

OFFICE FOR SALE

1611 EAST CENTURY AVENUE | BISMARCK, ND



PROPERTY DESCRIPTION

Introducing a premium Class A office building, now available for purchase and first time on the Market. Located in North Bismarck situated prominently along Century Avenue. At present, this property has a 60% occupancy rate, leaving 8,385 square feet of prime space available for occupancy or further investment opportunities.

This offering presents an exceptional opportunity for owner-occupiers looking to secure a top-tier asset or for investors seeking to diversify their portfolio. The building features three well-appointed common corridors and shared facilities, making it an ideal choice for creating a thriving multi-tenant Class A office environment. East parking lot is a leased site and not included in the sale.

Constructed in 2006, this property has been recognized for its commitment to energy efficiency and sustainability, having achieved LEED Gold certification in 2009. Please note that the seller does not provide representation regarding the current status of this past certification.

To schedule a viewing of this property, all inquiries must be coordinated with the listing agent to ensure a comprehensive and informative tour. Don't miss your chance to explore this prime Class A office building opportunity. 8,385 sf space also listed for Lease.

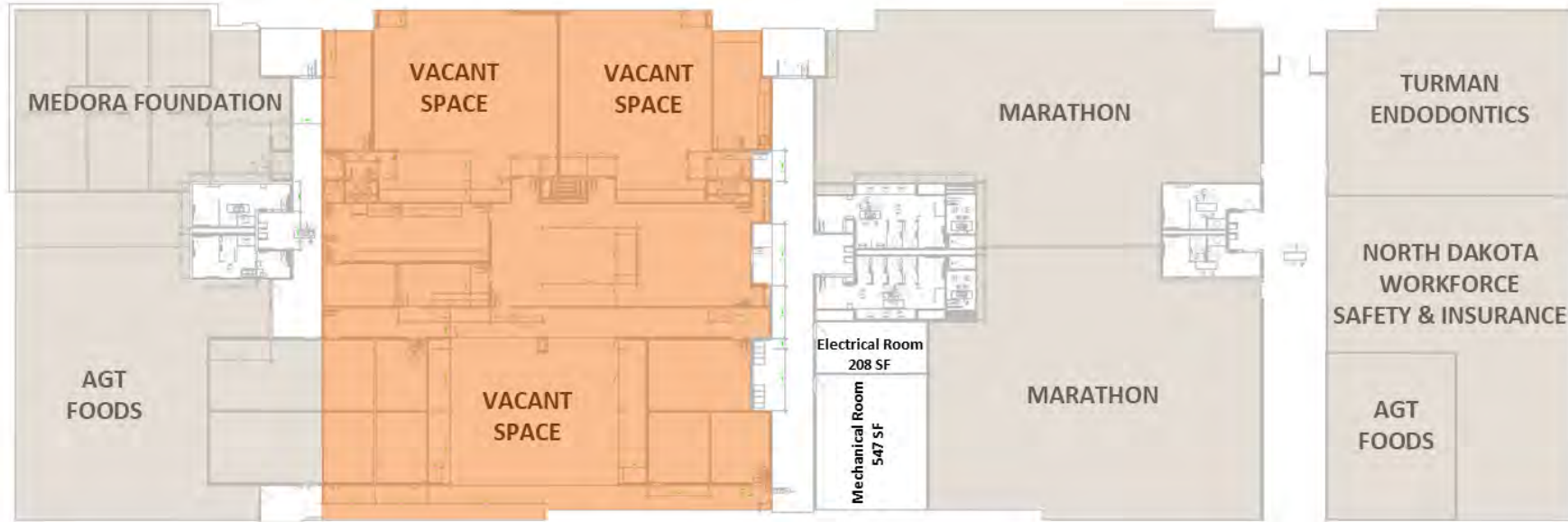
**Financials available upon request

***SHOWING DISCLOSURE: All property visits must be approved by listing broker. Absolutely no contact with tenants, management, or ownership without approval from listing brokers. DO NOT CONTACT MANAGER OR DISTURB OCCUPANTS. Please contact listing broker before any visit to the site.



