

Grand Pacific Center

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

14,700 sf @ \$16.75 psf

Top Floor Available



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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
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2019 POPULATION

	2,581	13,760	64,031
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DAYTIME POPULATION

	15,820	29,941	79,776
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BUSINESSES

	825	1,4797	4,023
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EMPLOYEES

	12,189	24,150	58,513
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HOUSEHOLD INCOME

	\$39,736	\$56,426	\$73,123
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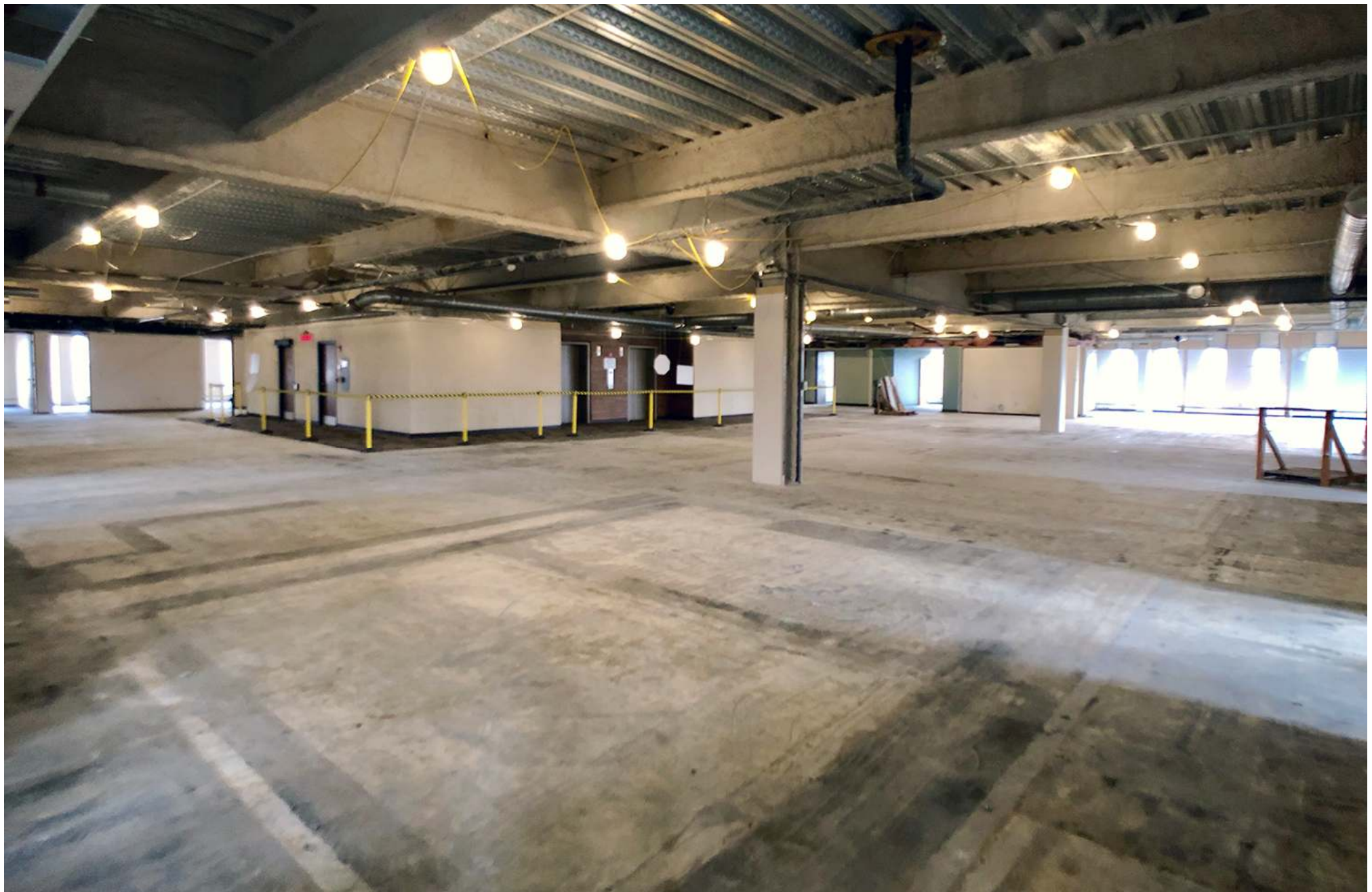
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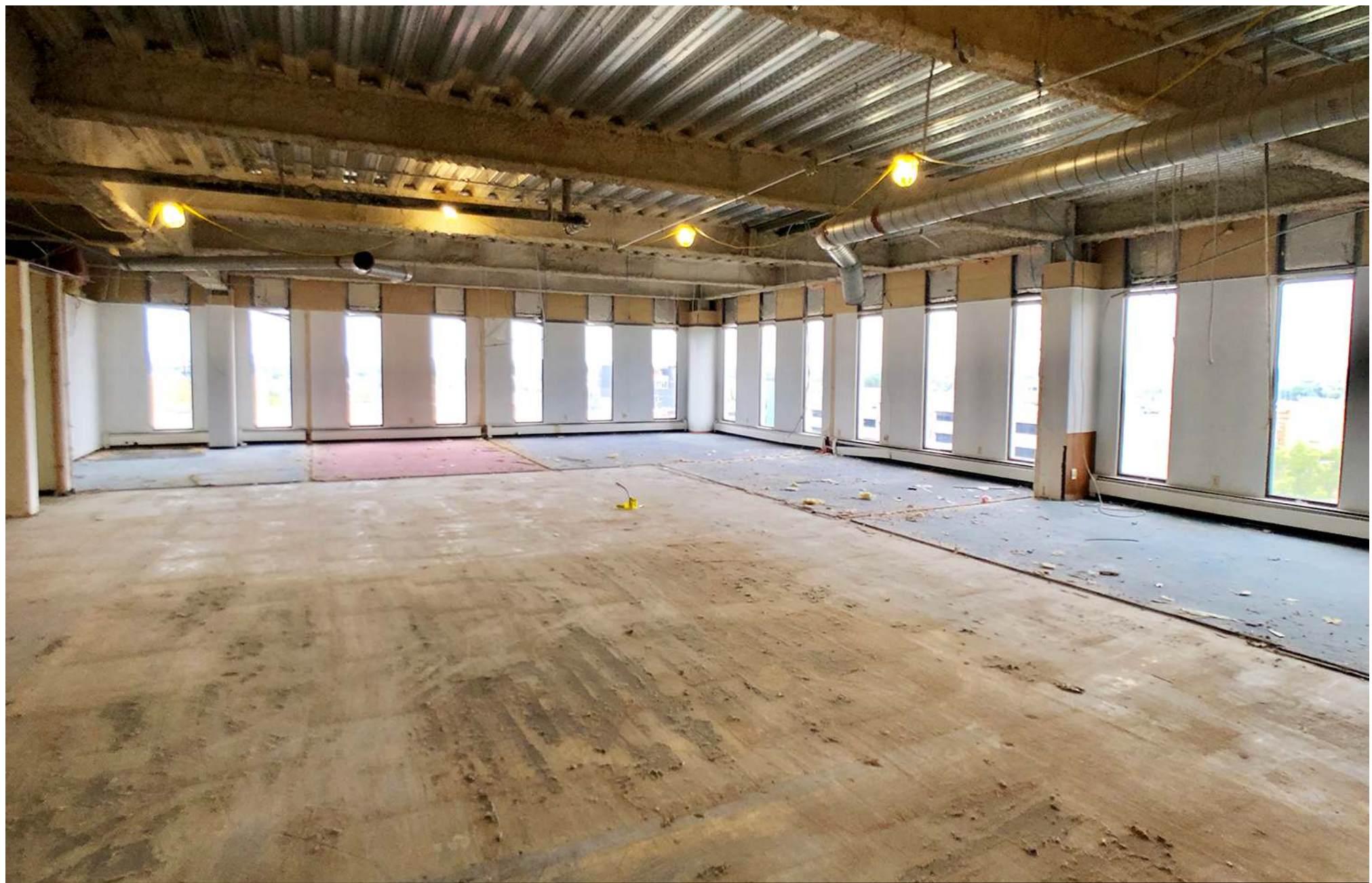


