

Grand Pacific Center

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

14,700 sf @ \$18 psf



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com



- Lease Price
\$18.00 psf with
3% Annual Increase
- Lease Space: 14,700 sf
- Full Service Lease
- Downtown Landmark
Building
- 11 On-site covered parking
Spaces for entire floor
- Two Elevators
- Building Conference Room &
Break Room
- Great Location and View
Corner of N 4th St and Broadway Av
- Newly Renovated Exterior &
Interior Lobby

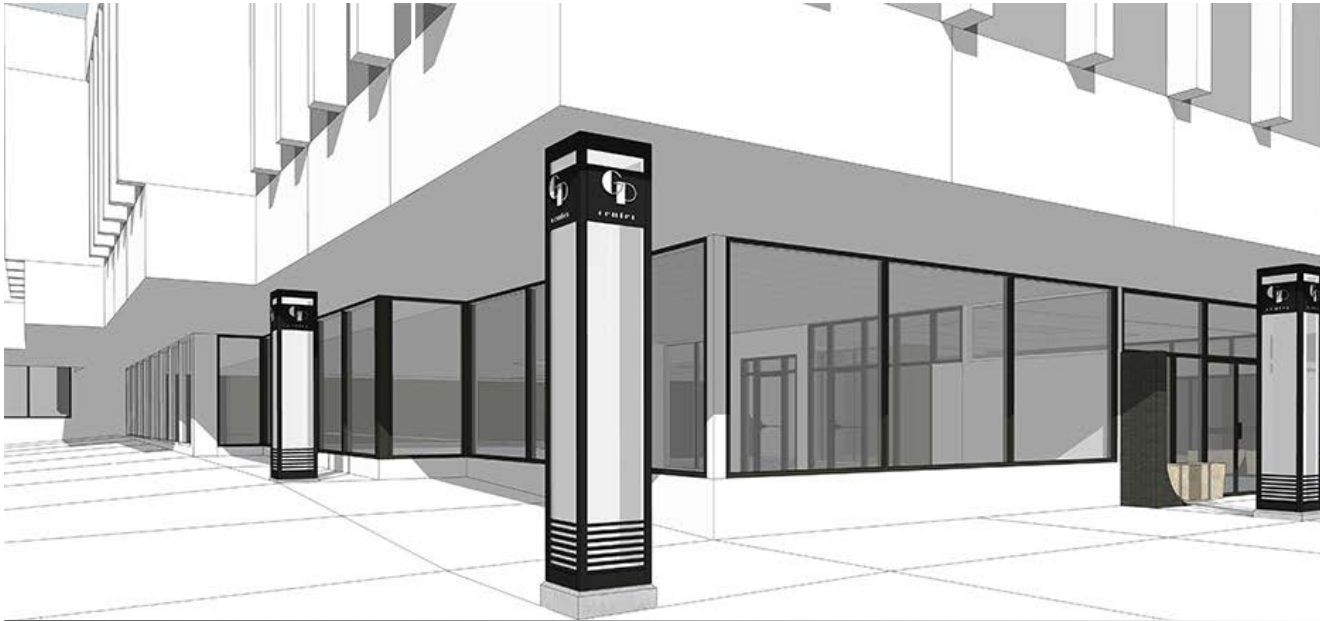
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com



**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.**



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Grand Pacific Center

400 E Broadway Ave. - 6th Floor - Bismarck, ND
14,700 sf @ \$18 psf

Lease Terms

- Five to ten year lease
- Lease price include a \$7 psf operating cost estimate with year end adjustment
- Tenant Improvements Negotiable

Parking

- 11 covered spaces on site @ \$56 per space per month
- Parking at city ramps may be available (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
- Renaissance Zone (tenant benefits may be available)



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.



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

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

**Convenient walking distance to
25 restaurants, 17 bars, 40 retail
businesses, 5 art galleries**

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.

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.



