

OFFICE FOR LEASE

1808 HANCOCK DR | BISMARCK, ND





PROPERTY OVERVIEW

This unique industrial park office space offers convenient access to Interstate 94 and the Expressway. The flexible layout accommodates various office needs, enhanced by abundant windows and natural light. Situated on Hancock Drive, the property features a private parking lot with standalone frontage, along with both on-street and off-street parking. Ideally located in northeast Bismarck, it's close to grocery stores, restaurants, and schools. This full-service lease includes excellent signage opportunities.

PROPERTY HIGHLIGHTS

- Rare industrial park office space
- Easy access to I-94 and N Expressway
- Stand alone office frontage
- Reception area in foyer
- Private parking lot
- ADA Bathrooms
- Abundant windows and natural light

OFFERING SUMMARY

Lease Rate:	\$2,300.00 per month (Full Service)
Building Size:	22,660 SF
Available SF:	1,829 SF
Lot Size:	158,125 SF
Year Built:	1995
Renovated:	2020
Zoning:	MA
Submarket:	Northeast Bismarck
Tenant Responsibility:	Telephone, Data, Interior Janitorial, Renter's Insurance
Landlord Responsibility:	Property Taxes, Property Insurance, Operational Costs







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