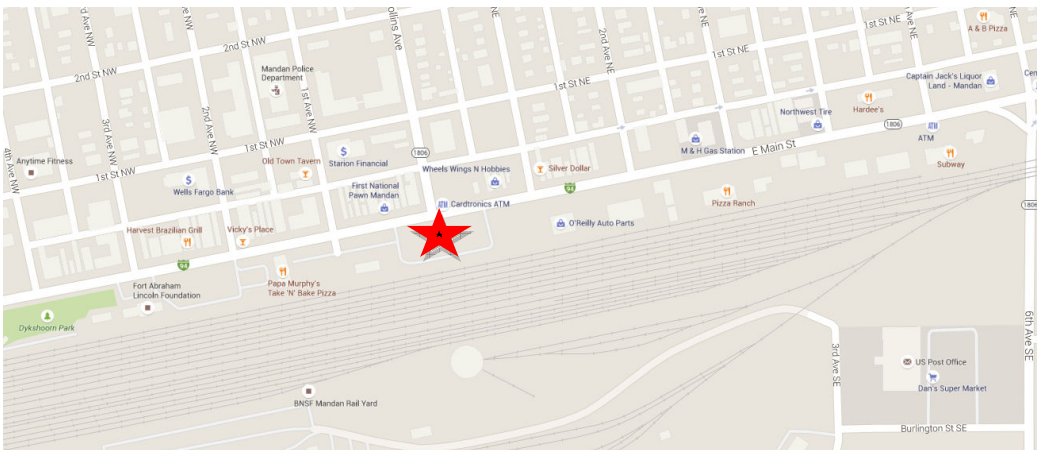




- Space Available: 7,500 sf
- Lease Rate: \$14.50 psf
- Full Service, except Electrical & Janitorial
- Min. 5 Yr Lease
- Elevator
- Build Out: \$ 30.00 psf
- Ample Parking Adjacent to Building
- Great Downtown Location



AMERICAN SQUARE - TOP FLOOR
101 E. Main St. "Heart of Downtown" - Mandan, ND

Contact Information:

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Bismarck ND 58501
701.223.8488
701.223.8860 fax

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.

DanielCompanies.com



The Leader In Commercial

101 E. Main St. Mandan - American Square

Prime opportunity to lease the 3rd floor in this renovated historic building. American Bank Center occupies the first floor and also planning to occupy the second floor. Building is located at high traffic intersection of major arterials - Main Street and Collins Ave. As a Renaissance Zone project, lessees may apply for a five-year state income tax exemption.



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.



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The Leader In Commercial

American Square - Mandan, ND

➤ Potential Uses

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

➤ Area Businesses

- Pizza Ranch
- Family Dollar
- O'Reilly Auto Parts
- Papa Murphy's
- Butcher Block Meats
- Strawberry Restaurant & Bar
- Verizon Wireless
- Hardee's
- Subway
- Dykshoorn Park

MANDAN'S VISION

Mandan is a vibrant, growing community known for its pioneering spirit and leadership in blazing the way to:

- A welcoming, supportive and affordable hometown atmosphere and quality education system for families and residents of all ages;
- An environment for business innovation and success; and
- Historic, adventurous and exciting destination for visitors.

MANDAN A BUSINESS CENTER FOR THE BAKKEN

Mandan is An ideal location for many businesses serving the energy industry because of its commutable distance and capacity to attract and retain employees with more affordable housing, superb public schools and excellent quality of life.

