



OFFICE FOR LEASE

801 EAST MAIN AVENUE, SUITE F | BISMARCK, ND





PROPERTY OVERVIEW

Prime location with excellent visibility and high traffic flow, featuring prominent pylon signage on Main Street. Ideal for a medical or professional office, this space offers an x-ray room outfitted with lead barrier walls, convenient access and ample parking. Close proximity to clinics and hospitals. The landlord covers all operating expenses, with the exception of interior janitorial services. Available December 1, 2024.

PROPERTY HIGHLIGHTS

- 1,123 RSF / 1,030 USF
- X-Ray Room
- Reception Area
- 4 Individual Offices
- Large Conference Room
- Kitchenette
- Abundant Parking
- Main Avenue Pylon Sign

OFFERING SUMMARY

Lease Rate:	\$1,650.00 per month (Full Service)
Building Size:	12,900 SF
Available SF:	1,123 RSF
Lot Size:	69,061 SF
Year Built:	1976
Zoning:	CG
Market:	Bismarck
Tenant Responsibility:	Interior janitorial & Data
Landlord Responsibility:	Structural integrity of the exterior walls, roof, and foundation. Property taxes, building insurance, operating expenses, common area janitorial

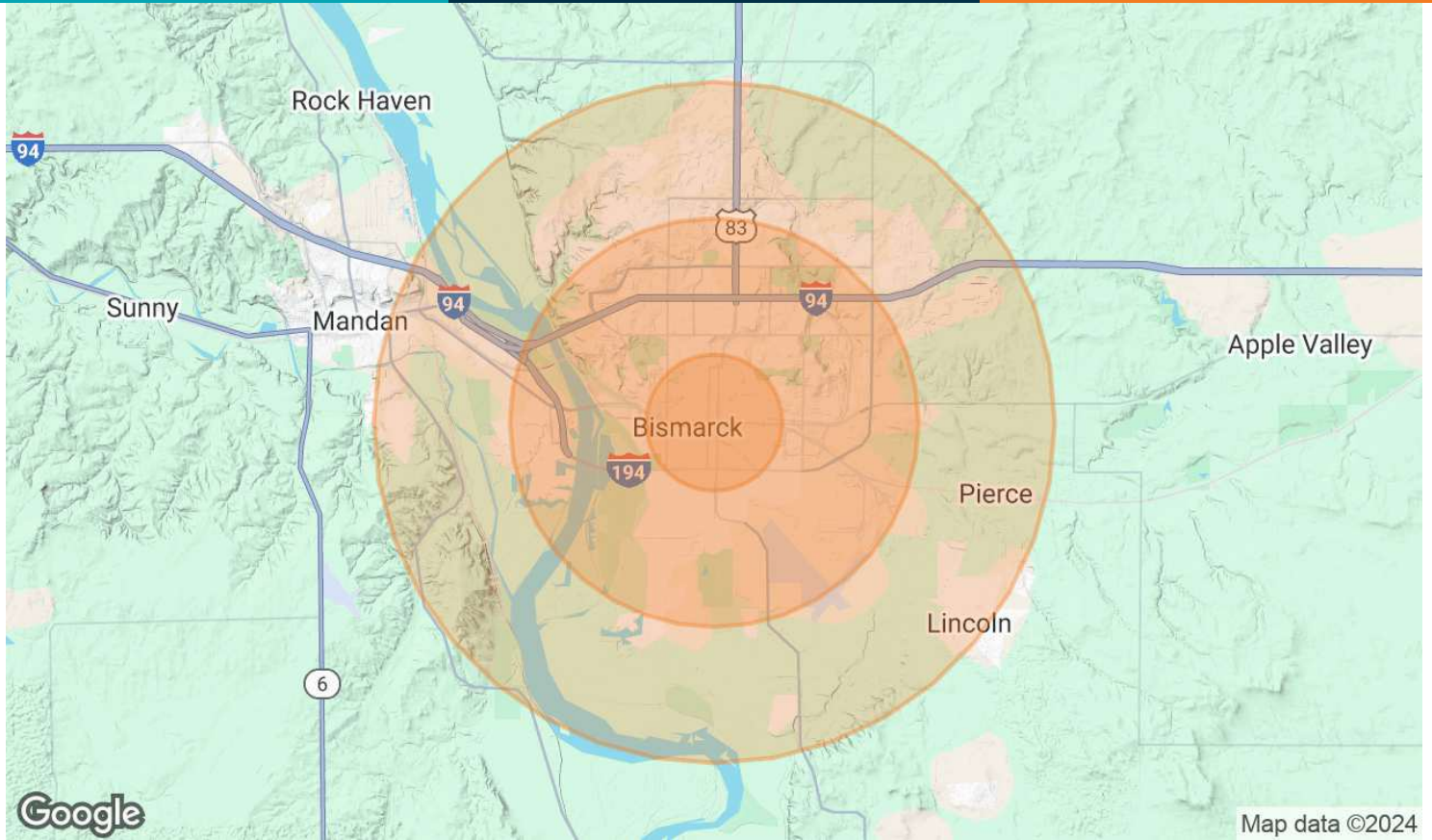


Google

Map
data
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,707	60,380	92,276
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,848	27,110	38,863
# of Persons per HH	2	2.2	2.4
Average HH Income	\$66,447	\$85,849	\$96,018
Average House Value	\$221,117	\$288,594	\$315,775

Demographics data derived from AlphaMap



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