

## FOR LEASE - PROFESSIONAL OFFICE SPACE



**812 BURLINGTON DR, BISMARCK**

### PROPERTY DESCRIPTION

This exceptional Class A office building offers flexible leasing options from 1,500 to 3,400 square feet. Step into a world of contemporary elegance with a striking glass front and roof atrium, complemented by essential amenities such as a backup generator, secured card access, and a 24-hour building radius security system. Additionally, experience the convenience of a sheltered drop-off and pick-up zone, monument signage, and ample off-street parking. Elevate your business presence in this premier office space!

### PROPERTY HIGHLIGHTS

- Main Floor Office Space in the Levinson Technology & Business Center
- Suite 200 = 1,500 SF - 3,400 SF / Lease Terms Negotiable (Unfinished Space)
- Glass Front & Roof Atrium
- Back-Up Generator
- Secured Card Access
- 24-Hour Building Radius Security System
- Sheltered Drop-Off & Pick-Up Zone
- Monument Signage
- Ample Off-Street Parking
- TI Allowance Negotiable
- Additional Space Potentially Available on 2nd Floor

### OFFERING SUMMARY

<b>Suite 200 Lease Rate:</b>	Lease Terms Negotiable
<b>Available Space:</b>	1,500 - 3,400 SF

### NEARBY BUSINESSES:

Arby's	Taco Bell
Dairy Queen	Valley Sport & Marine
Sam's Club	Walmart



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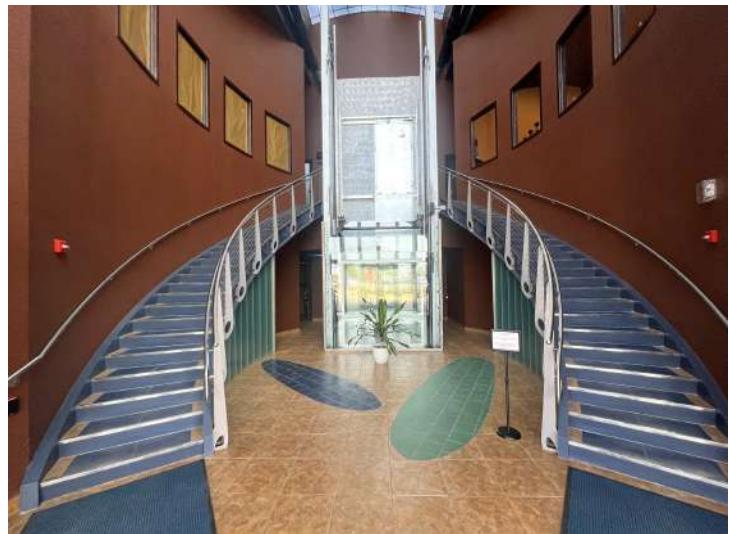
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### RISE PROPERTY BROKERS

