



## Proposed Redevelopment

**114 W. Main Ave, Bismarck, ND**



- Lease Space: 6,500 sf approx.

*Subdivide Options:*

Option 1: A = 1,940 sf

B+C, D, E = 4,634 sf

Mechanical Room Shared

Option 2: A+C = 2,691 sf

B+D, E = 3,883 sf

Mechanical Room Shared

Option 3: A+C, D= 3,726 sf

B = 2,685 sf

Mechanical Room + E Shared

- 14' Sidewalls

- 12' x 10' Overhead Door

- Portion of Pylon Sign Available

- Approx. 10 Off Street Parking Spaces

- Zoned DC Core Zoning District

- Current Retail and Shop Area

- Lease Rate: \$14 psf NNN

**DanielCompanies.com**

**Kyle Holwagner, CCIM, SIOR**

701.400.5373

[Kyle@DanielCompanies.com](mailto:Kyle@DanielCompanies.com)

BISMARCK, NORTH DAKOTA

RETAIL / MIXED USE CENTER

MIXED USE