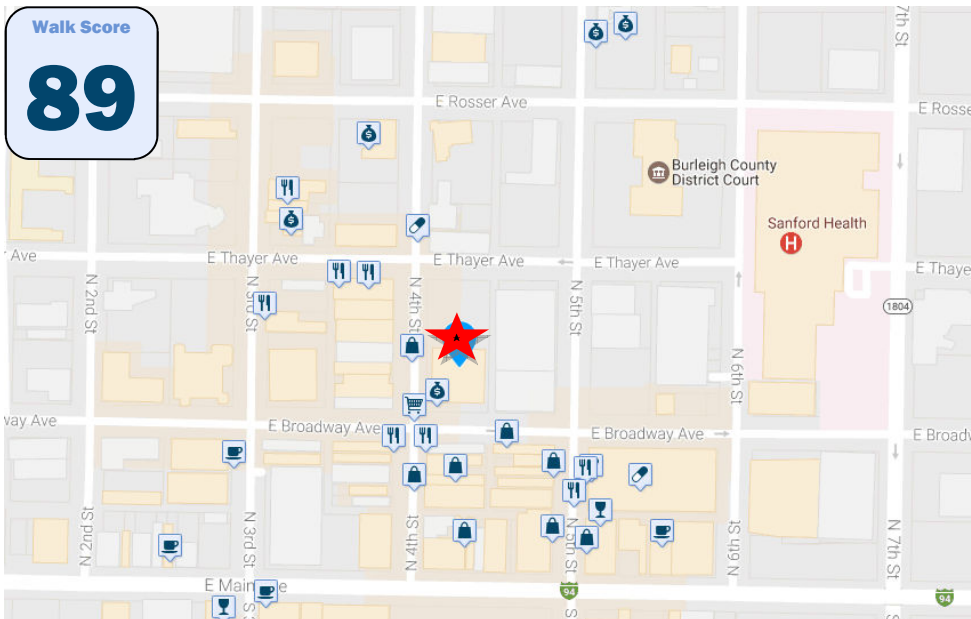




## SUBLEASE

- Lease Price  
\$15.00 psf=\$447.50/mo - 2016  
\$15.45 psf - 2017  
\$15.91 psf - 2018
- Lease Space: 358 sf
- 3 Year Lease Minimum
- Full Service Lease
- Downtown Landmark Building
- Two Elevators
- Building Conference Room & Break Room
- Great Location  
Corner of N 4<sup>th</sup> St and Broadway Av



### **GREAT DOWNTOWN OFFICE SPACE** 400 E Broadway Ave, Suite 419 - 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:

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701.223.8488 | 701.223.8860 fax

**DanielCompanies.com**



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## 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



**400 E. Broadway Ave has a Walk Score of 89 out of 100. Very Walkable**– Most errands can be accomplished on foot.

## 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, \$33/mo. uncovered

## Building Highlights

Bismarck’s most prominent downtown office building

Professional and spacious lobby area

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

Large break room in lower level

Health / work-out room in lower level

Two elevators

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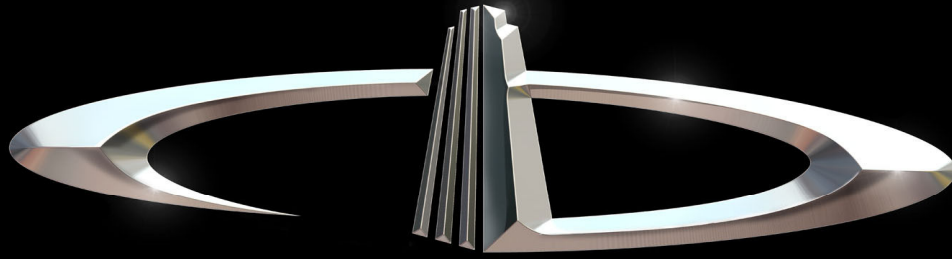


The Leader In Commercial



## Building Tenant's Conference & Break Room





# DANIEL COMPANIES

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**Bill Daniel, CCIM**  
220-2455



**Kyle Holwagner, CCIM, SIOR**  
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**Taylor Daniel, REALTOR®**  
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**Regina Crothers, REALTOR®**  
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