



FOR LEASE

OFFICE BUILDING WITH HEATED GARAGE

3130 EAST BROADWAY AVENUE | BISMARCK, ND



SPACE AVAILABLE:
7,300 SF (GBA)

PRICE:
\$7.50 PSF NNN

HIGHLIGHTS:

- Free-Standing Building located in East Bismarck, 1 block North of East Main Avenue
- Up to 19 Private Offices
- Heated Garage with 18' x 10' Overhead Door, Floor Drain and Storage

- BUILDING ALSO AVAILABLE FOR SALE!

SCOTT RITTER

Broker Associate
Partner | Commercial REALTOR®

701.223.2450

scott@aspengrouprealestate.com



424 South 3rd Street, Suite 2
Bismarck, ND 58504

701.223.2450

www.aspengrouprealestate.com





FOR LEASE

3130 EAST BROADWAY AVENUE | BISMARCK, ND

|PROPERTY DETAILS

- 7,300 SF
- Reception Area
- Up to 19 Private Offices
- Open Work Area with Coffee Bar
- Break Room
- Women's & Men's Restroom
- Numerous Windows providing an Abundance of Natural Light
- (3) Single Commercial Glass Entrance Doors
- Garage with 18' x 10' Overhead Door, Modine Vertical Unit Heater with thermostat, Box Floor Drain, Storage & Restroom
- Off-Street Parking
- Ideally located just 1 block North of East Main Avenue with easy access to Bismarck Expressway and Interstate 94!
- Excellent Visibility on the corner of East Broadway & Eastdale Drive

