

PROPERTY DESCRIPTION

The Levinson Technology & Business Center is a prime office building for investors and users. This professional Class A office building boasts a spacious 23,020 SF layout, ideal for office or business use. With a focus on quality and functionality, the interior features a geothermal heating system with 61 wells, separately zoned offices, LED lighting, and wood, steel, and concrete construction. The building's robust infrastructure includes a backup generator, sprinkler system, and a 24-hour security control system with cameras. Don't miss out on this exceptional investment opportunity at a sale price of \$5.000,000!

PROPERTY HIGHLIGHTS

- Glass Front & Roof Atrium
- Back-Up Generator
- Secured Card Access
- 24-Hour Building Radius Security System
- · Sheltered Drop-Off & Pick-Up Zone
- · Class A Professional Office Building

OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	45,938 SF
Building Size:	23,020 SF
Parking:	Ample Off-Street Parking
Year Built:	2013
2024 Taxes:	\$41,470.23
2024 Specials Balance:	\$0

NEARBY BUSINESSES

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



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 •: 701.222.0232

PROPERTY HIGHLIGHTS





PROPERTY HIGHLIGHTS

- · Levinson Technology & Business Center
- Highest Quality Interior Finishes
- Office Areas w/Glass Wall System & Oak Trim
- Interior Walls Built w/EIFS & Drywall
- 3 Public Restrooms / 2 Private Restrooms
- 2,500lb Capacity Handicapped Accessible Elevator
- · Tile & Birch Flooring
- LED Lighting
- Geothermal w/61 Wells
- Central Pump System w/Each Area Having Own Heat Pump/Controls (Variable Speed)
- Fresh Air Circulation
- · Natural Gas Fired Back-Up Generator
- Fully Sprinkled
- · Filtered Water System
- Insulated Concrete Form Walls (Concrete & Fiber)
 w/Steel Support
- Wood Truss System w/Steel Webbing
- Spray Foam Insulation
- No Interior Support Beams for Open Floor Plan
- Steel Shingled Roof
- Secured Card Access Building + Security Control System w/Cameras
- Glass Front & Roof Atrium
- 24-Hour Building Radius Security System
- Sheltered Drop-Off & Pick-Up Location
- Signage Available
- · Ample Off-Street Parking



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 •: 701.222.0232

PROPERTY PHOTOS















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 •: 701.222.0232

SUITE 100

SUITE 100 DETAILS:

3.600 SF

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

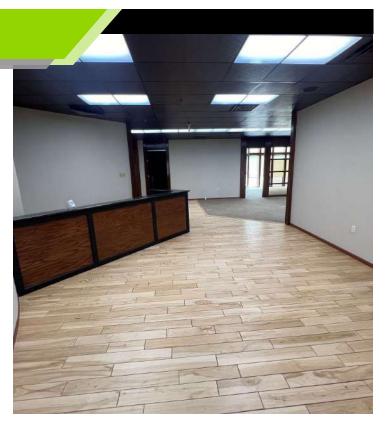
Large Open Collaborative Space

Private Men's & Women's Restrooms

Kev Fob Access

Motion Sensing Lights

High Ceilings







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

SUITE 100 PHOTOS















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.

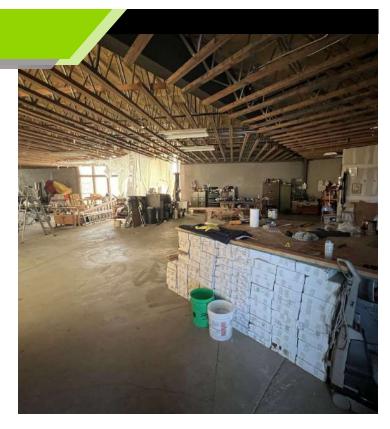
RISE PROPERTY BROKERS

1010 E Central Ave Bismarck, ND 58501 •: 701.222.0232

SUITE DETAILS

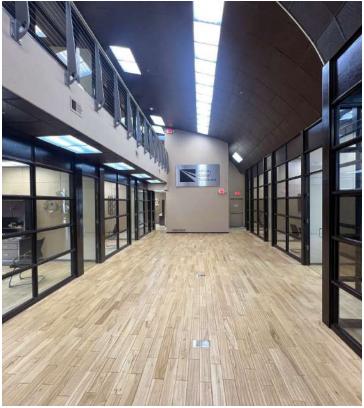
SUITE 200 DETAILS:

1,500 SF - 3,400 SF Unfinished Space Key Fob Access



SUITE 300 DETAILS:

Currently leased to Affinity Global Solutions, a software company.





