

## 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 7,000 square feet, with a full-service lease for added convenience. 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 100 = 3,600 SF / \$23 PSF (Finished Space)
- Suite 200 = 1,500 SF - 3,400 SF / \$20 PSF (Unfinished Space)
- Glass Front & Roof Atrium
- Back-Up Generator
- Secured Card Access

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$20.00 - 23.00 PSF
<b>Lease Space:</b>	1,500 - 7,000 SF
<b>Lease Type:</b>	Full Service

### NEARBY BUSINESSES:

Arby's	Sam's Club
Dairy Queen	Taco Bell
Mac's Hardware	Valley Sport & Marine
O'Reilly Auto Parts	Walmart

- 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



Adam Geiger, CCIM  
Broker/President

adam@risepropertybrokers.com  
c: 701.425.9427

*All information herein has been obtained from sources deemed reliable.  
No warranty or guarantee is made as to the accuracy of the information.*

## RISE PROPERTY BROKERS

1010 E Central Ave  
Bismarck, ND 58501

o: 701.222.0232

[risepropertybrokers.com](http://risepropertybrokers.com)



# PROPERTY PHOTOS



Adam Geiger, CCIM  
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# SUITE 100

## SUITE 100 DETAILS:

**Lease Price:** \$23 PSF

**Lease Space:** 3,600 SF

**Lease Type:** Full Service

Main Level Space

Large Lobby / Reception Area w/Built-In Reception Desk

Large File Room w/Cabinets

Break Room w/Sink

5 Large Private Offices (3 w/Windows)

All Offices Separately Zoned for Heat & A/C

Storage / IT Room

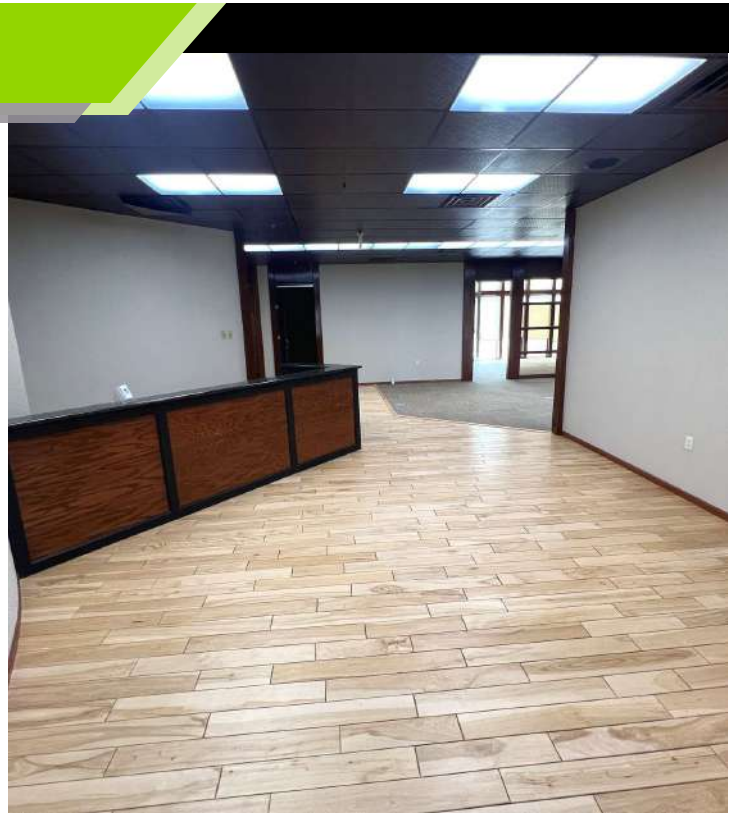
Large Conference Room

Large Open Collaborative Space

Private Men's & Women's Restrooms

Key Fob Access & Motion Sensing Lights

High Ceilings



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# SUITE 200

## SUITE 200 DETAILS:

**Lease Rate:** \$20 PSF

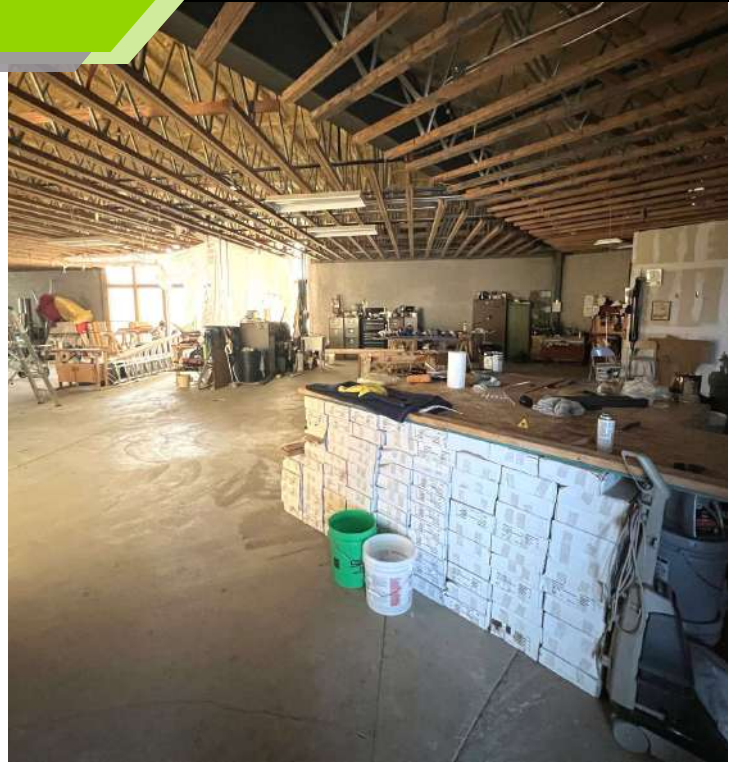
**Lease Space:** 1,500 SF - 3,400 SF

**Lease Type:** Full Service

Unfinished Space

Tenant Improvement Allowance Provided

Key Fob Access



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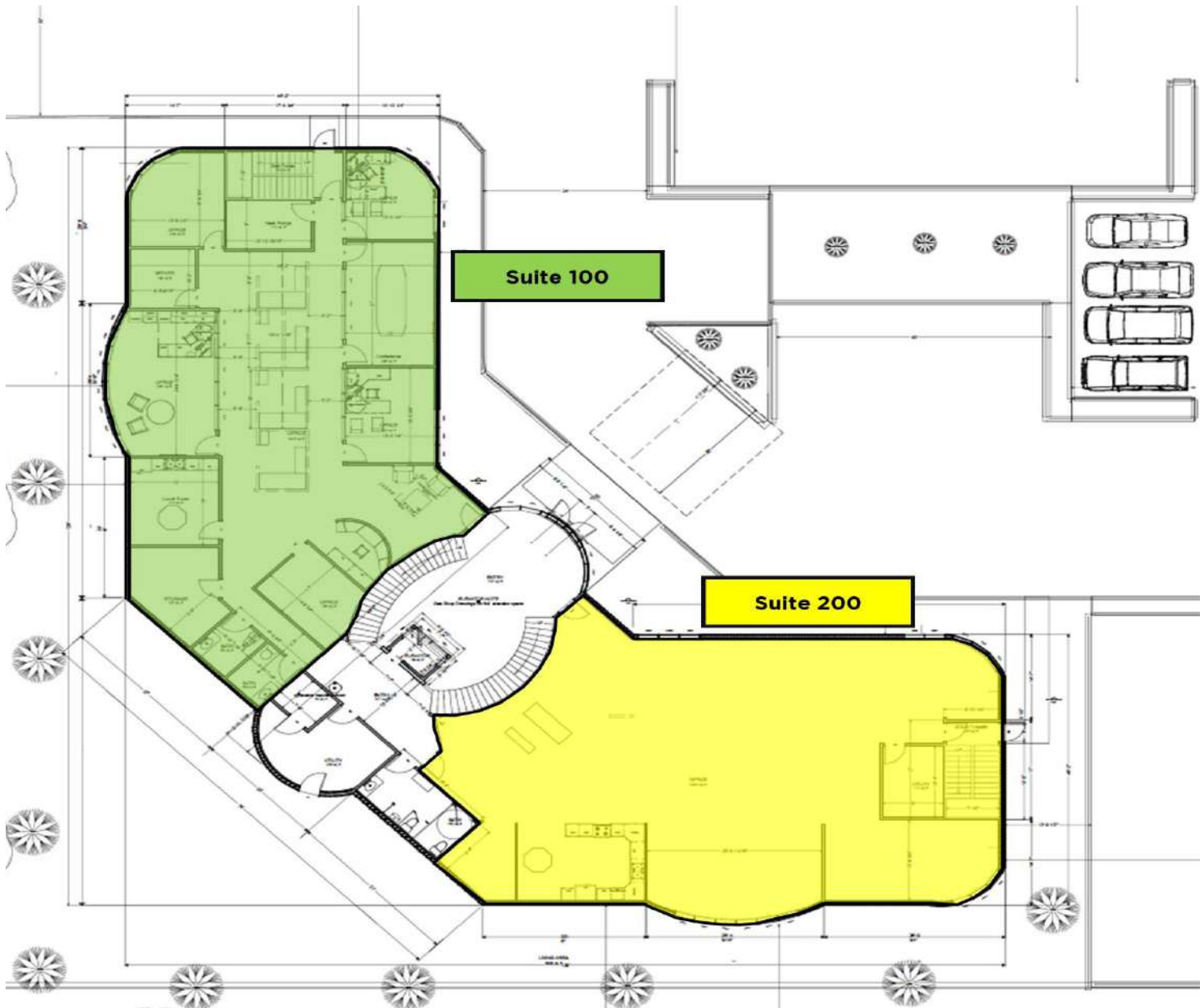
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# MAIN LEVEL FLOOR PLAN



