

SPACE AVAILABLE:

Building Size: 6,570 SF

Lot Size: 3,500 SF

PRICE:

\$5,500.00/month (Gross)

HIGHLIGHTS:

- TI Allowance of \$25,000 for a 5-year Lease
- Original Hardwood Floors
- Large Storefront Windows
- 2 Restrooms on Main Floor & 1 on Second Level
- Heated 500 SF Garage w/ Alley Access
- Class A Finishes
- 6" water line for fire suppression system



Michael Ilse

Broker | Partner
Commercial Realtor®

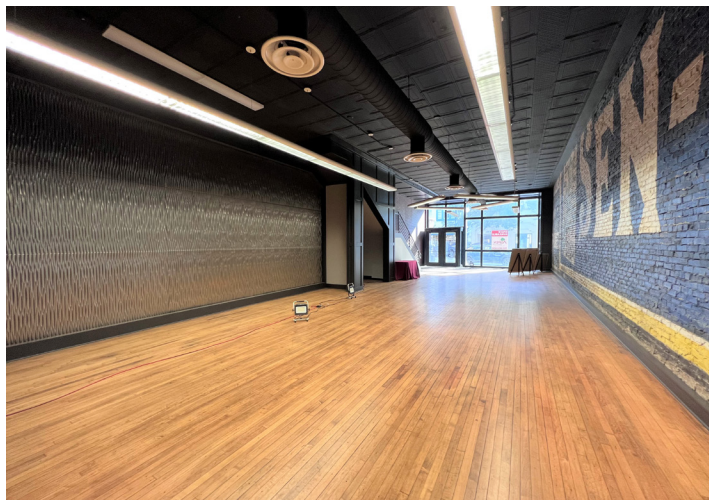
701.223.2450

mike@aspengrouprealestate.com

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALSTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

ADDITIONAL PICTURES



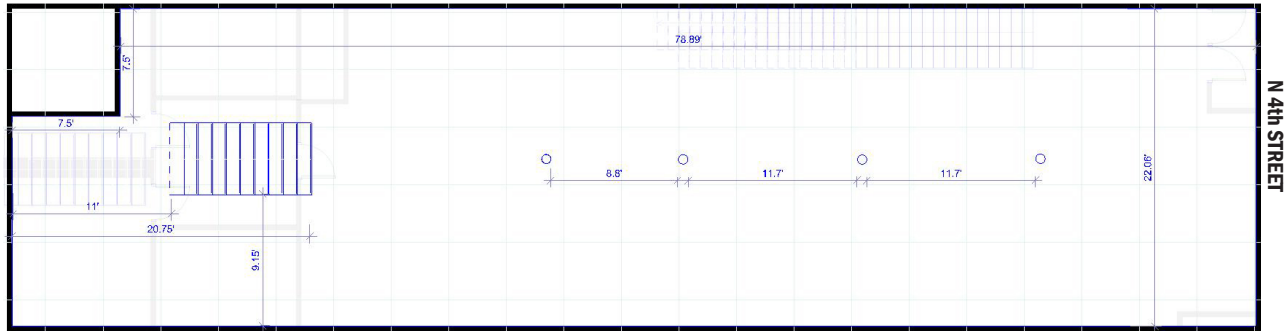
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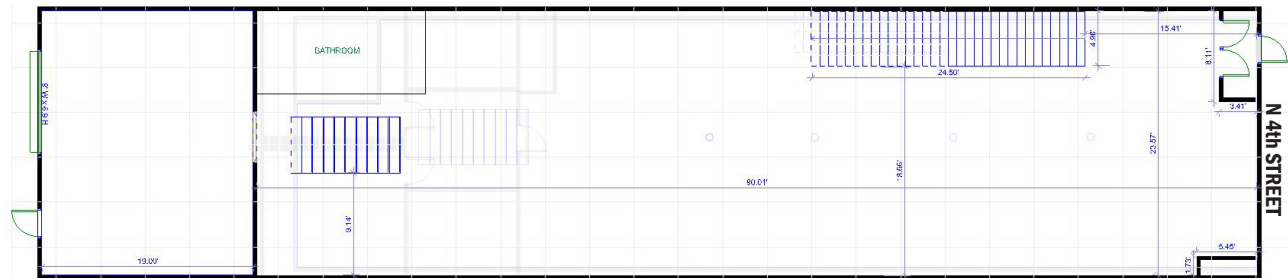
FLOORPLAN