1010 E Central Ave  
Bismarck, ND 58501  
**o:** 701.222.0232

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# PROPERTY PHOTOS



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# SUITE 200

## SUITE 200 DETAILS:

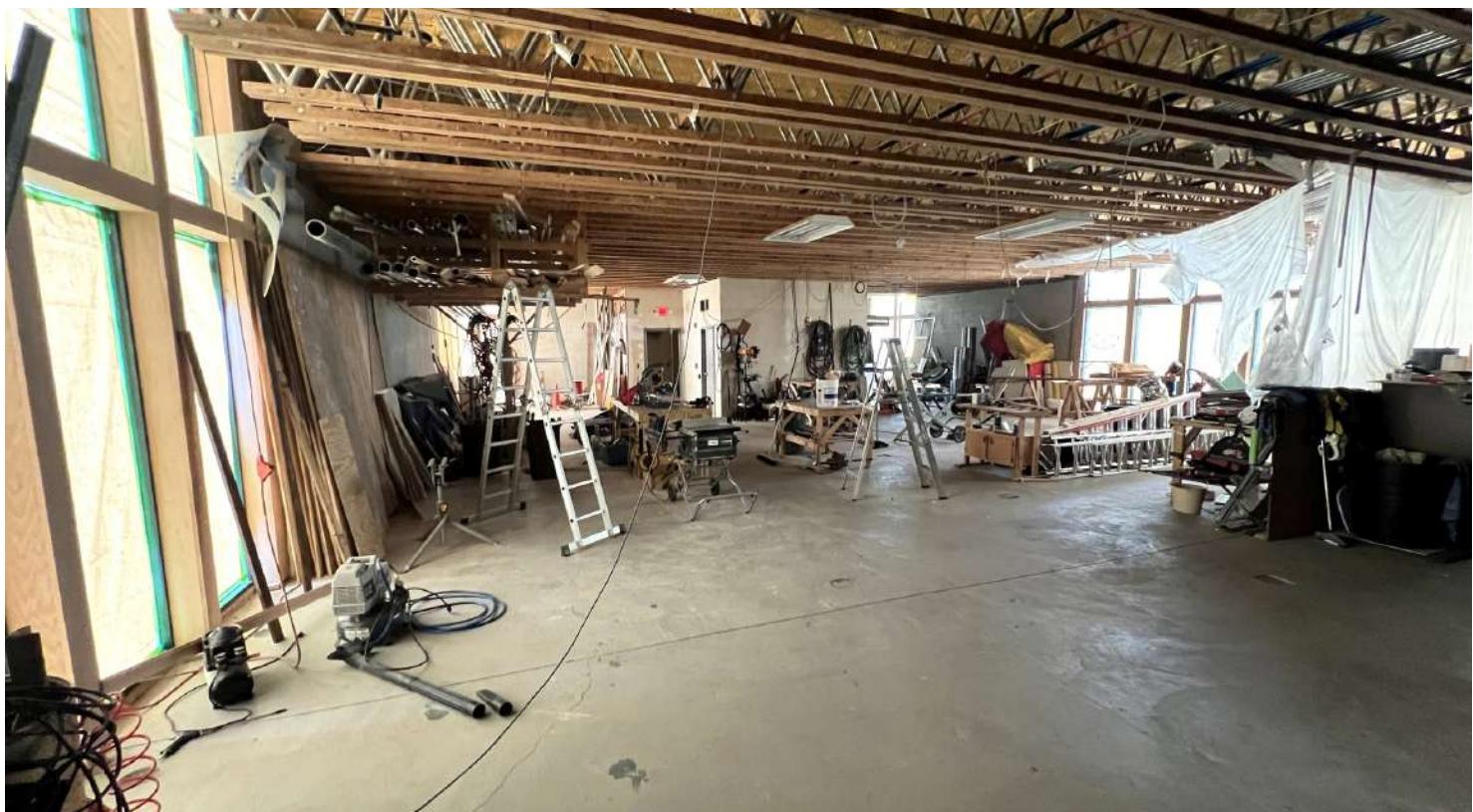
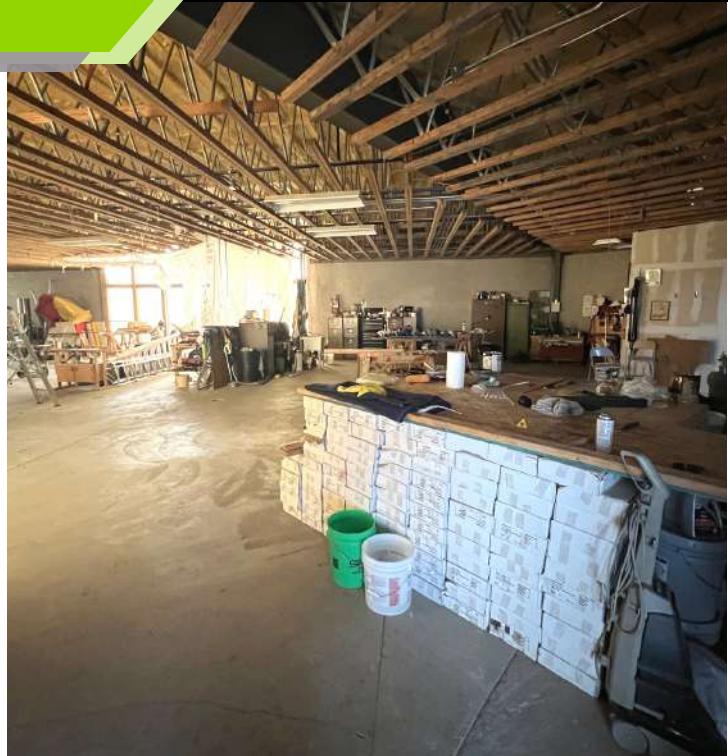
**Lease Rate:** Lease Terms Negotiable

