



SPACE AVAILABLE:

Building Size: 6,570 SF

Available SF: 2,200 - 6,570 SF

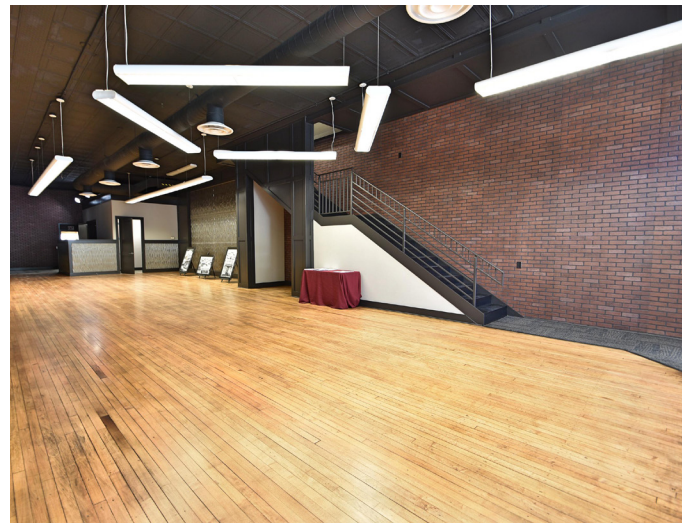
Lot Size: 3,500 SF

PRICE:

\$2,800.00 - \$7,000.00/month (NNN)

HIGHLIGHTS:

- TI Allowance of \$25,000 for a 5-year Lease
- Original Hardwood Floors
- Large Storefront Windows
- 2 Restrooms on Main Floor & 1 on Second Level
- Heated 500 SF Garage w/ Alley Access
- Class A Finishes
- Taxes: (2022): \$5,849.27
- 6" water line for fire suppression system



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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 on those results.

ADDITIONAL PICTURES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,200 - 6,570 SF	Lease Rate:	\$2,800.00 - \$7,000.00 per month

Available Spaces

SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
Main Floor & Lower Level - Downtown Retail/Professional Space	Available	4,370 SF	NNN	\$5,200/mo	Main floor, lower level, attached and heated garage with alley access
2nd Floor - Downtown Retail/Professional Space	Available	2,200 SF	NNN	\$2,800/mo	2nd floor with two private offices and bathroom
Full Building - Downtown Retail/Professional Space	Available	6,570 SF	NNN	\$7,000/mo	This rental rate is for a single tenant occupying the entire building



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[illegible]

4th FLOOR

N 4th STREET

19.00'

80.01'

24.30'

BATHROOM

11.8'

15.81'

4.35'

5.41'

6.45'

1.77'

22.02'

39.68'

31.14'

11.15

12.61

7.41

8.91

3.20

7.39

BATHROOM

13.51

3.71

28.39

19.94

64.64

22.7

N 4th STREET



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
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
J & R Vacuum & Sewing
Kokkeler's 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

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

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

PROFESSIONAL SERVICES

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



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TRAFFIC COUNTS & WALKABILITY



Walk Score

75

Very Walkable!

Most errands can be accomplished on foot.

Bike Score

58

Bikeable!

Some bike infrastructure.



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LOCATION MAP



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