



FOR LEASE

TUSCANY SQUARE OFFICE BUILDING

107 WEST MAIN AVENUE | BISMARCK, ND



SPACE AVAILABLE:

SUITE 100 | 4,837 SF

PRICE:

\$14.00 PSF Full Service

HIGHLIGHTS:

- Private Offices
- Reception Area
- Copy/File Room
- Break Room
- Common Area Restrooms & Entry Corridor
- Building & Corridor Signage Available
- Off-Street Parking With Additional Reserved Parking in the West Lot

SCOTT RITTER

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Partner | Commercial REALTOR®

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in



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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 only on those results.

| PROPERTY DETAILS

Suite 100 | 4,837 SF

- Private Offices
- Reception Area
- Copy/File Room
- Break Room
- Shared Common Entry Corridor
- Shared Common Restrooms
- Convenient Central Business District (downtown) location
- Exterior signage available on the building
- Signage allowed on interior corridor above demised space
- Abundant Employee Parking
- Ample Customer Parking



Very Walkable

Most errands can be accomplished on foot.

Full Service Lease to include:

Specials

Grounds Maintenance

Snow Removal

Electricity and Gas

Common Area Janitorial

Heating / Air Conditioning

Water and Sewer

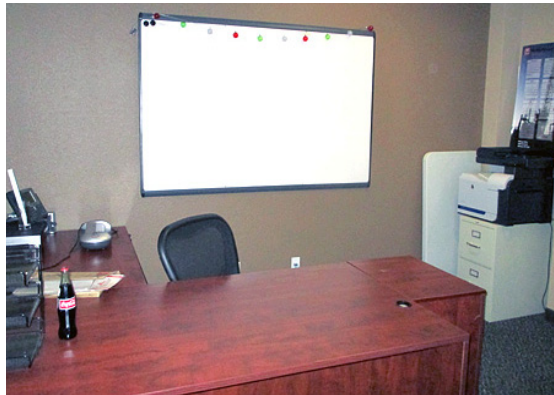
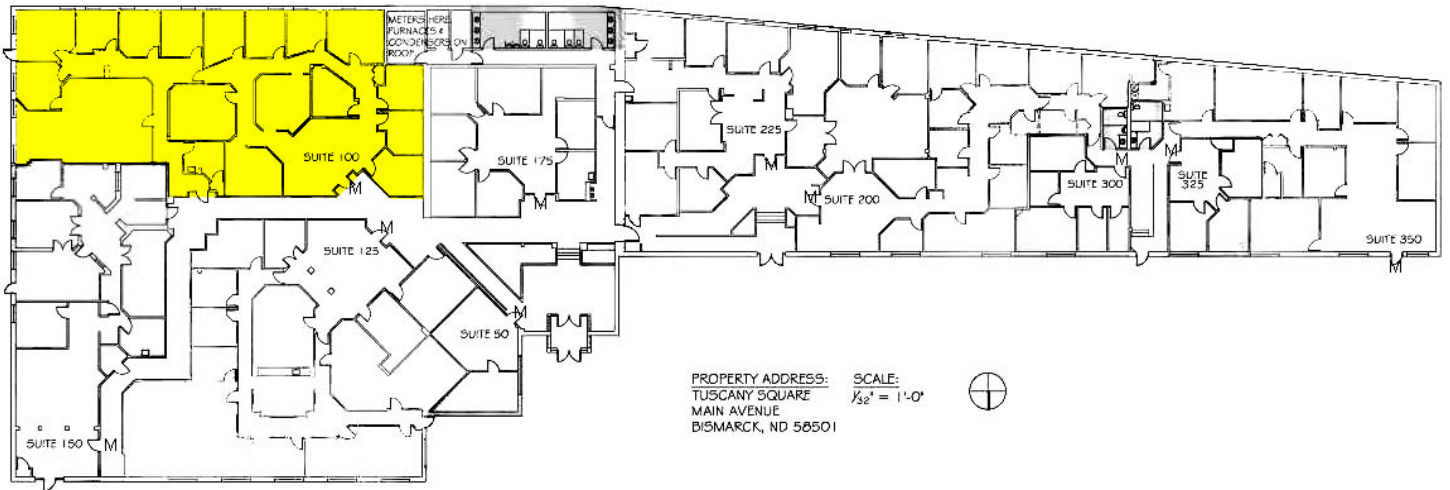
Taxes and Insurance

