



PRESENTED BY:

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FOR LEASE 301 1st Street NE, Mandan



2nd Floor Finished Office Space 450 SF & 550 SF
Immediate Occupancy

Space Available: 450 SF: \$400.00/month full service
550 SF: \$500.00/month full service

Zoning: CB

Terms: 3 Years

Features: Finished office space
Neutral carpet
Utilities and snow removal paid by
Landlord
Good parking in front of building



REAL ESTATE SERVICES
Bismarck, North Dakota

301 1st Avenue North

Mandan, ND

450 SF Space:

- Large open space on second floor
- Neutral carpet
- 2 X 2 ceiling grid with fluorescent lighting
- Common restrooms
- Utilities and snow removal paid by Landlord

550 SF Space:

- Large open space on second floor
- Neutral carpet
- Coffee counter with sink
- Common restrooms
- Utilities and snow removal paid by Landlord

Great Street Visibility

Brick Construction with Brick and Stucco Exterior

Building with large windows

Good visibility and easy access

Newly renovated exterior

Commercial zoning

Over 50 spaces of off-street parking available.



REAL ESTATE SERVICES
Bismarck, North Dakota

LOCATED NEAR

Building just one block north of Main Street

2 Blocks east of Central Business District

Sanitary Plumbing & Heating

Fire Department / City Offices

Mahlum Goodhart PC — Accounting

NAPA Auto Parts

Pizza Ranch

Alltel Wireless

Styler Den

M & H Gas Station

City Offices

Building Tenants

Reis Mixed Martial Arts Academy

Photography by Kayla

Wenck Engineering

Beaver Creek Archeological

Horace Mann Insurance Agency



REAL ESTATE SERVICES
Bismarck, North Dakota

450 SF Office Space



550 SF Office Space



REAL ESTATE SERVICES
Bismarck, North Dakota

Floor Plan



REAL ESTATE SERVICES
Bismarck, North Dakota