Adam Geiger, CCIM

Broker/President

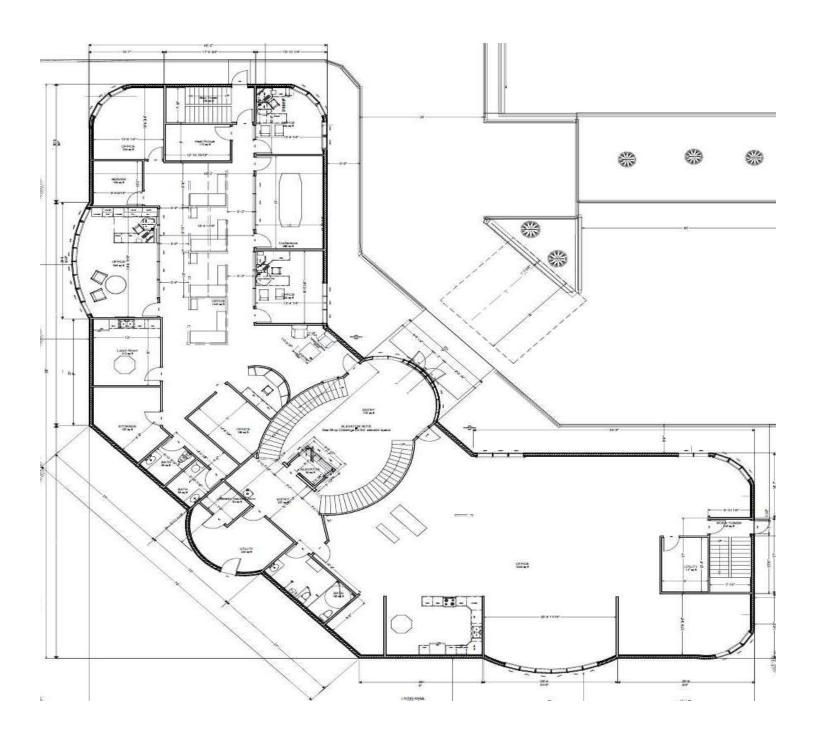
adam@risepropertybrokers.com c: 701.425.9427

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 •: 701.222.0232

FLOOR PLAN - MAIN FLOOR





Adam Geiger, CCIM

Broker/President

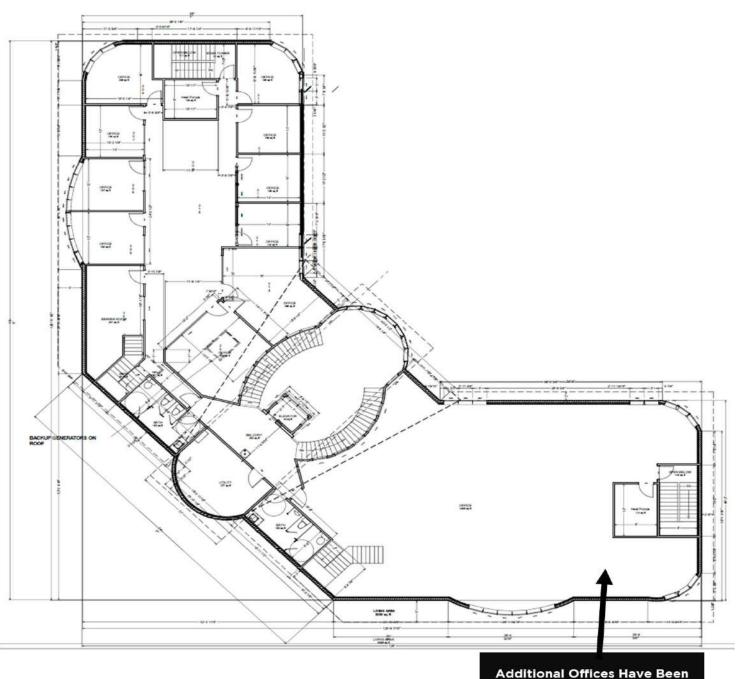
adam@risepropertybrokers.com c: 701.425.9427