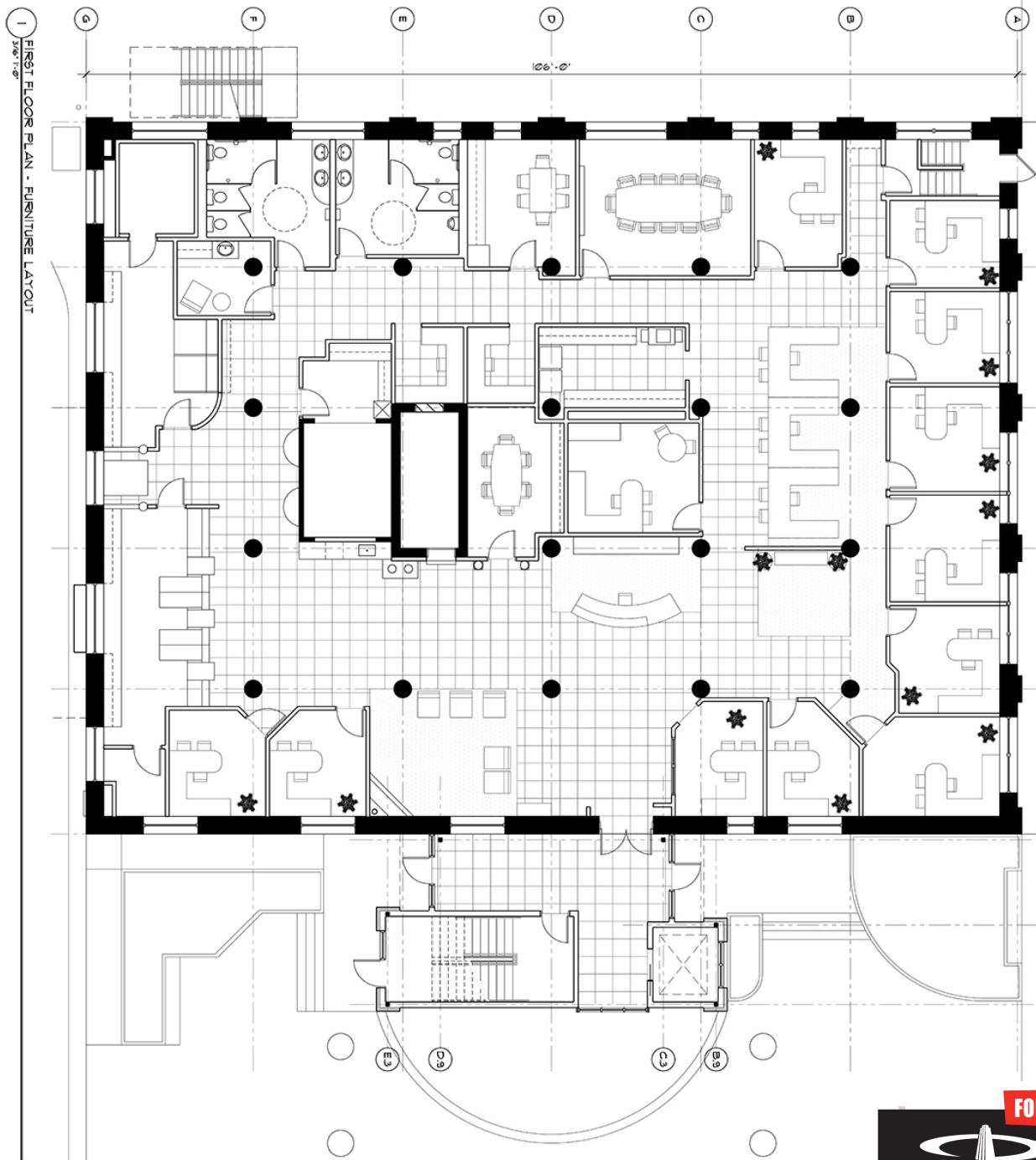




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Floor Plan Concept



FOR SALE

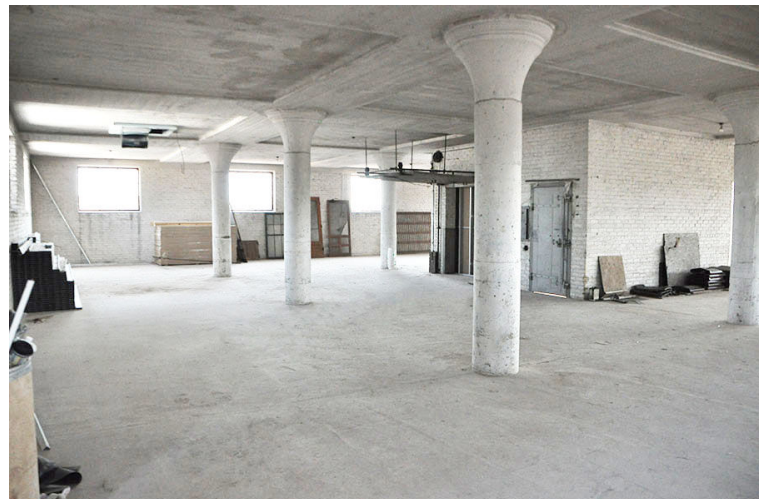


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The Leader In Commercial

3rd Floor





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E. Main St. - Mandan



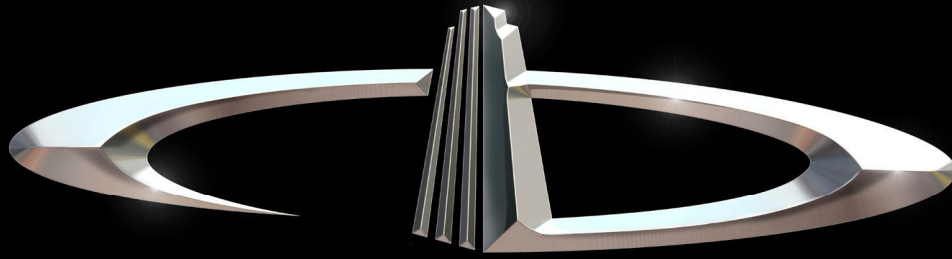
FOR SALE



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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.



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