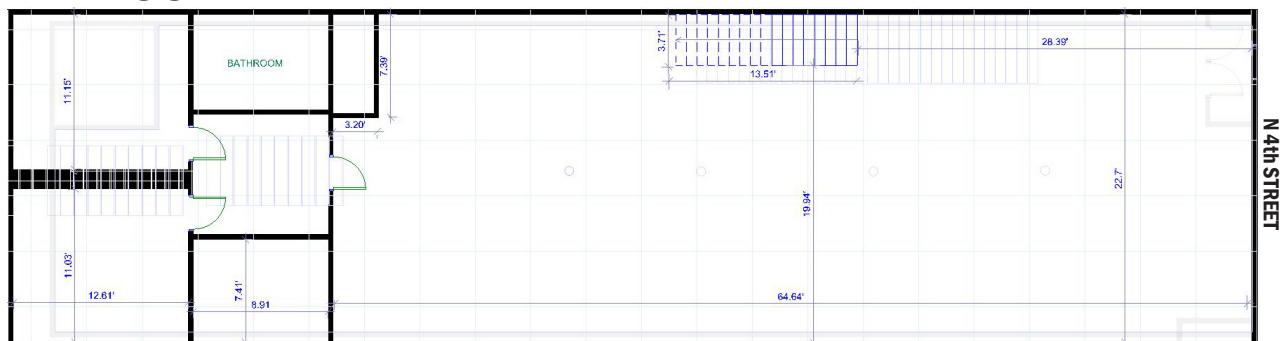
LOWERLEVEL



GROUNDLEVEL



2NDFLOOR



JOIN DOWNTOWN BISMARCK!

FOOD & DRINK

Amina Cucina
Bistro 1100
Blarney Stone Pub
Brick Oven Bakery
Broadway Grill & Tavern
Burger Time
Coffee Break
Craftcade
Dairy Queen
Elbow Room
Fireflour Pizzeria
Gideon's Brewing Company
Jimmy V's
JL Beers
India Clay Oven
LUFT
McDonalds
NoodleZip
Peacock Alley
Pirogue Grille
Roundhouse
Gastro Pub

SHOPPING/RETAIL

Blink Eyewear
Boutique 23
Bridal N' More
Brides on a Dime
Dakota Nuts-N-Candy
Fleck's Furniture & Appliance
Halberstadt's ND
J & R Vacuum & Sewing
Kokkeler's Jewelry
lula b. boutique
Modern Eyes
Red Wing Shoes
Seeds of Hope Thrift Store
Spaces
Stella's
Terry's Health Products
Walker's n' Daughters Jewelers
Westley's Jewelry
Zimmerman's Furniture

BANKING/FINANCIAL

American Bank Center
Ameriprise Financial
BNC National Bank
Capital Credit Union
Choice Bank
Country Financial
First Western Bank & Trust
Gate City Bank
Kirkwood Bank & Trust
Starion Bank
US Bank
Vue Community Credit Union Wells Fargo

HEALTH/MEDICAL

Active Life Chiropractic
Bismarck-Burleigh Public Health
CHI St. Alexius Hospital
CHI St. Alexius Urgent Care
Dakota Eye Institute
Dakota Pharmacy
Mid Dakota Clinic
Prairie Rose Family Dentists
Proximal50
Sanford Health
Smiles By Design
UND Center for Family Medicine

COMMUNITY/RECREATION

Belle Mehus Auditorium
Bismarck Municipal Ball Park
Bismarck Art & Galleries Assn
Bismarck Event Center
Bismarck Veterans Memorial Public Library
The Capital Gallery
Custer Park
Dakota Stage Ltd.
Elks Aquatic Center
Peace Park
World War Memorial Building

PROFESSIONAL SERVICES

Alchemist Tattoo
The Barber's Wife
Black Sheep Tattoo
Broadway Centre Spa & Salon
Derma Care Clinic
Glance Salon & Spa
Hi Honey Salon
Pure Skin Aesthetic & Laser Center
Rejuvenation Place

DOWNTOWN PARKING HOURLY & MONTHLY RATES



THIRD & MAIN RAMP

Monthly Rent Rate:

- Level 2 Reserved - \$75.00
- Covered Parking - \$64.00
- Roof-Top Parking - \$40.00

Nights: 4 pm to 4 am - \$28.00

Hourly: \$1.50/hour or \$8/day

SIXTH & THAYER RAMP

Monthly Rent Rate:

- Covered Parking - \$64.00
- Roof-top Parking - \$40.00

Hourly: \$1.50/hour or \$8/day



PARKADE: 6TH & BROADWAY

Monthly Rent Rate:

- Covered Parking - \$64.00
- Roof-Top Parking - \$40.00

Nights: 4 pm to 4 am - \$28.00

Hourly: \$1.50/hour or \$8/day

GALLERIA: 7TH & BROADWAY

Monthly Rent Rate: \$64.00

Hourly: \$1.50/hour or \$8/day



TRAFFIC COUNTS & WALKABILITY



Walk Score

75

Very Walkable!

Most errands can be accomplished on foot.

Bike Score

58

Bikeable!

Some bike infrastructure.

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