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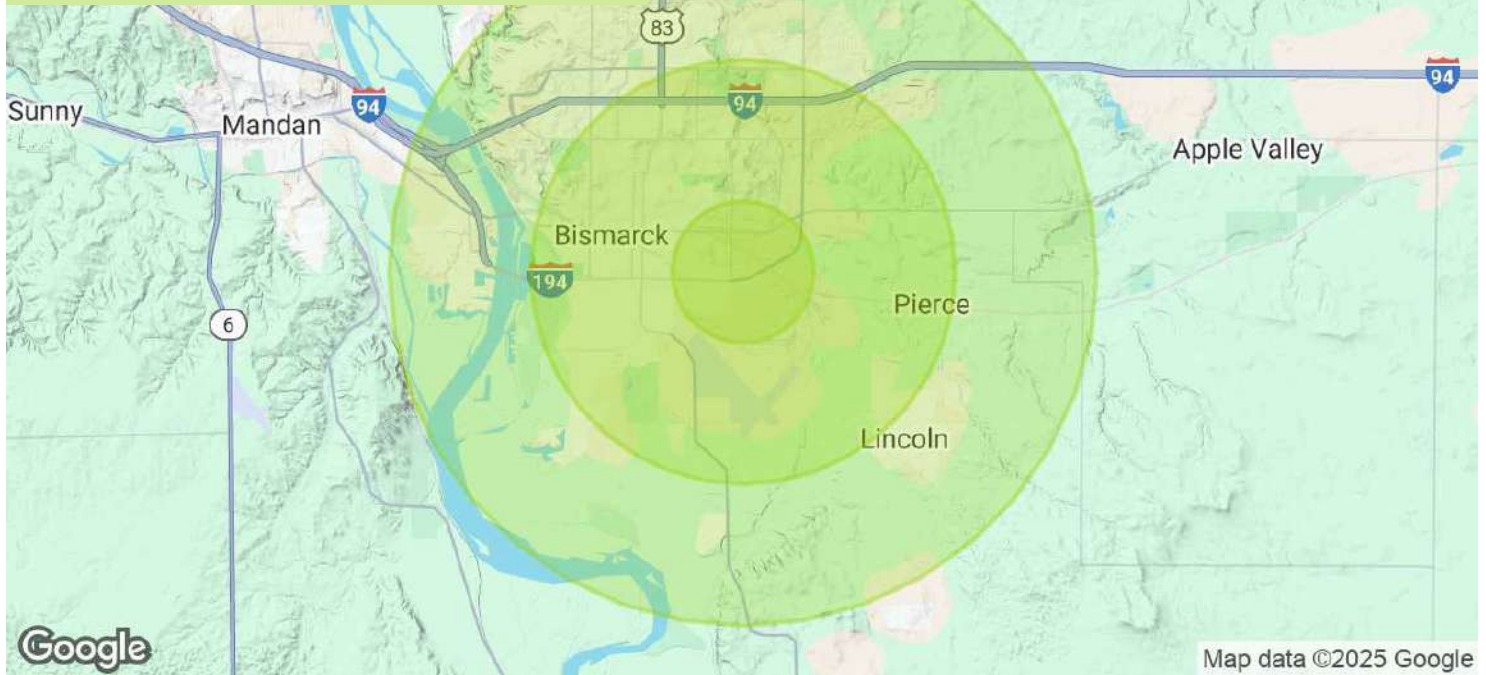
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# DEMOGRAPHICS SUMMARY



## 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



**Adam Geiger, CCIM**  
Broker / President  
701.425.9427

### ADAM GEIGER, CCIM

*Broker/President*  
701.425.9427



**George Yineman**  
Associate Broker / REALTOR®  
701.425.9427



**Regina Yineman**  
Commercial Agent / VP of Operations  
701.471.3140



**Chris Volk**  
Commercial REALTOR®  
701.880.0522



**Fred Koenig**  
Commercial REALTOR®  
701.226.7206



**Virginia Swan**  
Commercial & Residential REALTOR®  
701.371.6351



**Maleah Nelsen**  
Marketing Coordinator

### GEORGE YINEMAN

*Associate Broker/Commercial REALTOR®*  
701.319.3000



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