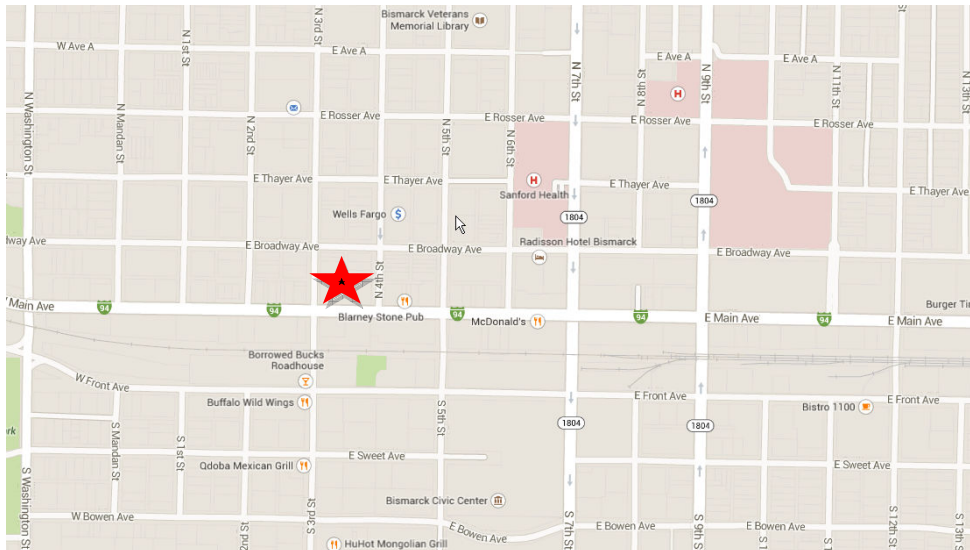




- Lease Price
\$18.00 psf = \$1,827 / mo
- Lease Space: 1,218 sf
- 3 Year Lease Minimum
- Full Service Lease
- Downtown Landmark Building
- Two Elevators
- Building Conference Room & Break Room
- Great Location
Corner of N 4th St and Broadway Av



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

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

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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

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.





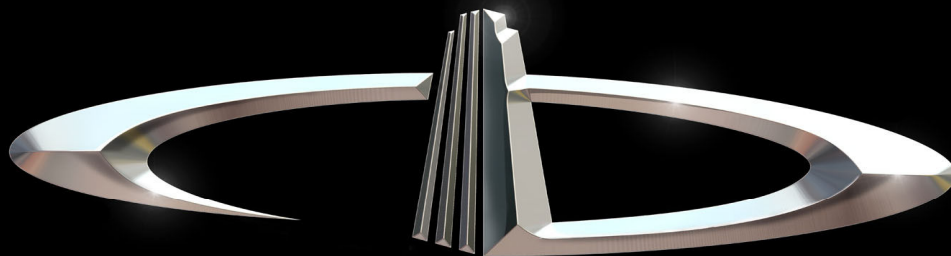
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Building Tenant's Conference & Break Room



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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®
Intern



Regina Crothers, REALTOR®
471-3140

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

Office: 701-223-8488 DanielCompanies.com



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