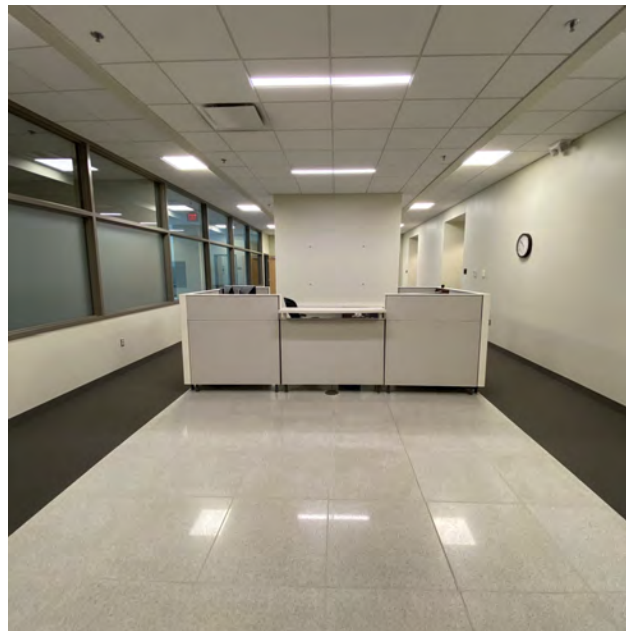
OFFERING SUMMARY

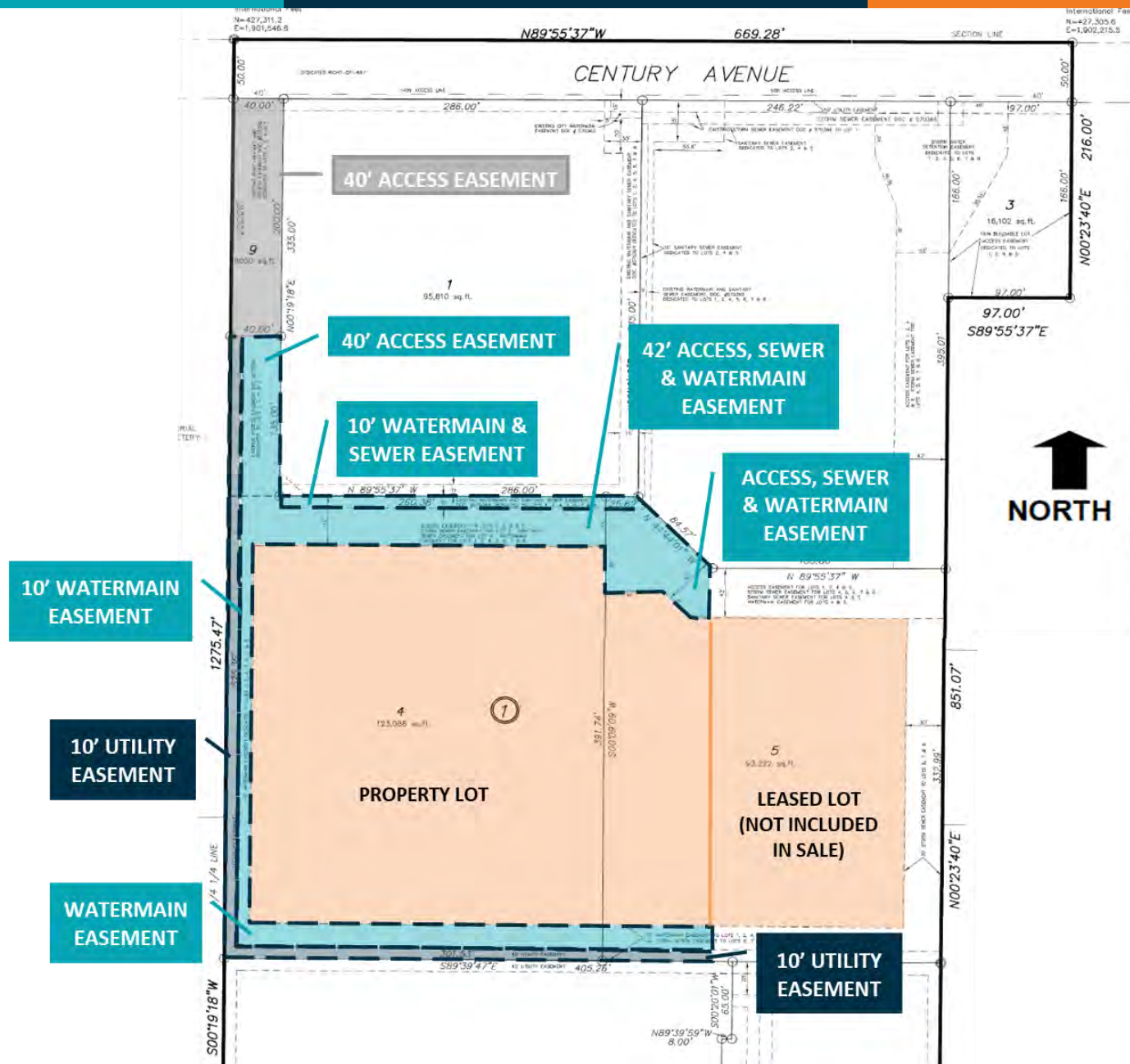
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|----------------|---|
| Sale Price: | \$4,000,000 |
| Price / SF: | \$144.87 |
| Lot Size: | 153,082 SF |
| Building Size: | 29,510 SF |
| Year Built: | 2006 |
| Zoning: | RT |
| PID#: | 0729-001-100 |
| Taxes (2023): | \$65,982.11 |
| Specials: | Specials: Installments- \$5,594.92 Balance- \$23,551.60 |