SCOTT RITTER

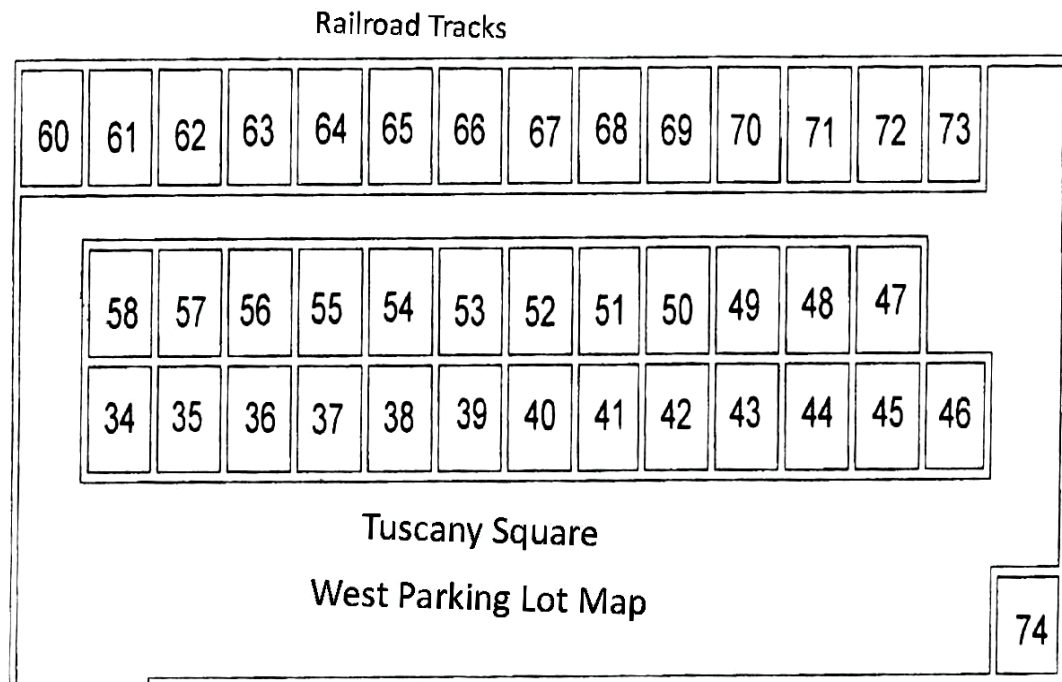
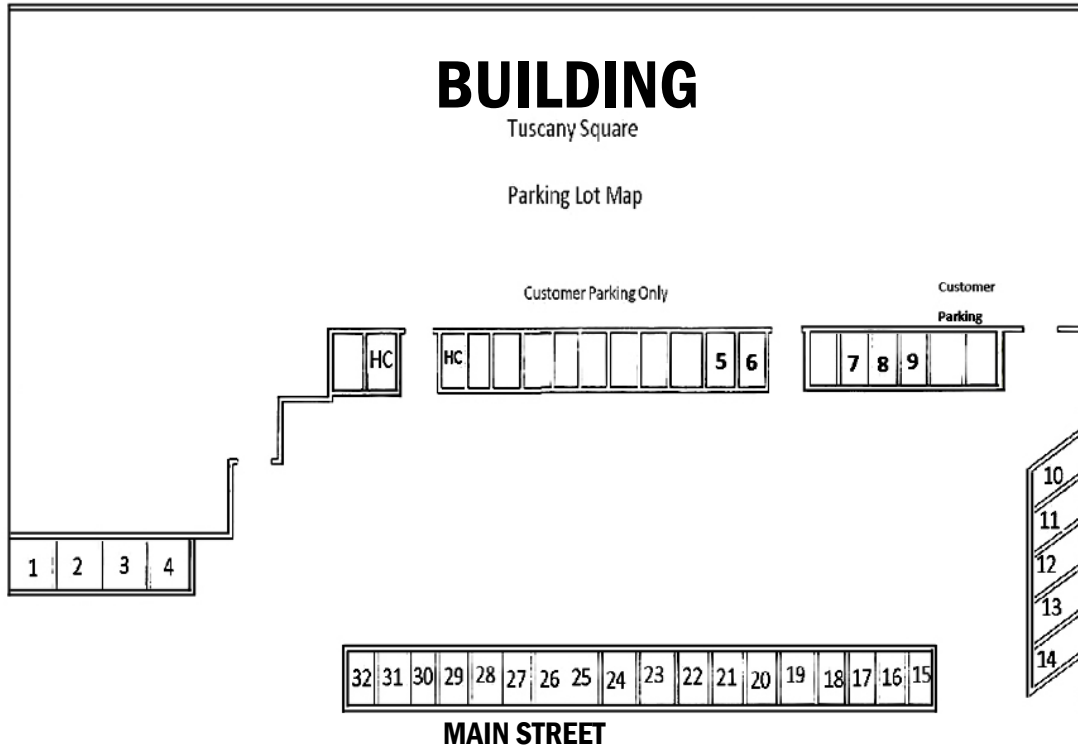
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| PARKING MAPS



| JOIN DOWNTOWN BISMARCK

FOOD & DRINK

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

SHOPPING / RETAIL

Blink Eyewear
Boutique 23
Bridal N' More
Brides on a Dime
Crabapple Floral
Dakota Nuts-N-Candy
Ferguson Books & More
Fleck's Furniture & Appliance
Halberstadt's ND
Hiccups Children's Boutique
J & R Vacuum & Sewing
Kokkeler's Jewelry
KooKoo's Nest
Knowles 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

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

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

PROFESSIONAL SERVICES

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

LOCATION MAP

