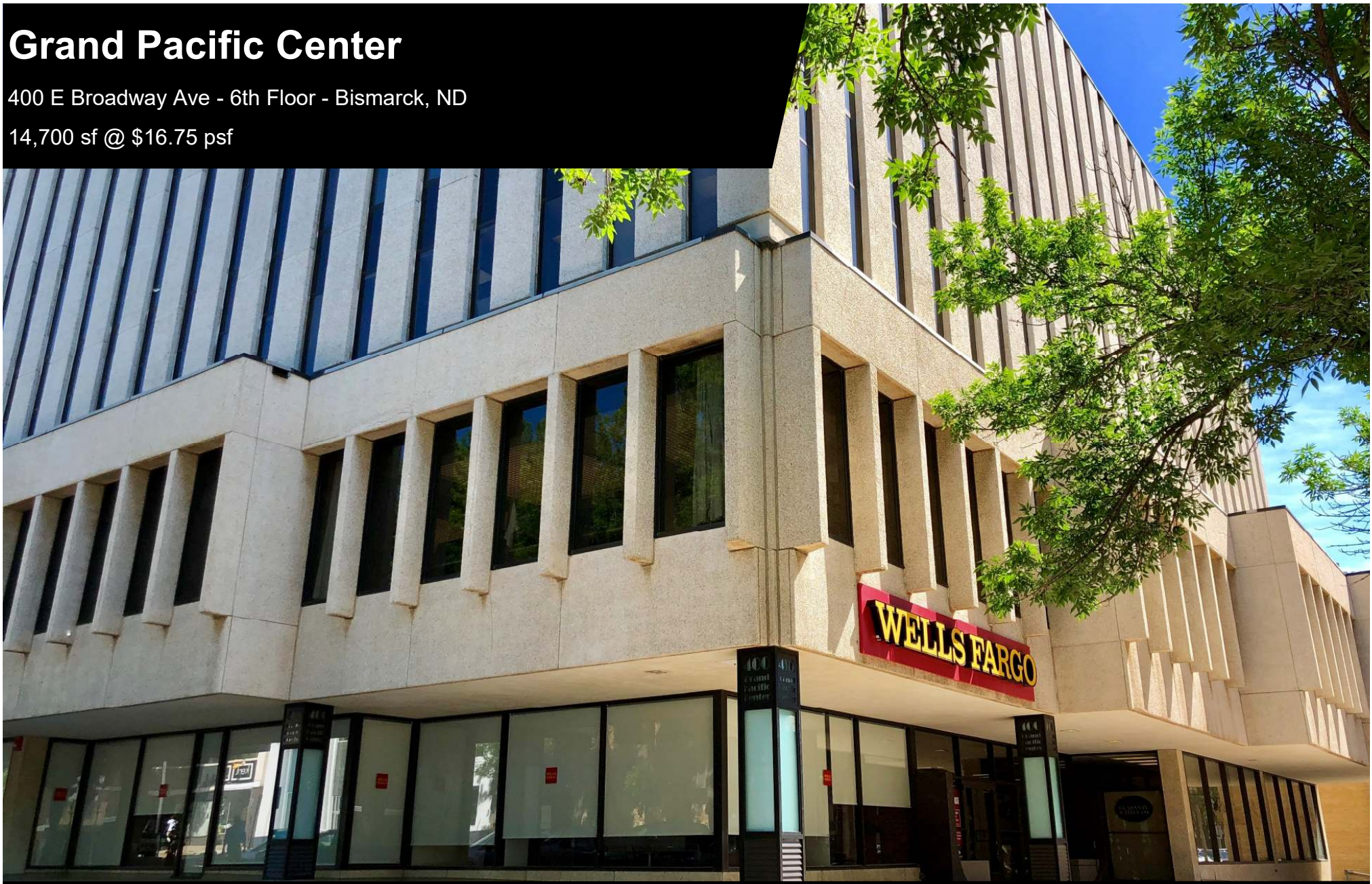


# Grand Pacific Center

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

14,700 sf @ \$16.75 psf



**Bill Daniel, CCIM, Broker**

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# Executive Summary for Lease