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 •: 701.222.0232

FLOOR PLAN - SECOND FLOOR







Adam Geiger, CCIM

Broker/President

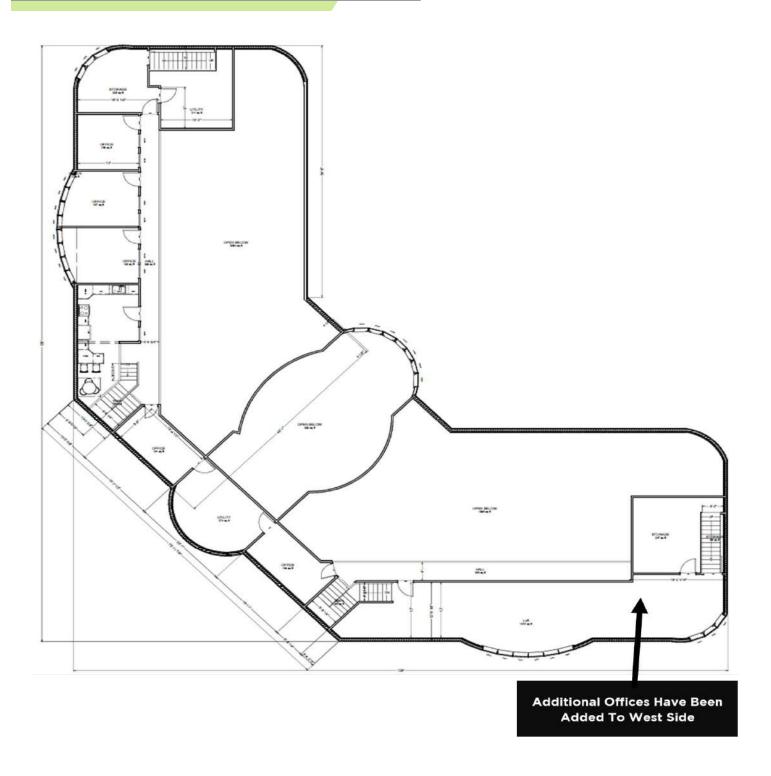
adam@rise property brokers.comc: 701.425.9427

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

FLOOR PLAN - THIRD FLOOR





Adam Geiger, CCIM

Broker/President

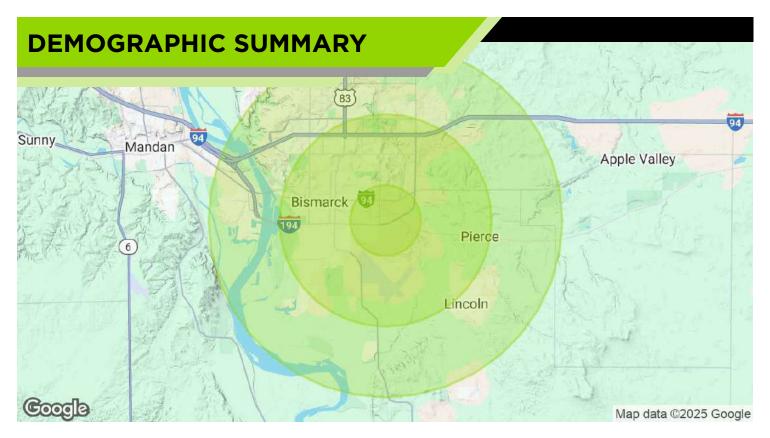
Broker/ President

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 •: 701.222.0232



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



Adam Geiger, CCIM

Broker/President

adam@rise property brokers.comc: 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



LOCATION OVERVIEW

South Bismarck - Just Off High Traffic Bismarck Expressway

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



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



THE RISE TEAM



Adam Geiger, CCIM Broker / President 701.425.9427



George Yineman Associate Broker / REALTOR® 701.425.9427



Regina YinemanCommercial Agent / VP of Operations 701.471.3140



Chris Volk
Commercial REALTOR®
701.880.0522



Fred Koenig Commercial REALTOR® 701.226.7206



Virginia SwanCommercial & Residential REALTOR®
701.371.6351



Maleah Nelsen Marketing Coordinator



Broker/President 701.425.9427

701.319.3000



GEORGE YINEMANAssociate Broker/Commercial REALTOR®



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