**Lease Space:** 1,500 SF - 3,400 SF

Unfinished Space

Tenant Improvement Allowance Provided

Key Fob Access



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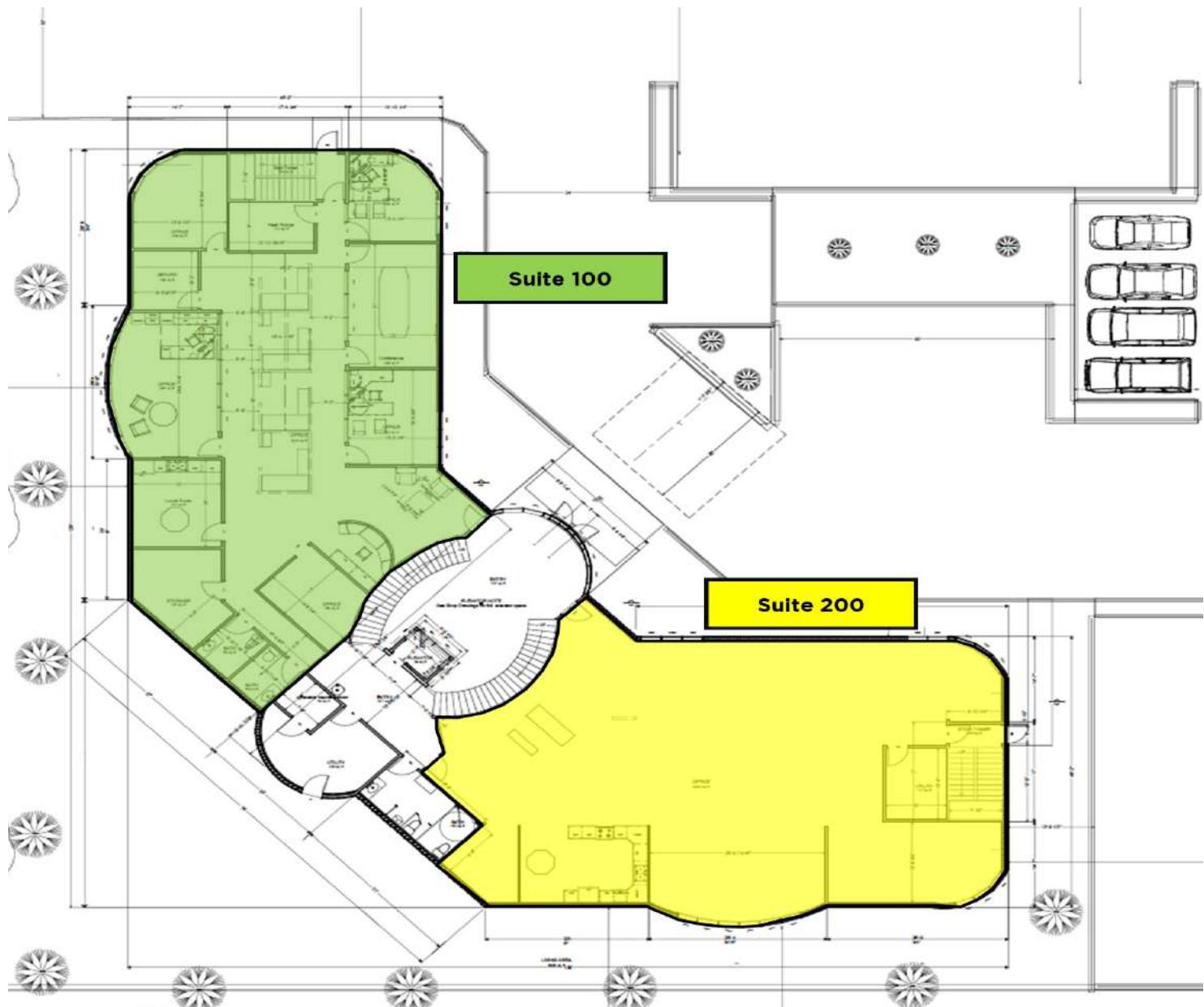
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# MAIN LEVEL FLOOR PLAN