<b>Address:</b>	400 E Broadway Ave 6th Floor - Bismarck, ND
<b>Date Available:</b>	Immediately
<b>Lease Term:</b>	5 to 10 Year
<b>Lease Rate:</b>	\$16.75 psf Full Service
<b>Approximate SF:</b>	14,700 sf
<b>Parking:</b>	On-site covered parking spaces, city parking ramps
<b>Tenant Responsibilities:</b>	Base Rent, Parking, Internet, Phone
<b>TI Allowance:</b>	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
<b>2019 POPULATION</b>			
	2,581	13,760	64,031
<b>DAYTIME POPULATION</b>			
	15,820	29,941	79,776
<b>BUSINESSES</b>			
	825	1,4797	4,023
<b>EMPLOYEES</b>			
	12,189	24,150	58,513
<b>HOUSEHOLD INCOME</b>			
	\$39,736	\$56,426	\$73,123



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## **Building Highlights:**

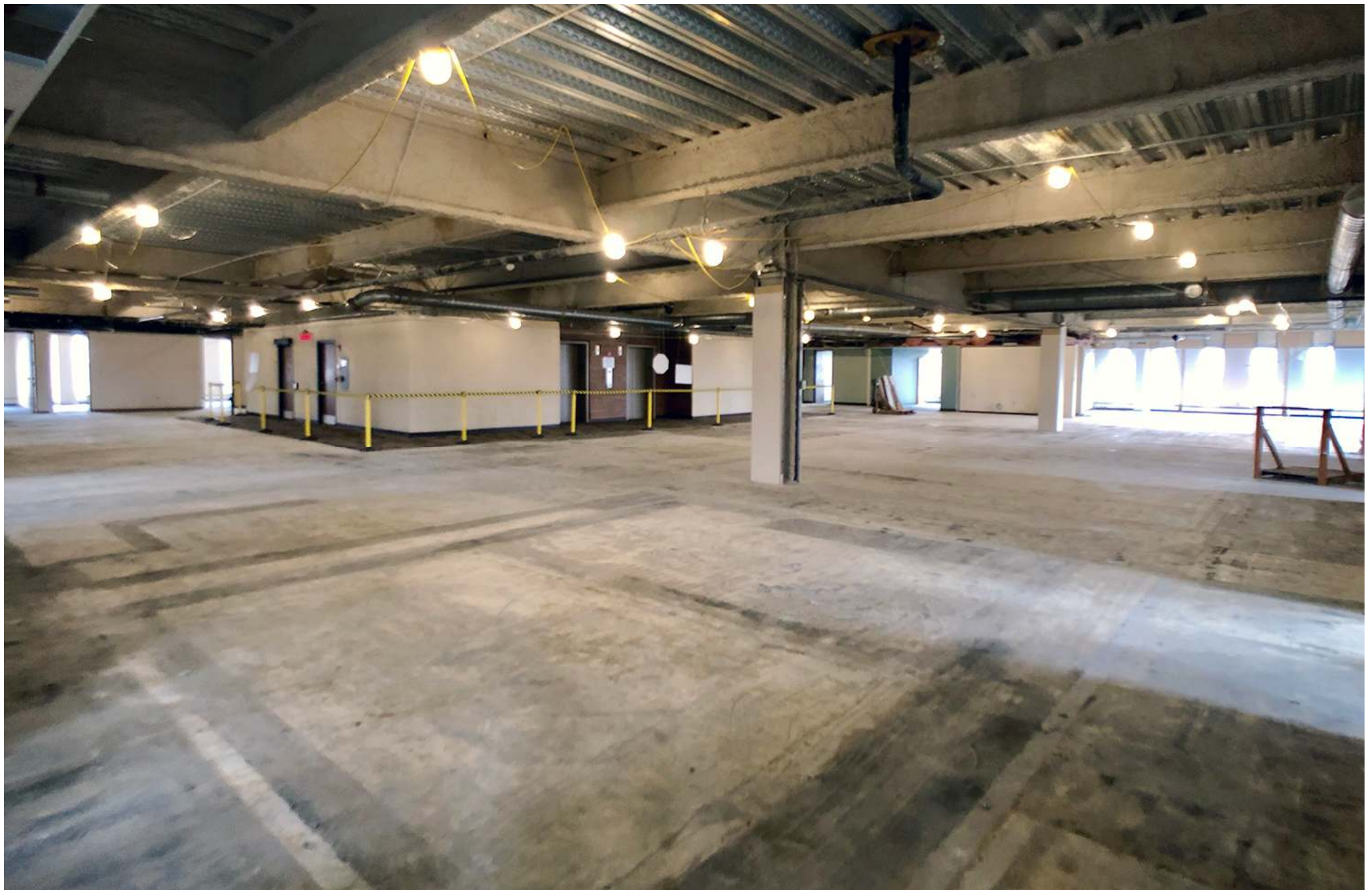
- Bismarck's most prominent downtown office building
- Completely Renovated lobby
- Common Conference room located on 3rd floor
- Large common break room in lower level
- Work-out room in lower level
- Two Elevators
- Renaissance Zone (Tenant benefits may be available.)
- On-site ramp parking available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



