



# FOR LEASE

## TUSCANY SQUARE OFFICE BUILDING

107 WEST MAIN AVENUE | BISMARCK, ND



**SPACE AVAILABLE:**  
**SUITE 200 | 3,780 SF**

**PRICE:**  
**\$18.00 PSF Gross Lease**

**HIGHLIGHTS:**

- Reception Area
- 14 Private Offices
- 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
- Walkscore: 87

**SCOTT RITTER**

Broker Associate  
Partner | Commercial REALTOR®

**701.223.2450**

[scott@aspengroupprealestate.com](mailto:scott@aspengroupprealestate.com)

**in**



424 South 3rd Street, Suite 2  
Bismarck, ND 58504

701.223.2450

[www.aspengroupprealestate.com](http://www.aspengroupprealestate.com)

**f @ in**

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 200 | 3,780 SF

- 14 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.



### SCOTT RITTER

Broker Associate | Partner | Commercial REALTOR®

701.223.2450

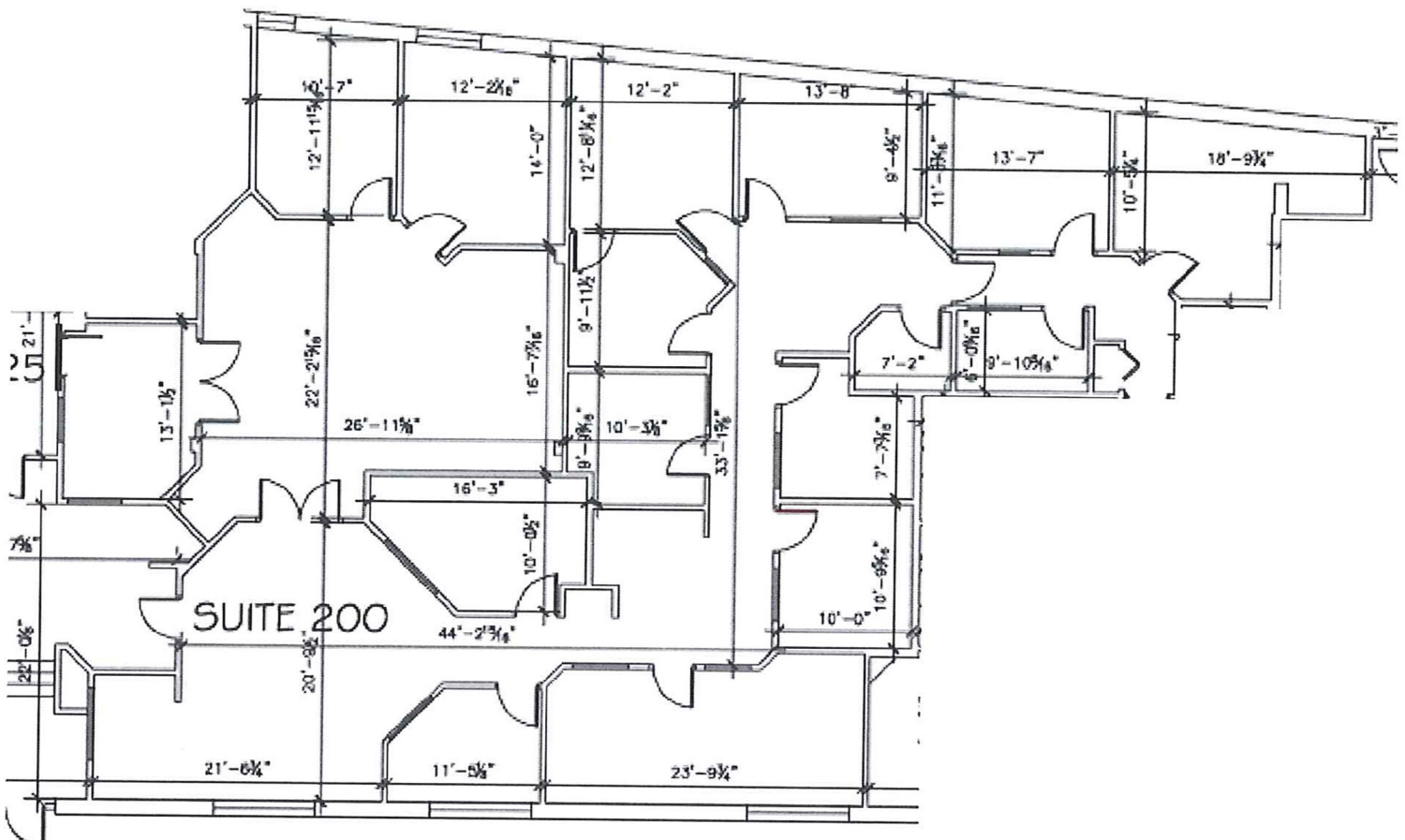
SCOTT@ASPENGROUPREALESTATE.COM







## FLOORPLAN



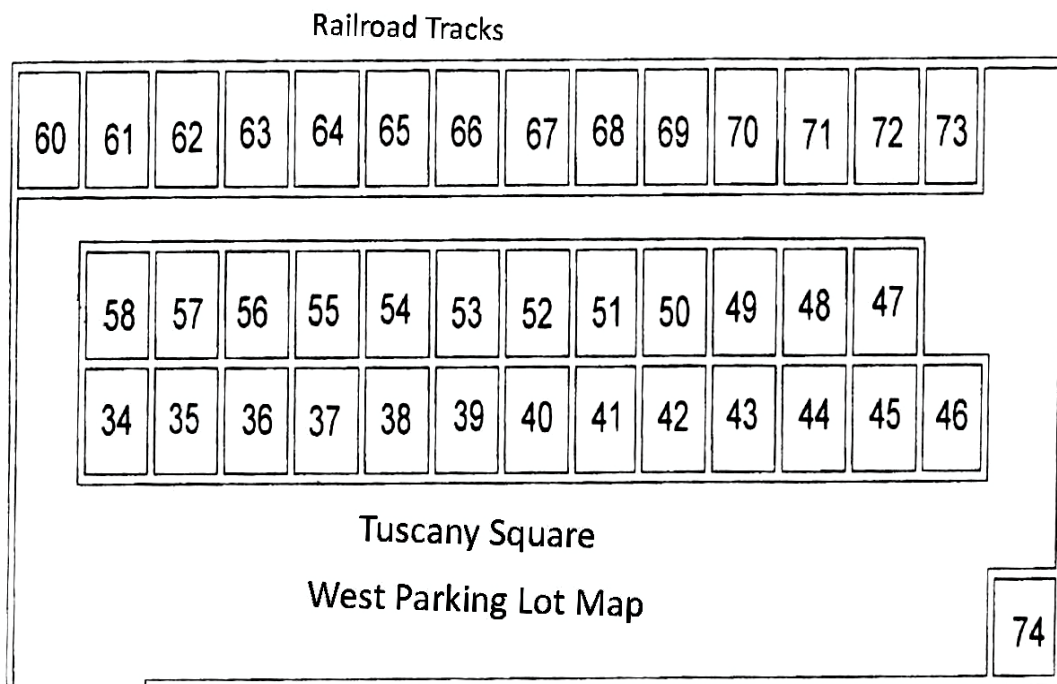
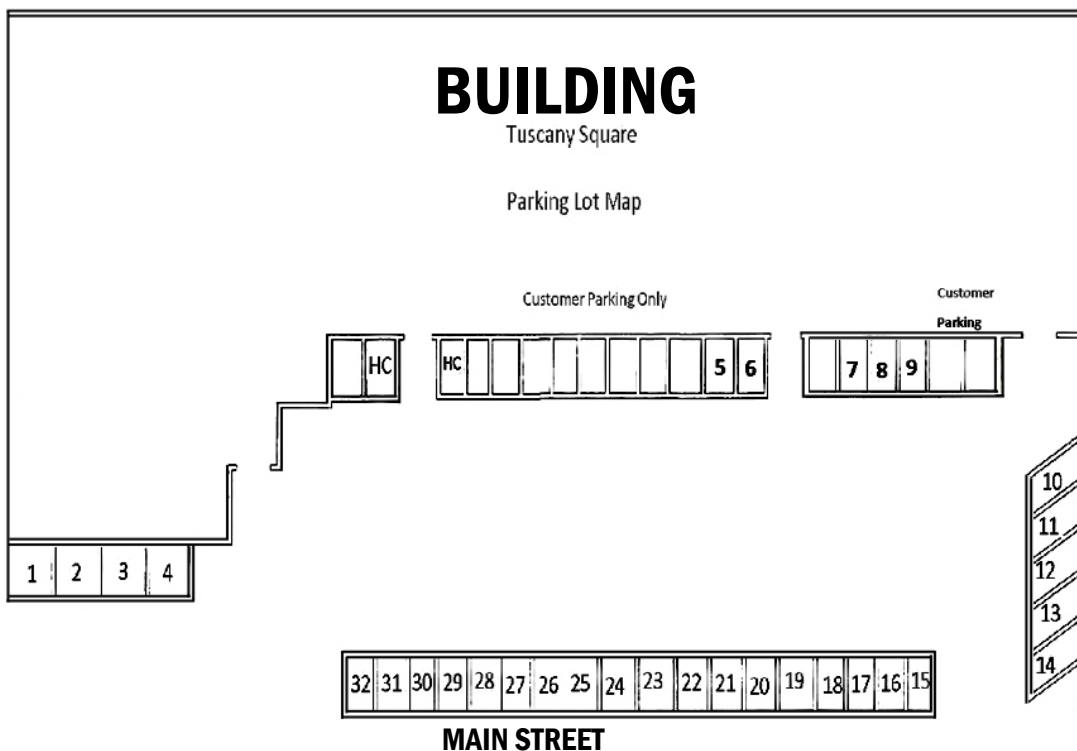
**SCOTT RITTER**

Broker Associate | Partner | Commercial REALTOR®

701.223.2450

SCOTT@ASPENGROUPREALESTATE.COM

## 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