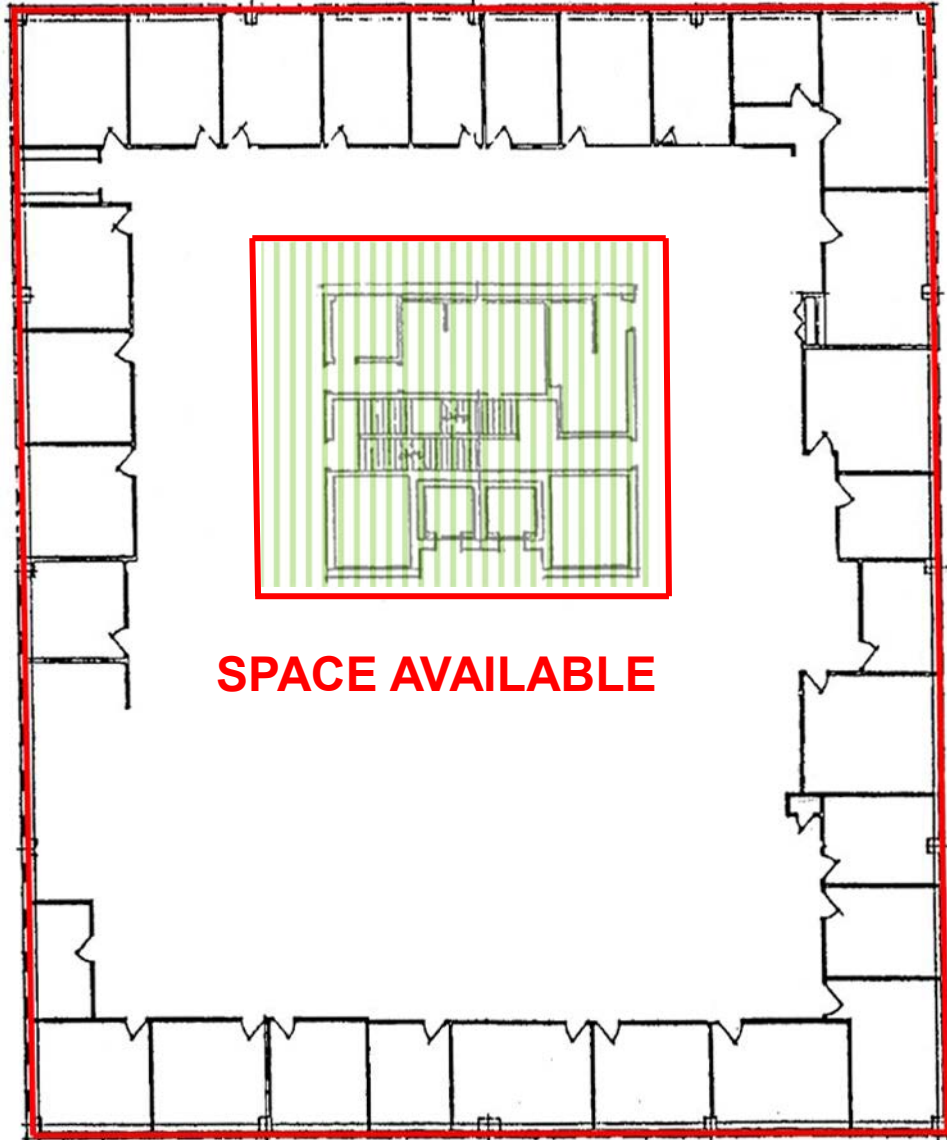
Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

