



PRESENTED BY  
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**FOR LEASE**

**809 Interstate Avenue**



**New Development! Partially Leased**

**Price:** \$17.00 PSF NNN

**Space Available:** 7,200 Square Feet

**Terms:** 5 Year Minimum

**Available:** Immediate Occupancy



REAL ESTATE SERVICES

Bismarck, North Dakota

## Data Information

**Address:** 809 W. Interstate Avenue, Bismarck, ND

**Legal:** Part of Lot 8, Block 4, Nagels 5th Addition

**Size:** 7,200 sq. ft.

**Term:** 5 year minimum

**Condition:** "Cold Shell" Condition—Full glass store front, brick and stucco exterior, utilities separate, bare concrete floor, open stud exterior walls, landscaping, parking lot and parking lot lighting, front and rear door.

**Available:** Immediately

**Utilities:** Tenant pays own  
Separated metered— water, sewer, gas & electric.

**Base Rent:** \$17.00 PSF NNN

### Potential Uses

- ◆ Financial Planner
  - ◆ Health Care
    - ◆ Retail
    - ◆ Insurance
- ◆ Independent businesses



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Bismarck, North Dakota

## Near-By Businesses

- ◆ PetSmart
- ◆ Texas Roadhouse
- ◆ LA Weightloss
  - ◆ I SOLD IT
  - ◆ Quizno's
  - ◆ Kohls
  - ◆ Best Buy
  - ◆ Old Navy
  - ◆ Lowes
- ◆ Davids Bridal
  - ◆ Starbucks
- ◆ Johnny Carinos
- ◆ Dollar Store



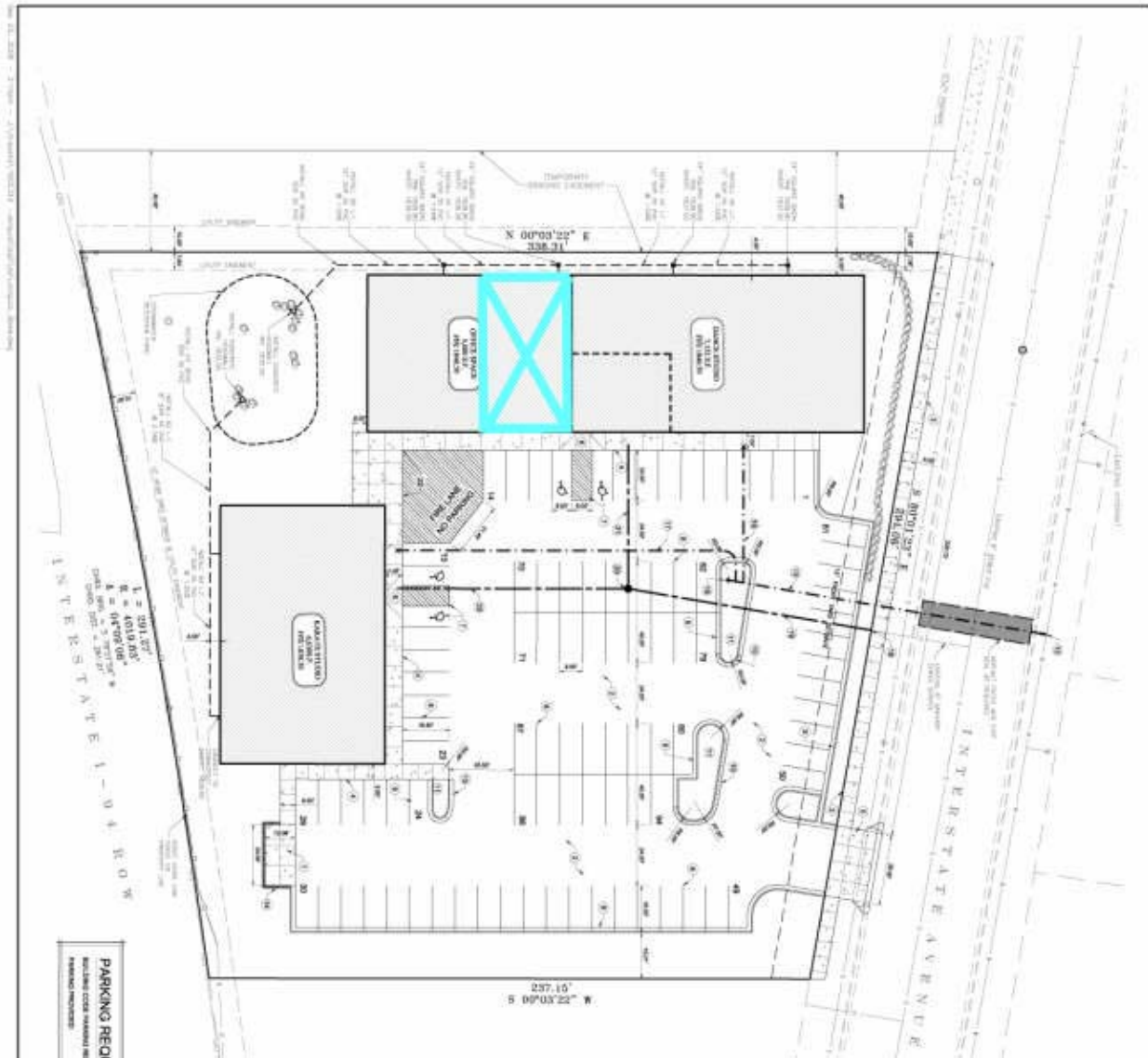
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## Arial Map Of Near-By Businesses



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## SITE PLAN Space Available



**ASPEN**  
*Group*

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