Building Highlights:

- 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



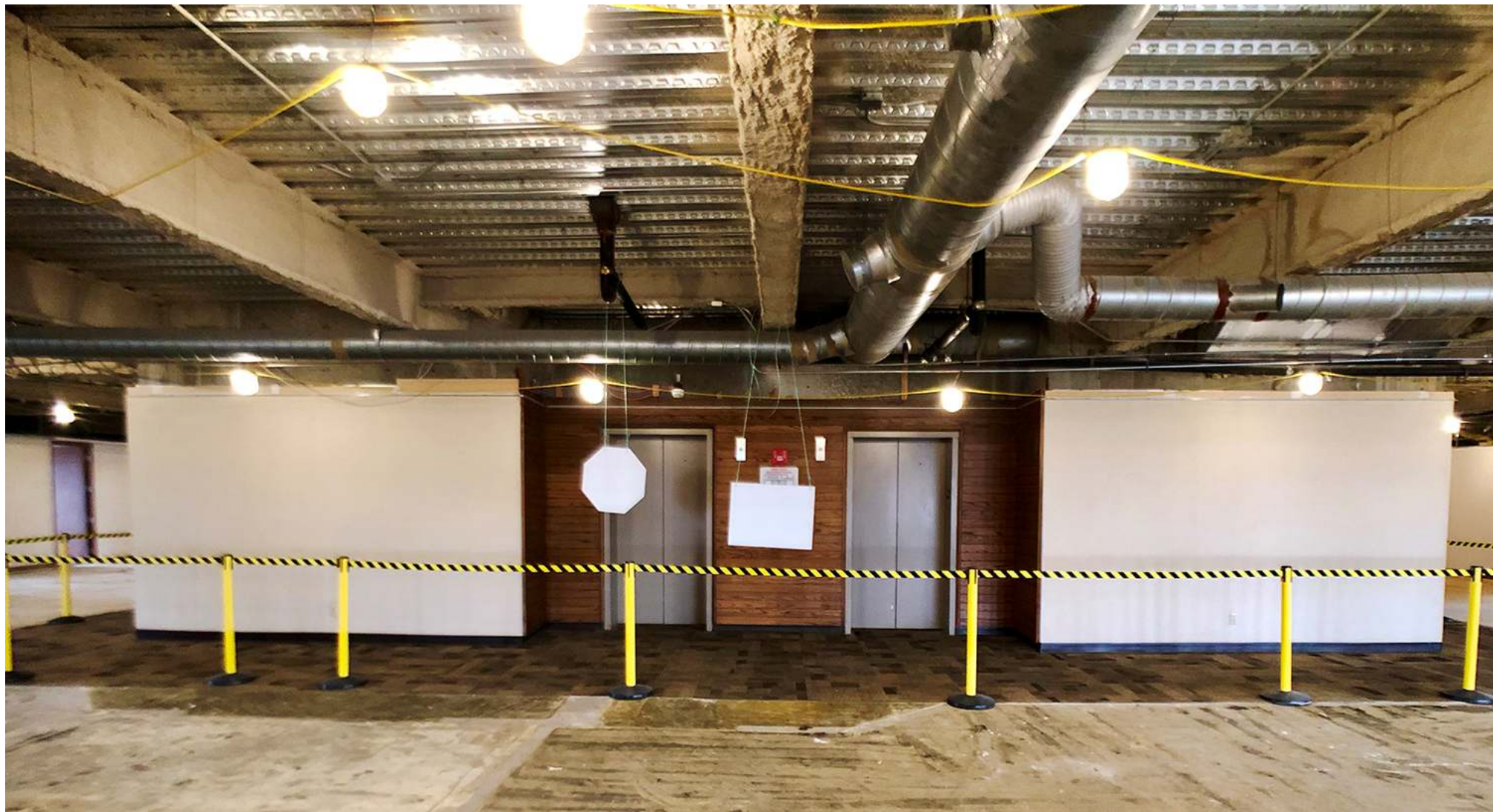
Customize Floor Plan to Your Needs



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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.

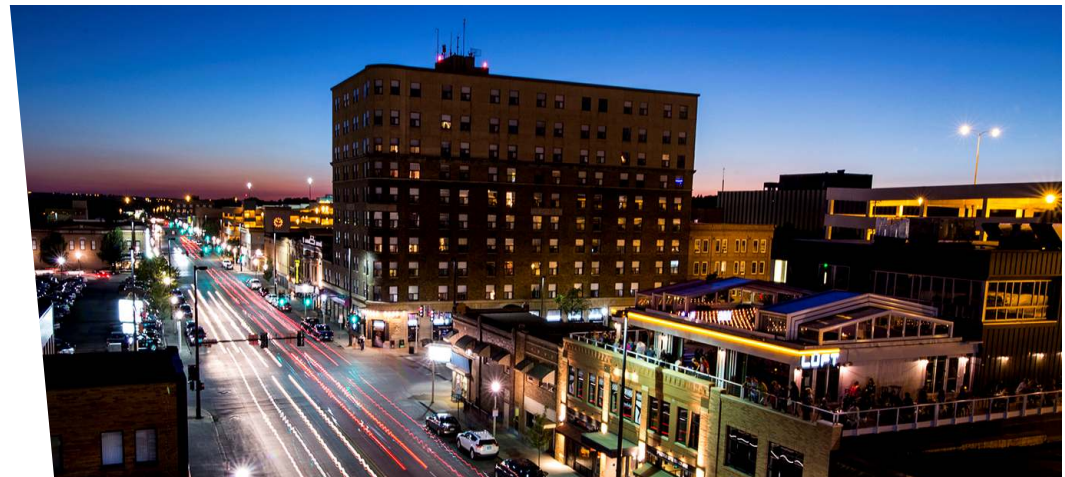
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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