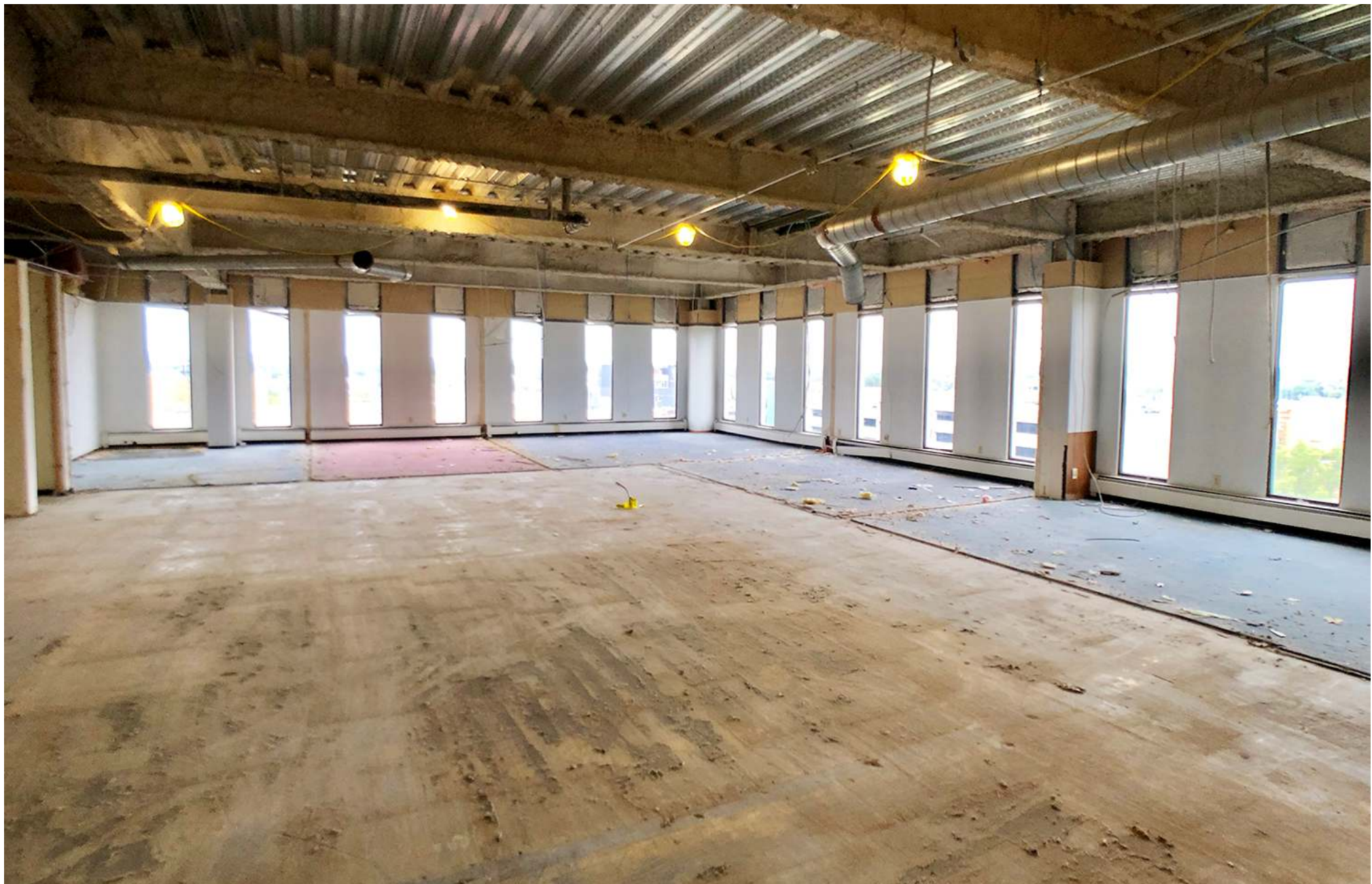
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