

PRIME OFFICE BUILDING FOR LEASE

1411 W DAKOTA PARKWAY

WILLISTON, ND 58801



ONE OF THE BEST OFFICE
BUILDINGS IN WILLISTON,
THE LANDMARK



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$550-\$1250 per month
Building Size:	17,692 SF
Available SF:	71 - 339 SF
Year Built:	1985
Zoning:	Commercial

PROPERTY OVERVIEW

Proven Realty Is Proud To Offer These Beautiful Executive Suites With Amenities Including a Great Location with Highway Visibility, Large Lot with Plenty of Parking, Use of Conference/Break Room, Multi-accommodating Restrooms, and a Potential for Illuminated Highway Signage.

PROPERTY HIGHLIGHTS

- Amazing Location With High Exposure
- Professional Building, Quality Construction & Recent Upgrades Throughout
- Functional Layouts To Meet Any Office Need, From Big To Small. From One Office to 20+.
- Private Offices To Help Protect You From Exposure To Viruses
- Shared Lobby With Conference Room & Break room Access
- High Speed Internet Available

Proven Realty Brokered By EXP Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900



LEASE
SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 105, Suite 2A	Available	194 SF	Gross	\$900 per month
Unit 201, Suite 1B	Available	120 SF	Gross	Negotiable
Unit 107, Suite 2B	Available	245 SF	Gross	\$750 per month
Unit 108, Suite 2B	Available	105 SF	Gross	\$900 per month
Unit 109, Suite 2B	Available	114 SF	Gross	\$850 per month
Unit 113, Suite 2B	Available	194 SF	Gross	\$900 per month
Unit 201, Suite 2A	Available	339 SF	Gross	\$1,600 per month
Unit 204, Suite 2A	Available	146 SF	Gross	\$900 per month
Unit 213, Suite 2A	Available	318 SF	Combined Unit with Unit 205 Suite 2A	\$1,300 per month
Unit 206, Suite 2B	Available	154 SF	Gross	\$900 per month
Unit 207, Suite 2B	Available	99 SF	Gross	\$600 per month
Unit 208, Suite 2B	Available	147 SF	Gross	\$900 per month
Unit 209, Suite 2B	Available	71 SF	Gross	\$550 per month
Unit 210, Suite 2B	Available	71 SF	Gross	\$550 per month
Unit 211, Suite 2B	Available	116 SF	Gross	\$850 per month
Unit 212, Suite 2B	Available	197 SF	Gross	\$850 per month
Unit 103, Suite 3A	Available	141 SF	Gross	\$850 per month
Unit 202, Suite 3A	Available	146 SF	Gross	\$850 per month
Unit 206, Suite 3A	Available	146 SF	Gross	\$850 per month
Unit 207, Suite 3A	Available	136 SF	Gross	\$850 per month

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ADDITIONAL PHOTOS



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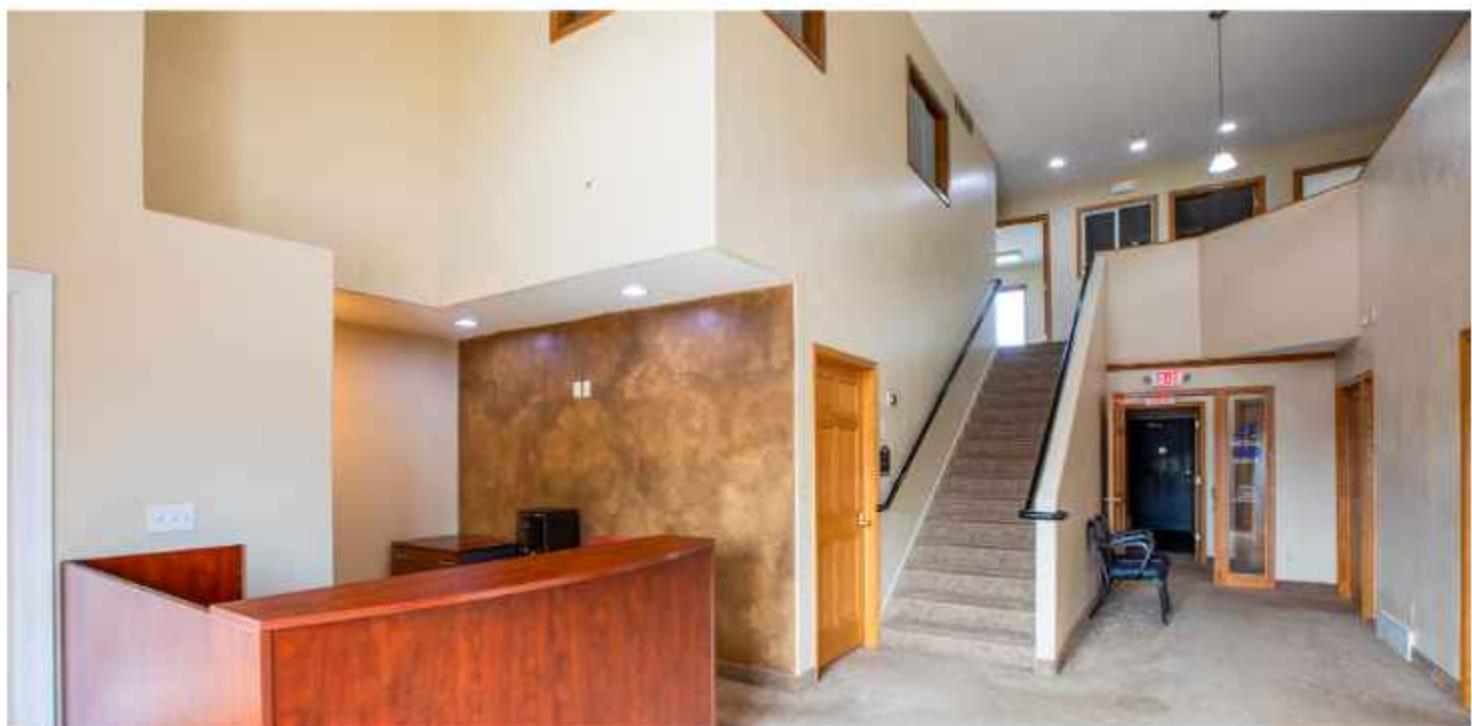
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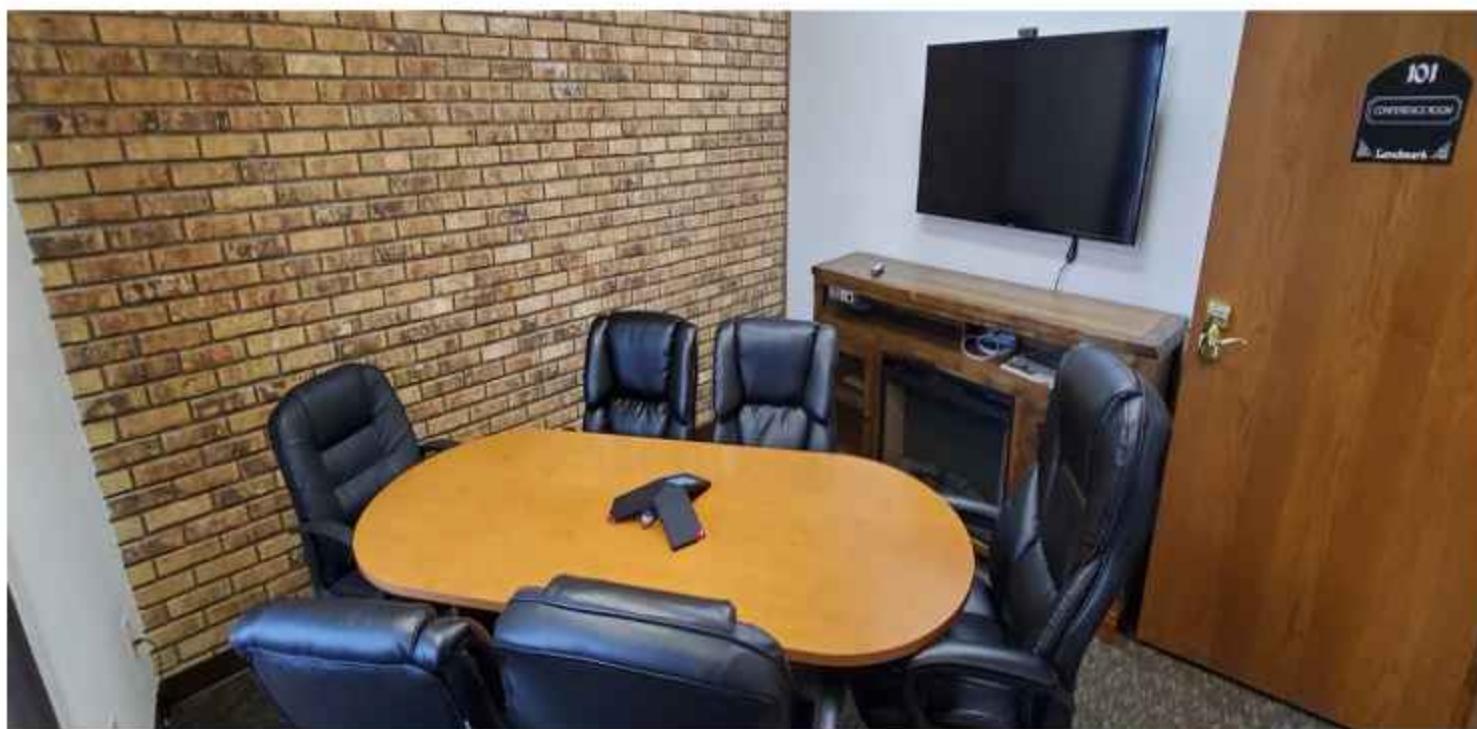
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ADDITIONAL PHOTOS

Available

\$4500/mo +NN



Unit 1A



Estimated areas
GLA Floor 1: 1903 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, NOT ACTUAL. INVESTIGATE.



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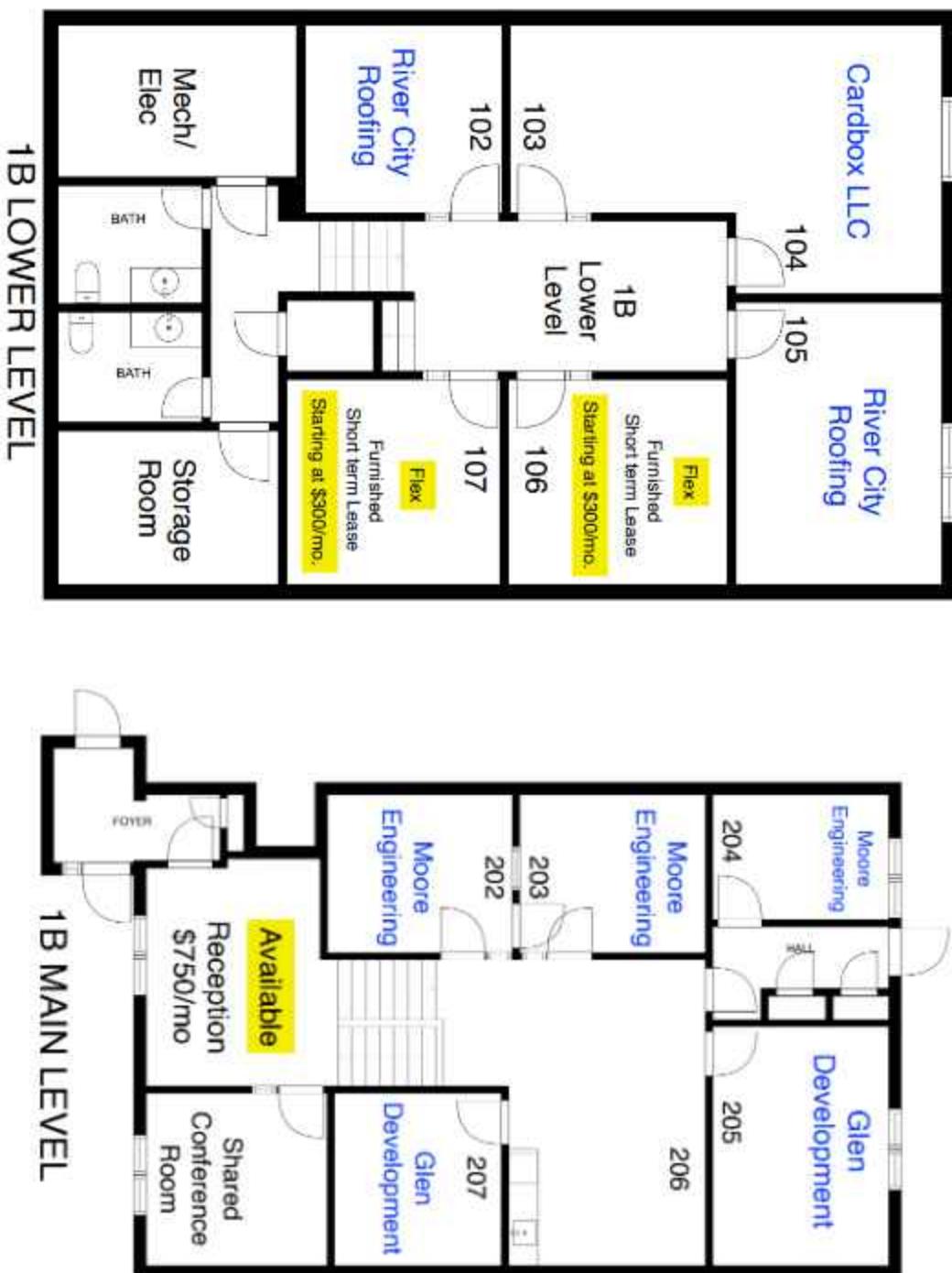
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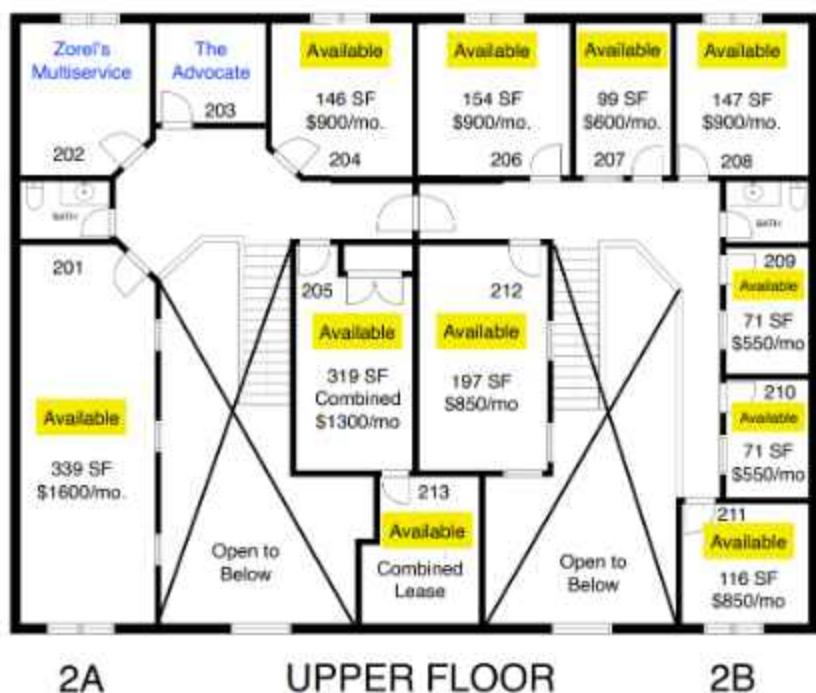
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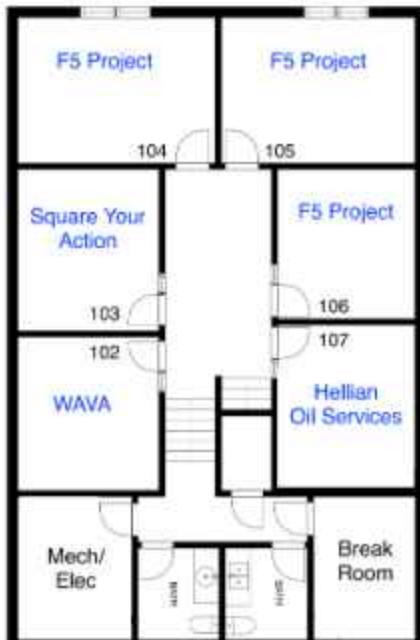
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ADDITIONAL PHOTOS



3A LOWER LEVEL



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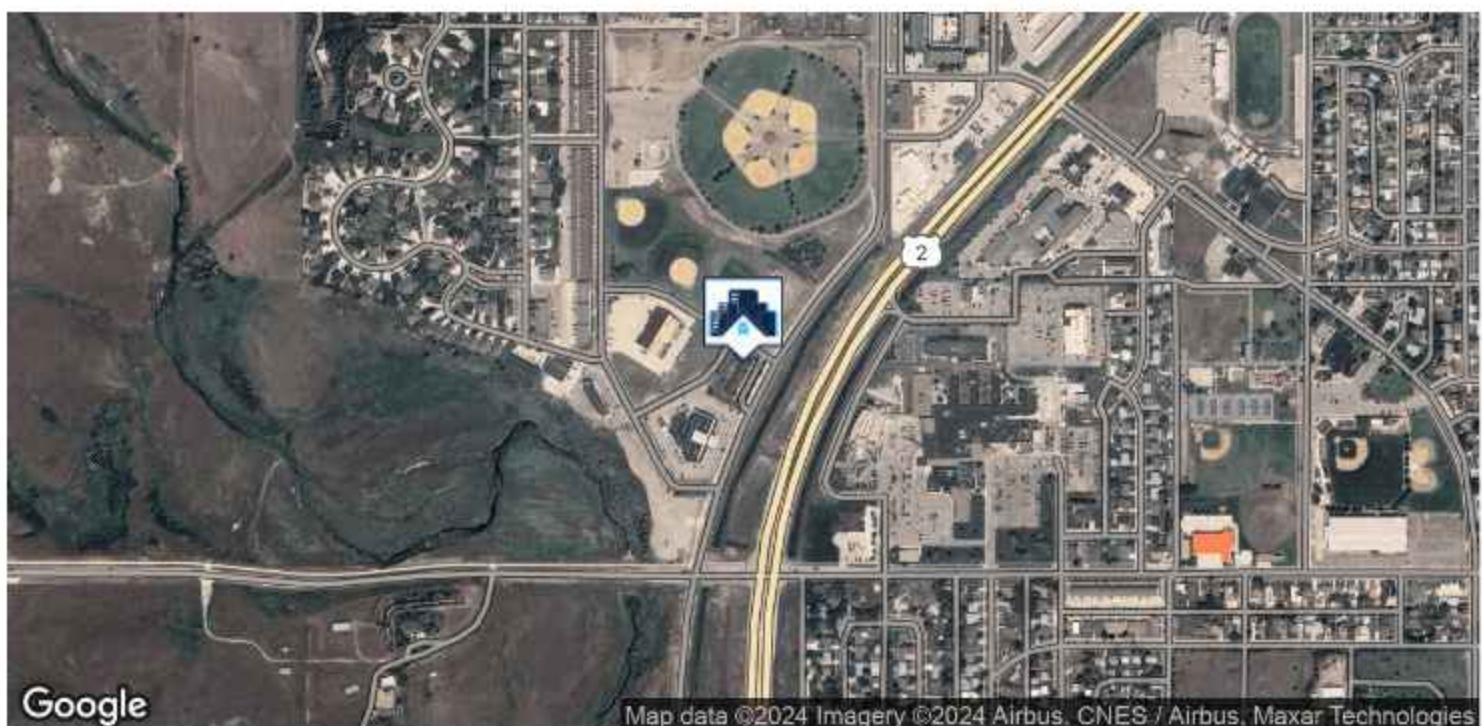
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LOCATION MAPS



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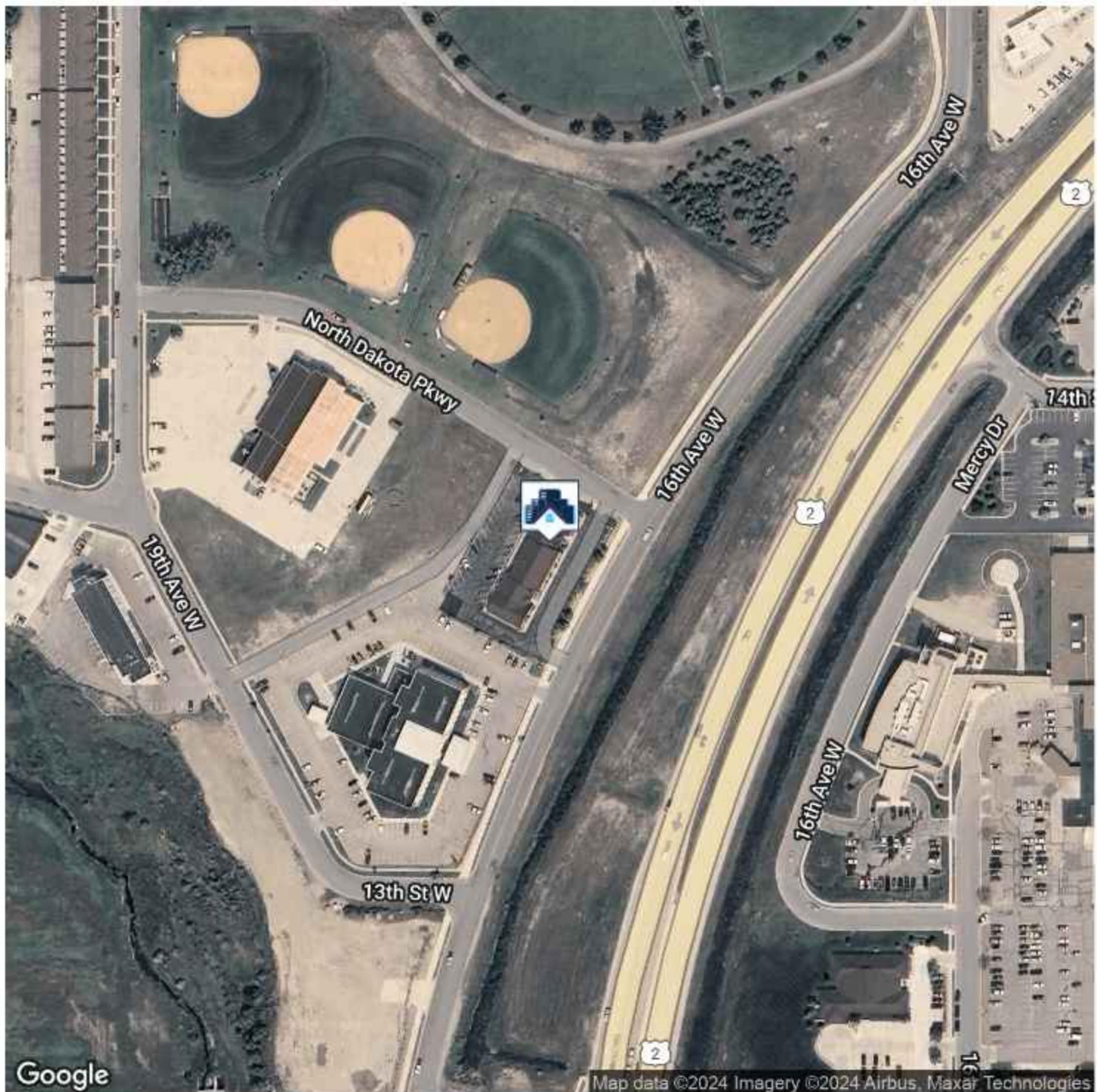
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AERIAL
MAPS



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RETAILER
MAP



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ADVISOR
BIO

ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

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PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

EDUCATION

North Dakota Real Estate Broker Class-License #9328

Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900

BA Business Administration (Magna Cum Laude)- Eastern Oregon University-3.89 GPA

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

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