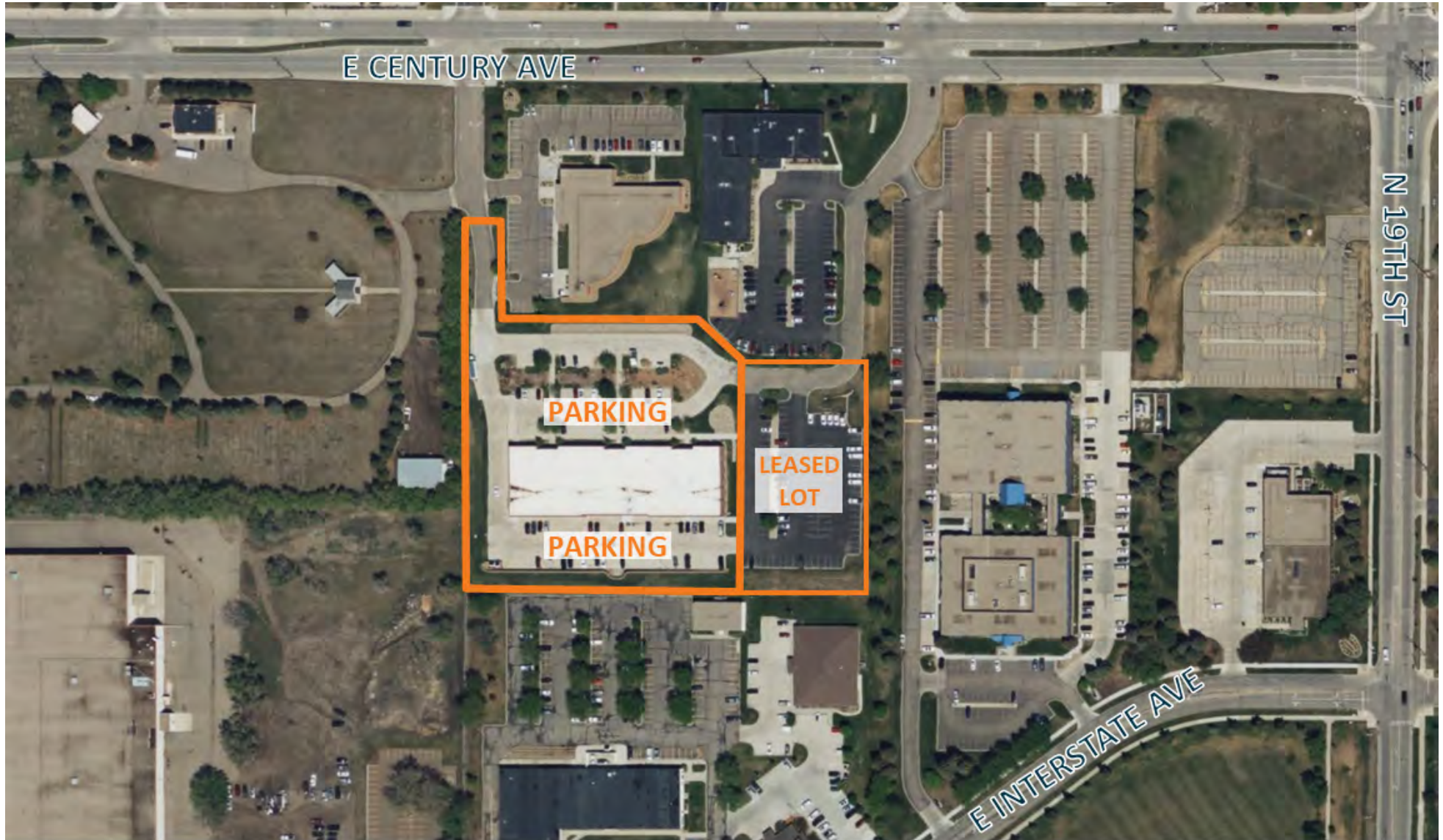


AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------|-----------------------------|----------|--------|---------------|-----------------------|
| Suite 200 | Available | 8,385 SF | NNN | \$17.00 SF/yr | 9,558 RSF 8,385 USF |
| Suite 100 | Medora Foundation | 1,922 SF | Leased | - | - |
| Suite 102 | AGT Foods | 2,963 SF | Leased | - | - |
| Suite 302 | Marathon | 6,229 SF | Leased | - | - |
| Suite 400 | Turman Endodontics | 2,409 SF | Leased | - | - |
| Suite 402 | State of ND Workforce (WSI) | 1,511 SF | Leased | - | - |









SUSTAINABLE BUILDING



*Seller does not provide representation regarding the current status of this past certification.

ENERGY EFFICIENCY

This building is energy-efficient and used sustainable building practices. This building uses 28% less electricity than a traditional office building.



RECYCLED PRODUCTS

Many recycled products can be found in this building. Some of the products with the highest recycled content include: carpeting, gypsum board, steel, ceiling tiles, glass tiles, and floor tiles. The carpet, which is manufactured by Shaw Industries, contains 40% recycled content. The carpet backing uses recycled fly ash from the Coal Creek Station power plant.



WATER EFFICIENCY

This building uses 35% less water than a traditional office building. Water efficiency is accomplished by the use of low-flow dual flush toilets, low-flush urinals, and low-flow showers and faucets. This landscaping uses native plants which need little irrigation.



HEAT & COOLING

High efficiency ground source heat pumps both heat and cool the building. A field of 60 wells is located around the site. The wells are about 200 feet deep. Heat from the building is dispersed to the ground in the summer and transferred from the ground to the building in the winter. The ground temperature is relatively constant throughout the year. In the heating mode, ground source heat pumps generally use one third of the energy of a standard electric heating coil.



GREEN CONSTRUCTION MATERIALS

This building utilizes materials selected to minimize environmental impact. Particle board, carpeting, paints, adhesives and sealants are low VOC (volatile organic compound) emitting and contain no formaldehyde. VOCs contribute to both indoor and outdoor air pollution. Wherever possible, local material were used. For instance, the exterior brick is from the Hebron Brick Company, located 60 miles west of Bismarck. The exterior windows are higher to allow natural light further into the office space. This improves the indoor environmental quality and lowers the amount of energy used for lighting.



Awarded December, 2009



KYLE HOLWAGNER, CCIM, SIOR

Partner | Broker Associate
701.400.5373
kyle@thecragroup.com



KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker
701.527.0138
kristyn@thecragroup.com



@THECRAGROUP

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