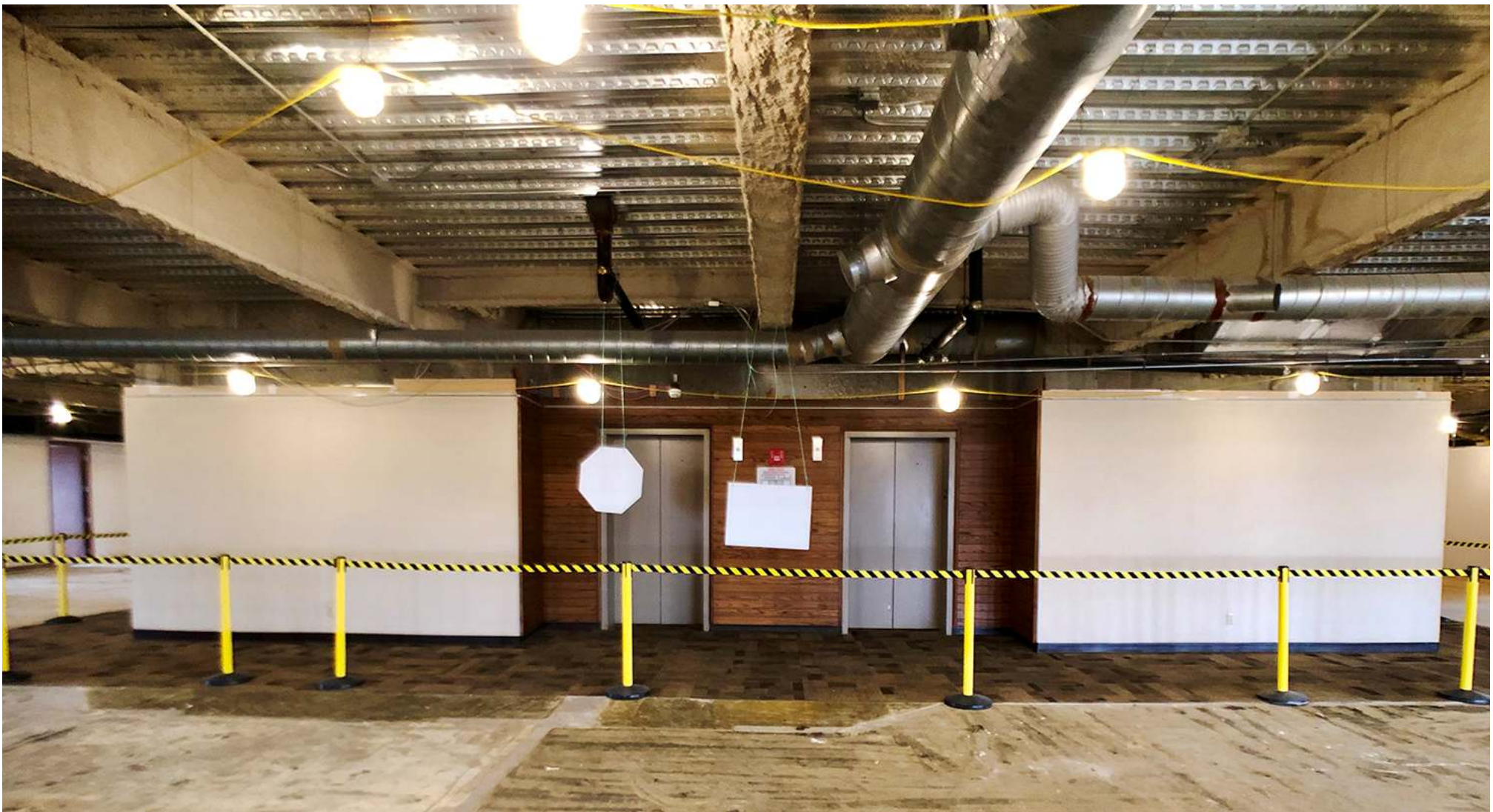
**Customize Floor Plan to Your Needs**