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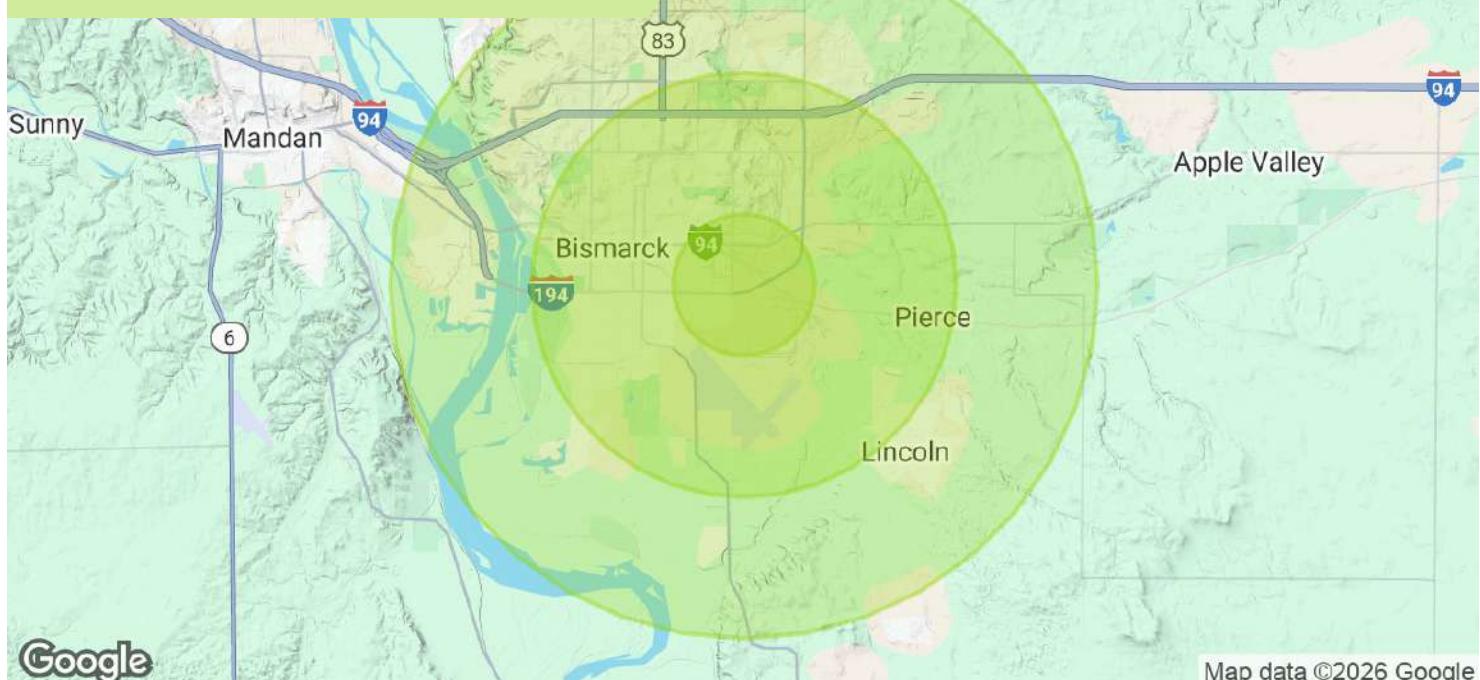
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# DEMOGRAPHICS SUMMARY



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,110	43,918	88,022
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,222	19,594	37,210
# of Persons per HH	2.5	2.2	2.4
Average HH Income	\$56,787	\$81,204	\$94,224
Average House Value	\$337,669	\$262,981	\$310,906

Demographics data derived from AlphaMap



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# PROPERTY LOCATION



## LOCATION OVERVIEW

South Bismarck - Just off Bismarck Expressway

Surrounded by a variety of retail and restaurants including Walmart, Sam's Club, Dairy Queen, Arby's, Taco Bell, and more!



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## THE RISE TEAM



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