

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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RISE PROPERTY BROKERS

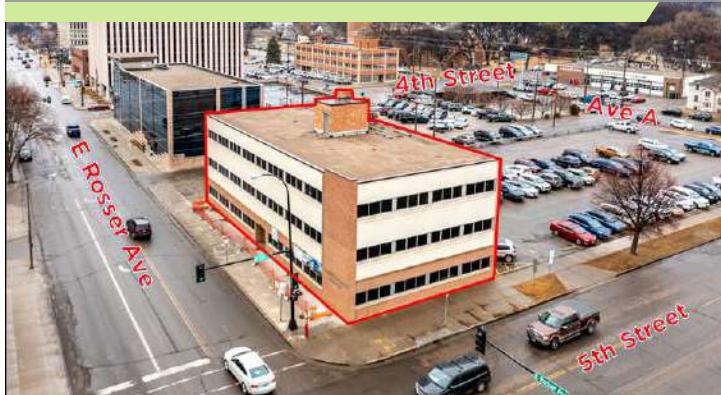
1010 E Central Ave

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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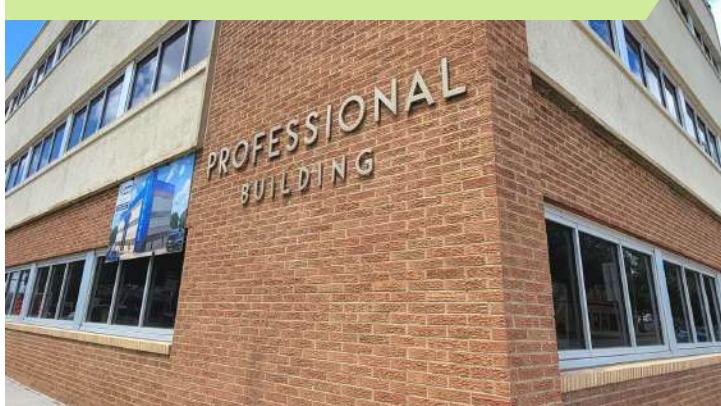
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PROPERTY PHOTOS



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MAIN LEVEL FLOOR PLAN



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 Suit Tenant's Requirements*



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

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*



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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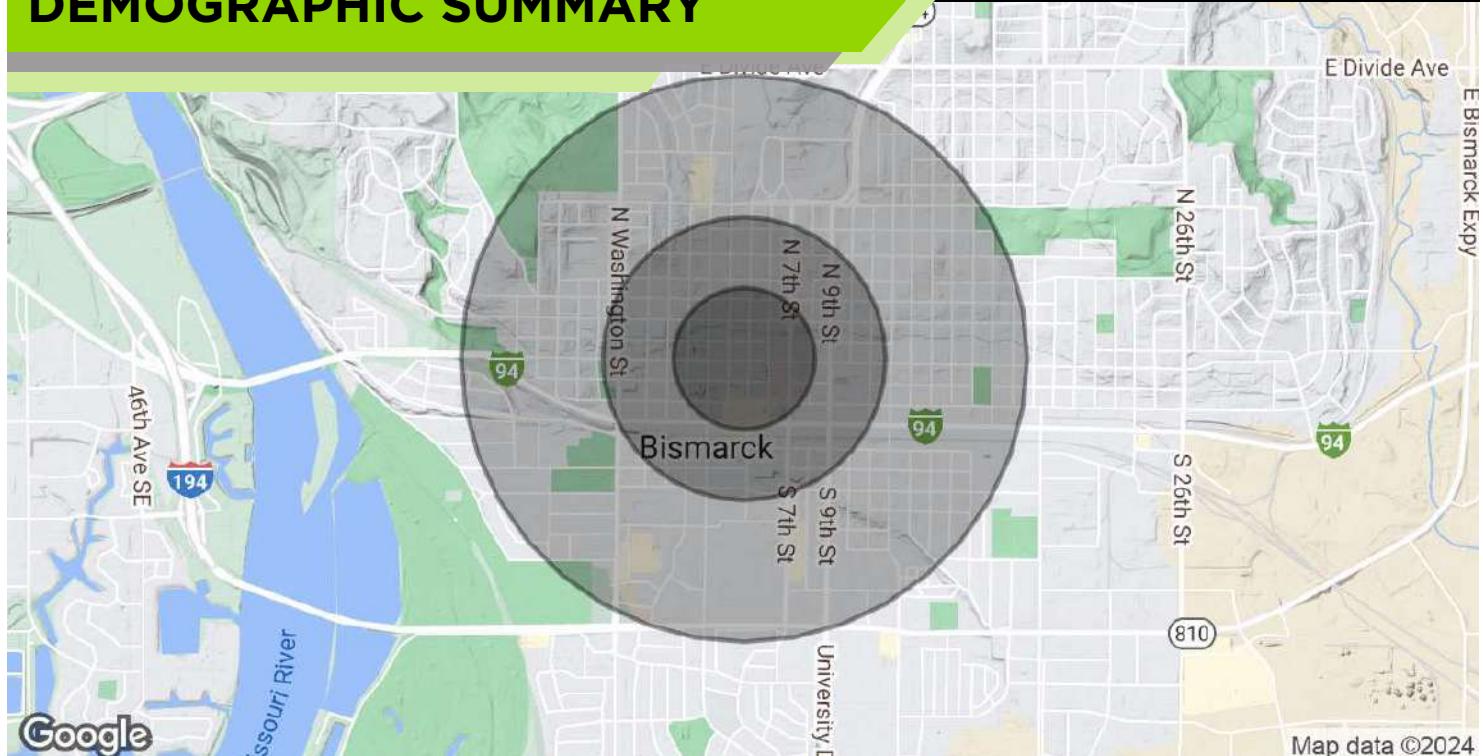
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DEMOGRAPHIC SUMMARY



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 |
|--------------------|-----------|

2020 American Community Survey (ACS)



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PROPERTY LOCATION



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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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