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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

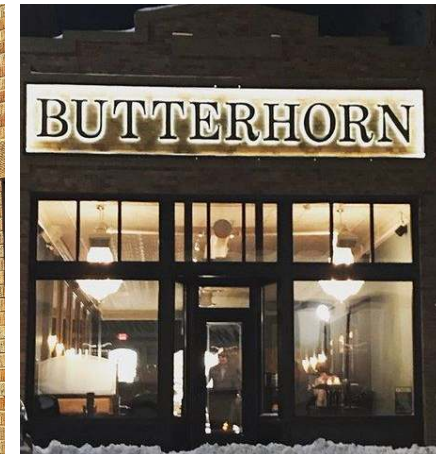
The community was named in the Top 30 safest cities in America by WalletHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation,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



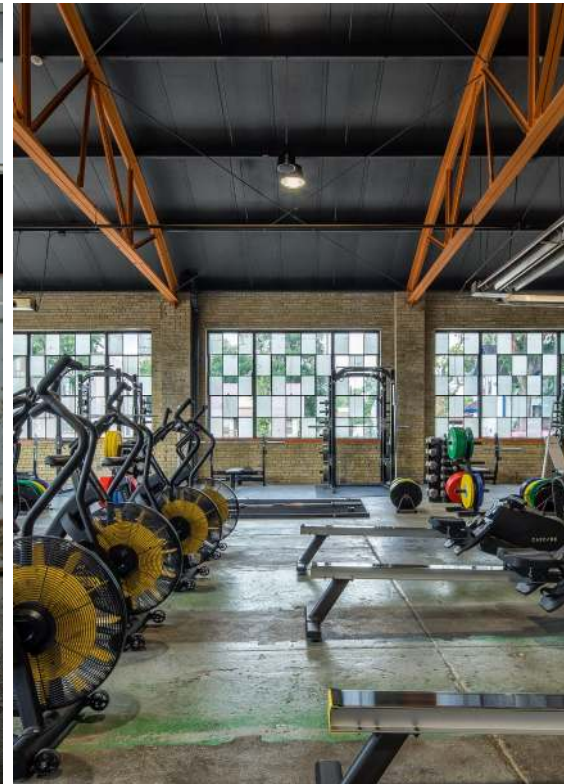
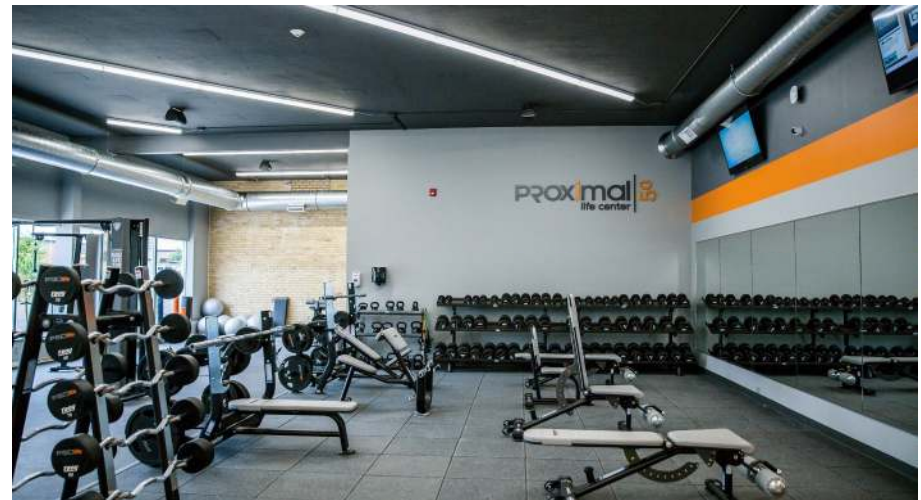
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## Fitness & Wellness Life Center Blocks Away





