITURE

PIROGUE
GRILLE

BREAD POETS
where bread is an art form

Halberstadt's
ND
EST. 1985

Humpback Sally's
— SMALL PLATES TAVERN —

WHITE LACE
Bridal

Brick Oven
Bakery

The
CITYSIDE

UE
Unbranded Element

H Soul
Haven
STUDIO

[T]

THREEFOLD

Blarney
STONE
EST. 1980

Active Life
Chiropractic

FIRE FLOUR
PIZZA

BISMAN
FOOD

PROXIMAL |

BOUTIQUE
Twenty-Three

kept.

JL Beers
GREAT
BURGERS
OLD FASHIONED

Dot

|||
noodlezip

ANIMA
CUCINA

BISMARCK
LARKS

THE BARBER'S WIFE
— EST. 2015 —

WIDEON'S BREWING CO. INC.

lula b.
boutique

BLACK TIE
OPTIONAL

BUTTERHORN
A CREATIVE KITCHEN

T | N

Lillians
the highest chocolate in town

BISMARCK
EVENT CENTER

PEACOCK ALLEY
AMERICAN GRILL & BAR
EST. 1933

THE STARVING
ROOSTER

LÜFT
beer • sky • food

THE CAPITAL
GALLERY

BISMARCK MAGAZINE
Small town. Growing city.

BROADWAY
GRILL & TAVERN

THE TOASTED
FROG
DINING SPOONS

Tinee Trendee
BOUTIQUE

Sweet Treats

ELBOW
ROOM

Desirae's
MAKEUP & BEAUTY LOUNGE



Bismarck Veterans Memorial
Public Library

Nutrition
AMBITION

ROUNDHOUSE
GASTRO PUB

Terry's
Health Products





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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.