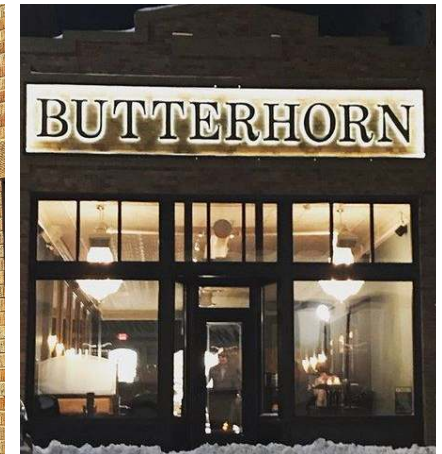
The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation,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

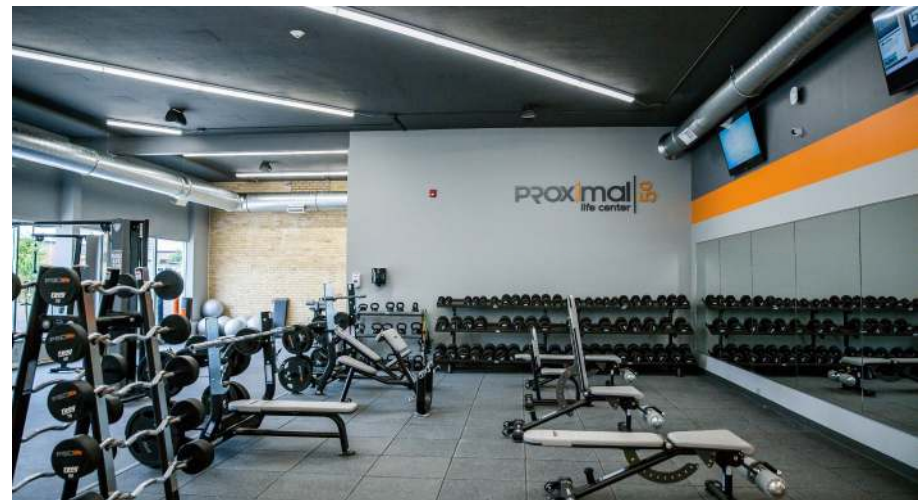
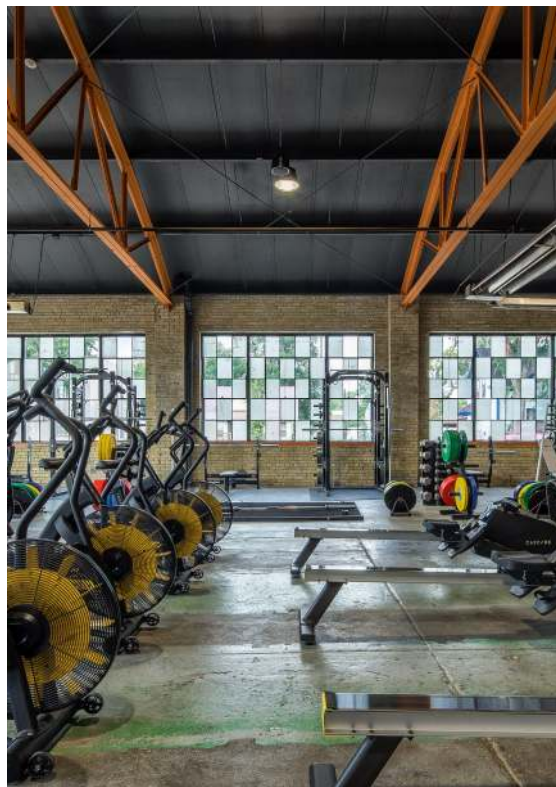
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Fitness & Wellness Life Center Blocks Away





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!







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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.