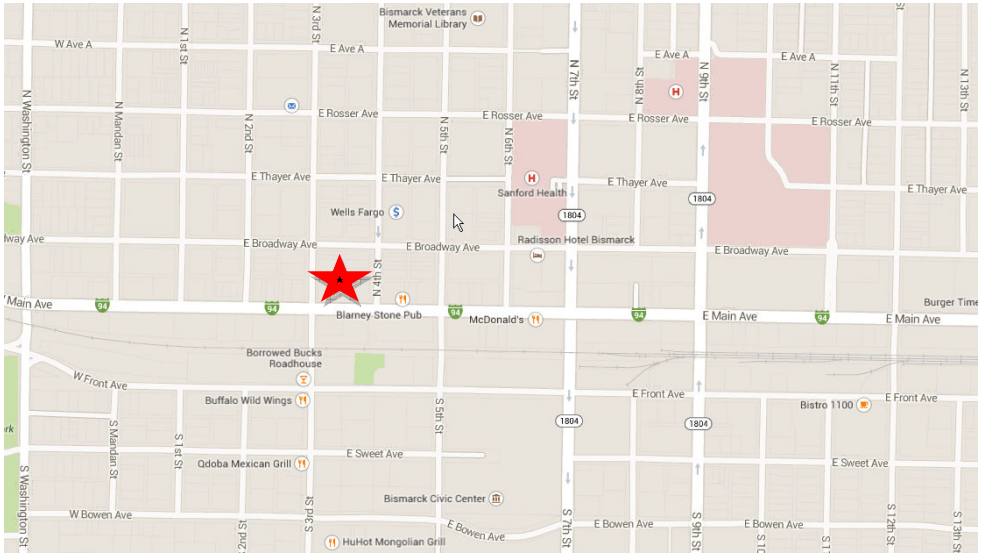




- Lease Price
\$18.00 psf = \$1,827 / mo
- Lease Space: 1,218 sf
- 3 Year Lease Minimum
- Full Service Lease
- Downtown Landmark Building
- Two Elevators
- Building Conference Room & Break Room
- Great Location
Corner of N 4th St and Broadway Av



GREAT DOWNTOWN OFFICE SPACE
400 E Broadway Ave, Suite 302 - Bismarck, ND

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.

Contact Information:

Bill Daniel, CCIM
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, REALTOR®
701.391.4262
Taylor@DanielCompanies.com

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

Regina Crothers, REALTOR®
701.471.3140
Regina@DanielCompanies.com

Daniel Companies
304 E Rosser Ave Suite 200
Bismarck ND 58501
701.223.8488 - 701.223.8860 fax

DanielCompanies.com



The Leader In Commercial

Potential Uses

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

In The “Heart of Downtown”

Convenient walking distance to many new trendy restaurants, bars and shops

- Legal Firms
- Financial Institutions
- Professional Offices
- Medical District
- Bismarck City Administration Office
- Burleigh County Offices
- Bismarck Event Center
- Kirkwood Mall

Lease Terms

Three year lease minimum

Lease fees include a \$7 psf operating cost estimate with year end adjustment

Parking

Parking at city ramp available (Tenant pays for parking) @ \$56/mo. covered, \$32/mo. uncovered

Building Highlights

Bismarck’s most prominent downtown office building

Professional and spacious lobby area

Conference room located on 3rd floor (sign-in sheet for tenant’s to reserve)

Large break room in lower level

Health / work-out room in lower level

Two elevators

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.



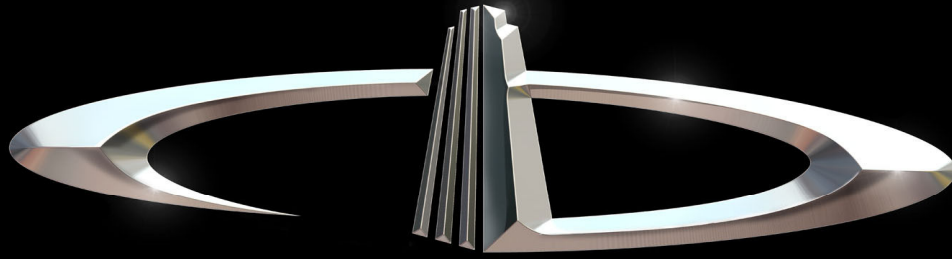


The Leader In Commercial



Building Tenant's Conference & Break Room





DANIEL COMPANIES

The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and 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
220-2455



Kyle Holwagner, CCIM, SIOR
400-5373



Taylor Daniel, REALTOR®
391-4262



Regina Crothers, REALTOR®
471-3140

304 E. Rosser Ave., Suite 200 Bismarck, ND 58501

Office: 701-223-8488 DanielCompanies.com



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