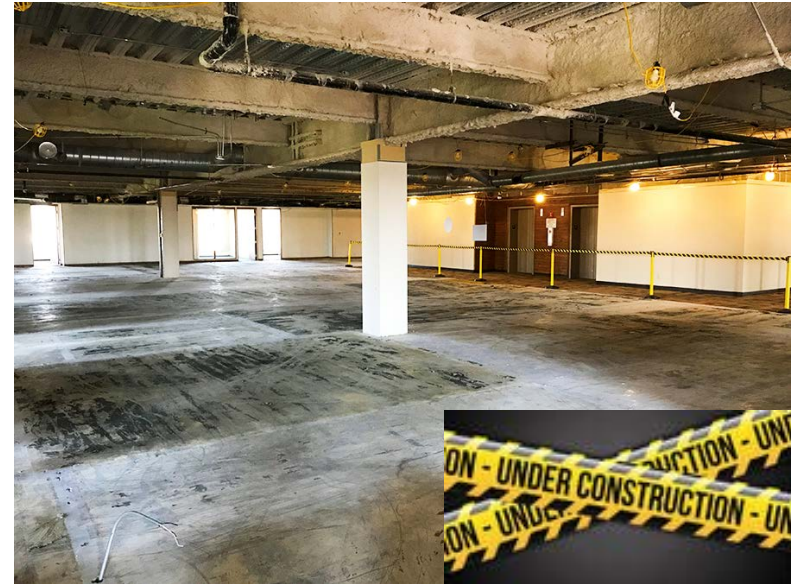
DanielCompanies.com

Entire 6th floor
14,739 sf

Excludes stairwells, elevator shaft and mechanical room



Space Ready for Renovation for New Tenant



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Breath Taking Views from this 6th Floor Space



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.



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Building Parking Ramp



Customer / Client short term parking available on the upper ramp.

Covered parking spaces available for lease for 6th floor Tenant

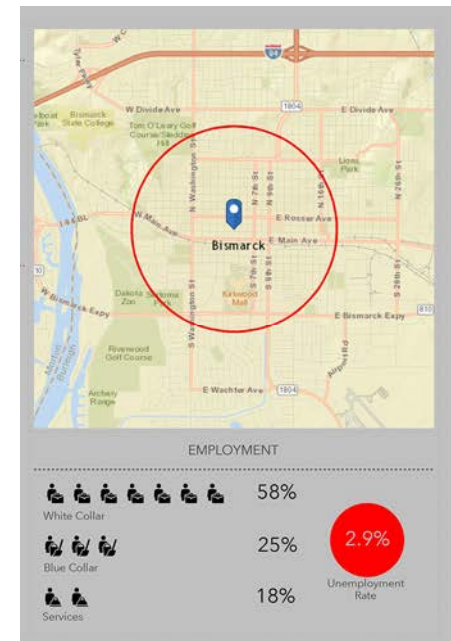
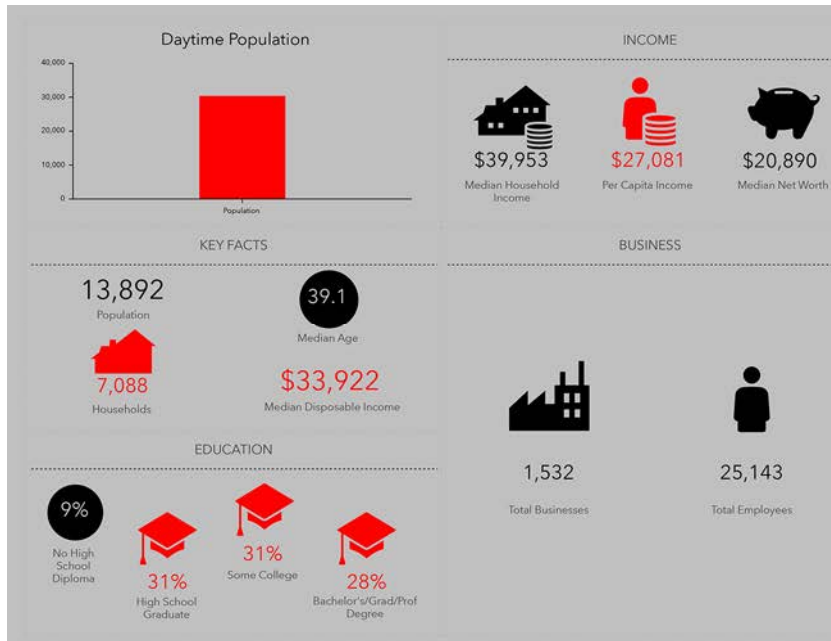


Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

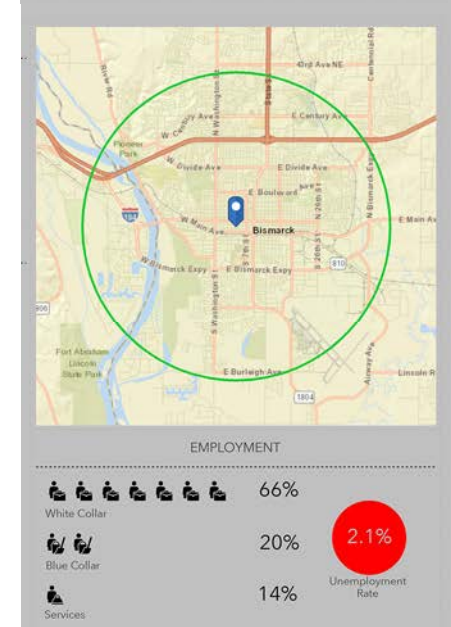
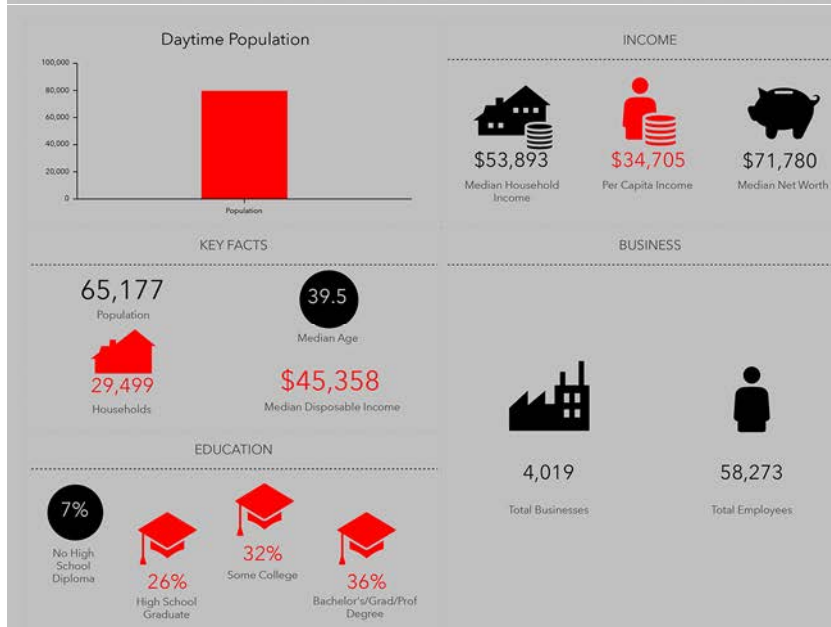
Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

1 Mile Demographics



3 Mile Demographics



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



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Exciting Downtown Bismarck

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



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

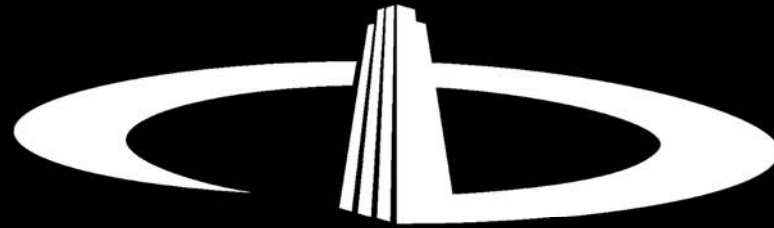


Bill Daniel, CCIM, Broker
 701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
 701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com





DANIEL COMPANIES

The Leader in Commercial Real Estate

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. This powerful team delivers powerful results.



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

701.223.8488
304 E ROSSER AVE #200
BISMARCK, ND 58501



ICSC CCIM SIOR
INDIVIDUAL MEMBERS

RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE