

FOR LEASE - DOWNTOWN SUITES



418 E ROSSER AVE, BISMARCK

PROPERTY DESCRIPTION

Multiple suites available in a great location in the heart of downtown Bismarck. With excellent visibility on the corner of E Rosser and 5th Street, there are many potential uses, including Medical Clinic, Office Suites, Restaurant, Salon, and more! Abundant on-site parking is available with front door spots, large private parking lot, and street curb parking.

PROPERTY HIGHLIGHTS

- Lease Individual Suites or Whole Floor
- Private Restrooms in Suites
- 3 Story Building, 1 Story Below Grade
- Renovated Exterior & Brand New Interior
- Elevators
- Customizable Floor Plans / Build-to-Suit
- Tenant Improvement Allowances: 5 year lease = \$20 PSF
7 year lease = \$25 PSF 10 year lease = \$30 PSF

OFFERING SUMMARY

Lease Rate:	\$9.20 - 16.50 SF/yr
Number of Units:	7
Available SF:	914 - 2,834 SF
Building Size:	20,968 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 001	\$9.20 SF/yr	1,260 SF
Suite 002	\$9.20 SF/yr	2,834 SF
Suite 101	\$18.98 SF/yr	914 SF
Suite 301	\$16.50 SF/yr	1,280 SF
Suite 302	\$16.50 SF/yr	1,380 SF
Suite 303	\$16.50 SF/yr	1,435 SF
Suite 304	\$16.50 SF/yr	1,162 SF



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*All information herein has been obtained from sources deemed reliable.
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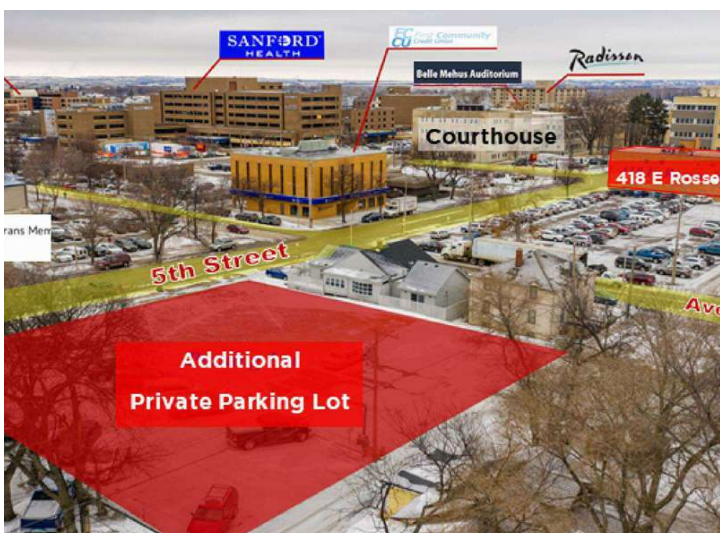
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1010 E Central Ave
Bismarck, ND 58501

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HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Great location in the Heart of Downtown Bismarck
- Excellent Visibility on the Corner of E Rosser & 5th St
- Newly Renovated Interior & Exterior
- Build to Suit / New Construction Interior
- Ample Private Parking: Front Door Spots, Additional Large Private Parking Lot, and
- Street Curb Parking
- Walk Score of 88 — Very Walkable & Close to Many Downtown Amenities
- High Traffic Location with Large Daytime Population
- Across Street from Courthouse
- 2 Blocks from Sanford, Belle Mehus & World War Memorial Bldg
- Walking Distance to Many Downtown Restaurants & Businesses



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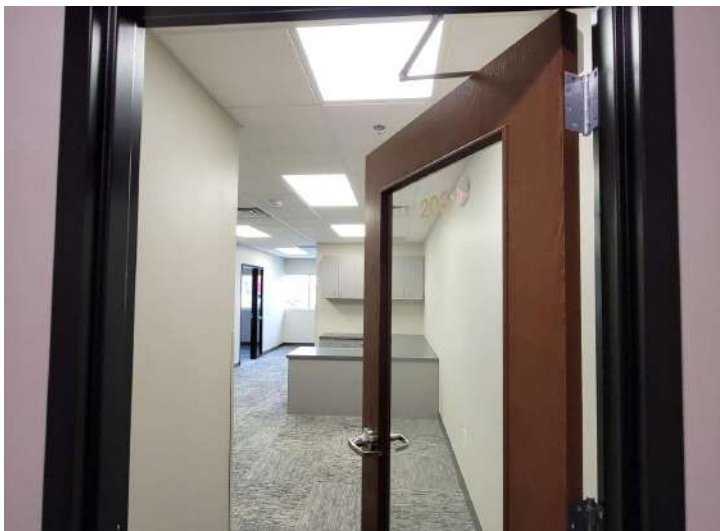
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PROPERTY PHOTOS



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MAIN LEVEL FLOOR PLAN



AVAILABLE SPACES

SUITE	SIZE (SF)	DETAILS	LEASE RATE	DESCRIPTION
■ Suite 101	914 SF	+ \$4 CAM	\$18.98 SF/yr	Suite 101 is a main floor finished office suite that includes 2 executive offices, 1 smaller office, private restroom in suite, server room w/cabinetry, lobby/reception, and parking in a private parking lot. Furniture is included with this suite.



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LOWER LEVEL FLOOR PLAN

**Architect's Suggested Floor Plan — Can Be Adjusted To Sult Tenant's Requirements*



AVAILABLE SPACES

SUITE	SIZE (SF)	DETAILS	LEASE RATE	DESCRIPTION
■ Suite 001	1,260 SF	+ \$4 CAM	\$9.20 SF/yr	Suite 001 is build to suit, has 900 usable SF, 1260 rentable SF, and includes no windows.
■ Suite 002	2,834 SF	+ \$4 CAM	\$9.20 SF/yr	Suite 002 is build to suit, has 2026 usable SF, 2834 rentable SF, has a private restroom option, and includes no windows.



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THIRD LEVEL FLOOR PLAN

**Architect's Suggested Floor Plan — Can Be Adjusted To Suit Tenant's Requirements*



THIRD LEVEL FLOOR PLAN
1/8"=1'-0"

AVAILABLE SPACES

SUITE	SIZE (SF)	DETAILS	LEASE RATE	DESCRIPTION
■ Suite 301	1,280 SF	+ \$4 CAM	\$16.50 SF/yr	Suite 301 features 2 private offices, conference room/office, reception desk/lobby, work/copy area, and private restroom.
■ Suite 302	1,380 SF	+ \$4 CAM	\$16.50 SF/yr	Suite 302 features 1 executive corner office, open workspace, reception desk/lobby, break room, and private restroom.
■ Suite 303	1,435 SF	+ \$4 CAM	\$16.50 SF/yr	Suite 303 features 2 private offices, large conference room/office, reception desk/lobby, work/copy area, and private restroom.
■ Suite 304	1,162 SF	+ \$4 CAM	\$16.50 SF/yr	Suite 304 features 2 private offices, conference room/office, reception desk/lobby, work/copy room, and private restroom.



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PROPERTY PARKING OPTIONS



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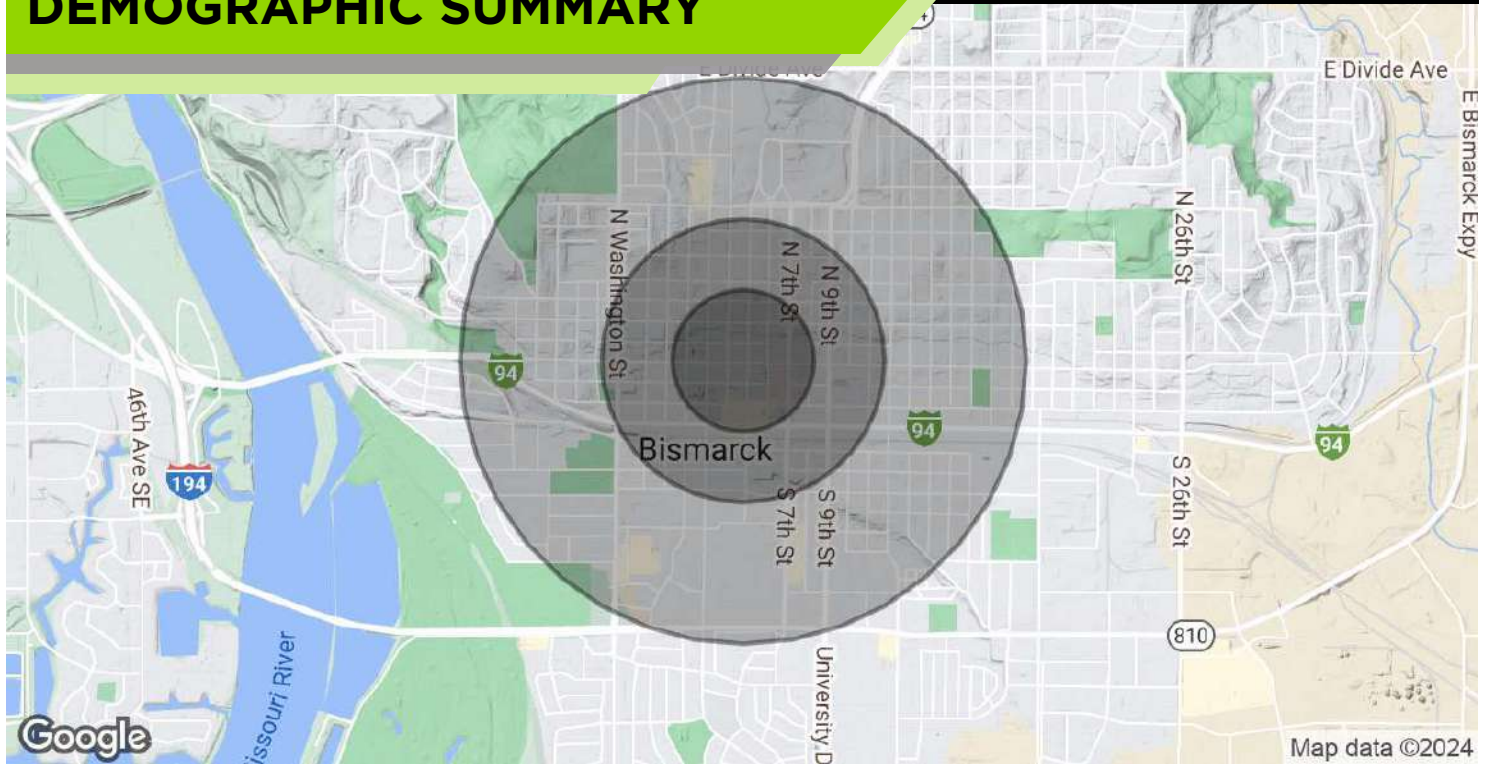
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DEMOGRAPHIC SUMMARY



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	818	3,294	10,748
Average Age	33.9	34.4	38.3
Average Age (Male)	32.2	33.1	36.6
Average Age (Female)	41.3	40.8	42.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	540	1,924	6,002
# of Persons per HH	1.5	1.7	1.8
Average HH Income	\$39,739	\$49,034	\$54,487

TRAFFIC COUNTS

East Rosser Avenue	9,190/day
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2020 American Community Survey (ACS)



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PROPERTY LOCATION



LOCATION OVERVIEW

Great Downtown Location

On NW Corner of E Rosser Ave & N 5th St

Very Walkable, with a Walk Score of 88

Downtown Area Includes Many Banks, Restaurants, Coffee Shops, Retailers, and More!



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