**Bismarck Municipal Ball Park**



**Peace Park**



**Bismarck Art and Gallery Association**



**Bismarck Event Center**



**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

Humpback Sally's  
— SMALL PLATES TAVERN —

WHITE LACE  
*Bridal*

Brick Oven  
Bakery

The  
CANTINA

H Soul  
Haven  
STUDIO

T

THREEFOLD

Blarney  
STONE

Active Life  
Chiropractic

FIRE FLOUR  
PIZZA

BISMAN  
FOOD

UE  
Unbranded Element

Dot

|||  
noodlezip

PROXIMAL | **LO**

BOUTIQUE  
*Twenty-Three*

kept.

JL  
Beers.  
GREAT  
BURGERS  
SOLD HERE

ANIMA  
CUCINA

BISMARCK  
LARKS

THE BARBER'S WIFE  
— EST. 2015 —

GIDEON'S BREWING CO. INC.

lula b.  
boutique

BLACK TIE  
OPTIONAL

BUTTERHORN  
A CREATIVE KITCHEN

T | N

Lillians  
THE HUSBAND SHOPPING CENTER

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  
DINING FROG SPIRITS

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



**SITE**

**E Broadway Ave**

**E Main Ave**

**E Front Ave**

**N 3rd St.**

**N 5th St.**

**N 7th St.**

**14,545 VPD**

**Radisson**

Stellas  
America's HOME LOANS  
Nutrition  
BLACKTIE  
WHITE LACE Bridal  
usbank  
noodlezip  
BUTTERHORN

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

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

INC  
PROGUE  
BRIDAL  
THE CAPITAL  
KRYR-TV

Blarney  
ROUNDDHOUSE  
LUFT  
JLG  
T.N.  
THE STARBUCKS ROOSTER  
DECO RATLEY  
ANIMA CUCINA  
Halberstadt's MEN'S CLUBBERS  
FIRE FLOUR PIZZA  
ELBOW ROOM  
Humpback Salley's



Qdoba MEXICAN GRILL  
Panera BREAD  
HUHOT MONGOLIAN GRILL  
noodles & company

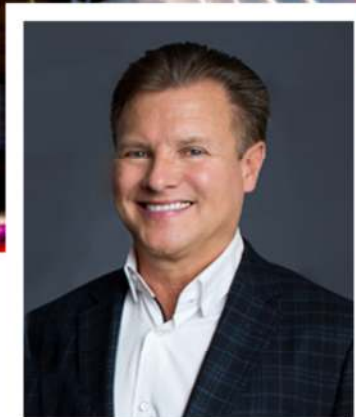
crabapple  
Zimmerman's FURNITURE  
FIRST WESTERN BANK & TRUST

BISMARCK EVENT CENTER  
Kirkwood Mall



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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.**