SCOTT RITTER

Broker Associate | Partner | Commercial REALTOR®

701.223.2450

SCOTT@ASPENGROUPPREALESTATE.COM



WWW.ASPENGROUPPREALESTATE.COM



FOR LEASE

3130 EAST BROADWAY AVENUE | BISMARCK, ND



SCOTT RITTER

Broker Associate | Partner | Commercial REALTOR®

701.223.2450

SCOTT@ASPENGROUPREALESTATE.COM



WWW.ASPENGROUPREALESTATE.COM



FOR LEASE

3130 EAST BROADWAY AVENUE | BISMARCK, ND



SCOTT RITTER

Broker Associate | Partner | Commercial REALTOR®

701.223.2450

SCOTT@ASPENGROUPREALESTATE.COM



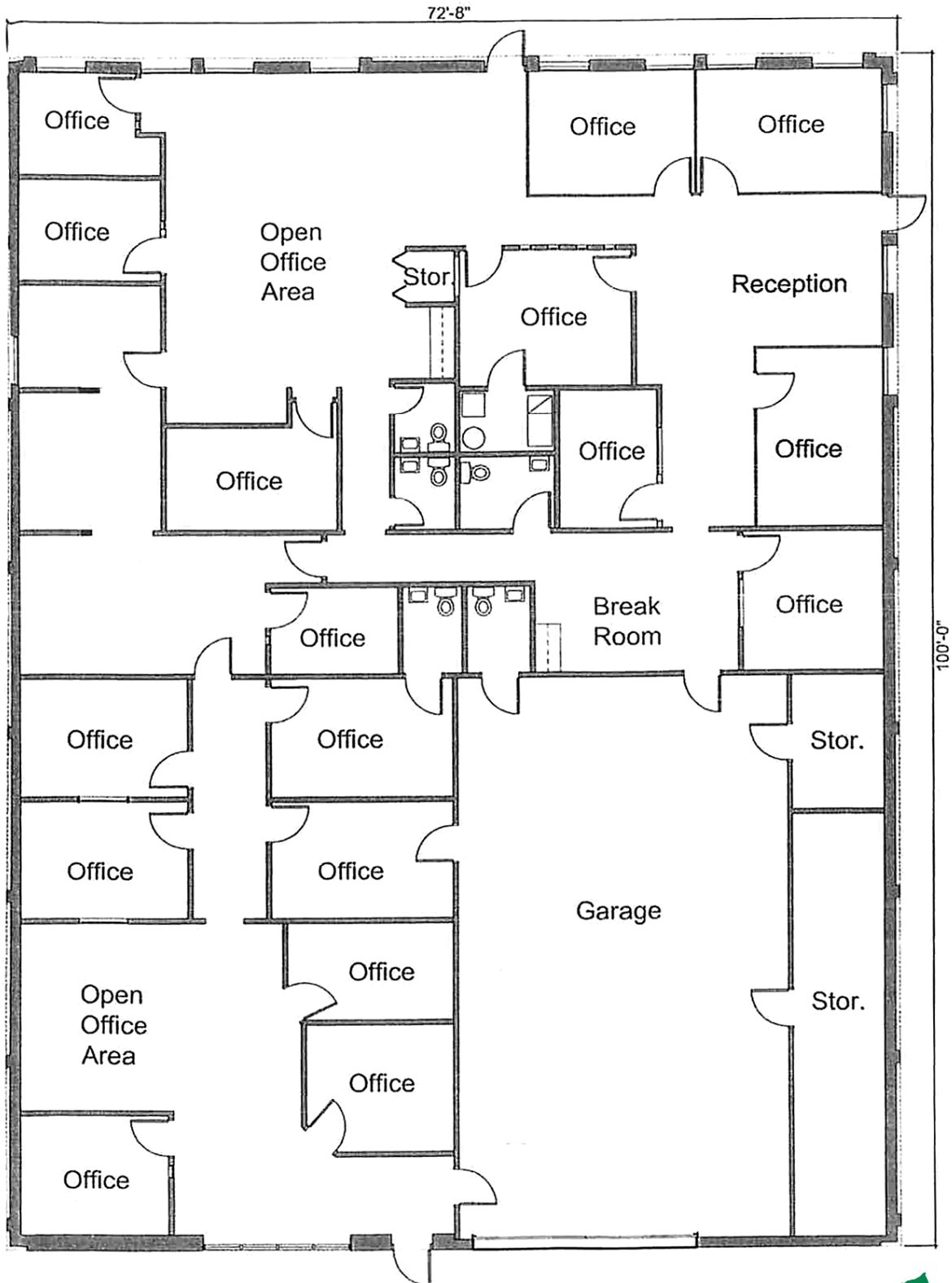
WWW.ASPENGROUPREALESTATE.COM



FOR LEASE

3130 EAST BROADWAY AVENUE | BISMARCK, ND

FLOORPLAN



SCOTT RITTER

Broker Associate | Partner | Commercial REALTOR®

701.223.2450

SCOTT@ASPENGROUPREALESTATE.COM



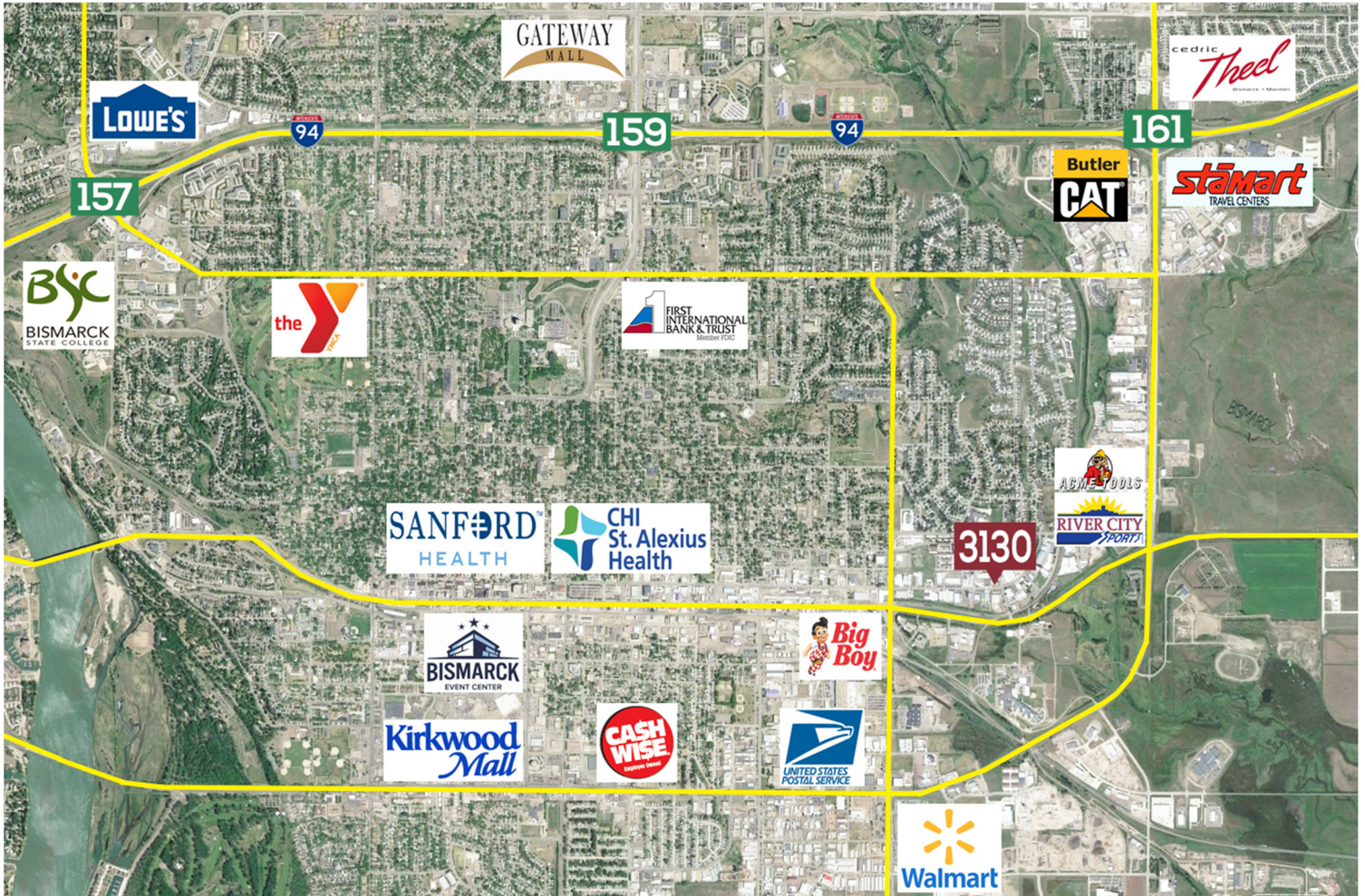
WWW.ASPENGROUPREALESTATE.COM



FOR LEASE

3130 EAST BROADWAY AVENUE | BISMARCK, ND

LOCATION MAP



SCOTT RITTER

Broker Associate | Partner | Commercial REALTOR®

701.223.2450

SCOTT@ASPENGROUPREALESTATE.COM

Connect With Us!



Serving North Dakota's Commercial Real Estate Needs Since 1999.