



SPACE AVAILABLE:

1st Floor - 2,000 - 8,356 SF

2nd Floor - 2,000 - 10,500 SF

3rd Floor - Approx. 21,593 SF

4th Floor - 600 - 10,500 SF

***See individual floorplans below*

PRICE:

\$16.50 PSF - Full Service

HIGHLIGHTS:

- Highly visible office space on Main Avenue!
- Various Suites Delivered as Vanilla Shell with Open Floor Plan
- Various Suites Built-Out with Private Offices & Work Stations
- Common Area Restrooms
- Elevator Access | ADA Accessible Building
- Ample On-Site Parking



Mike Ilse

Broker | Partner
Commercial Realtor®

701.223.2450

mike@aspengrouprealestate.com



Maddi Dymerski

Marketing Specialist
Commercial Realtor®

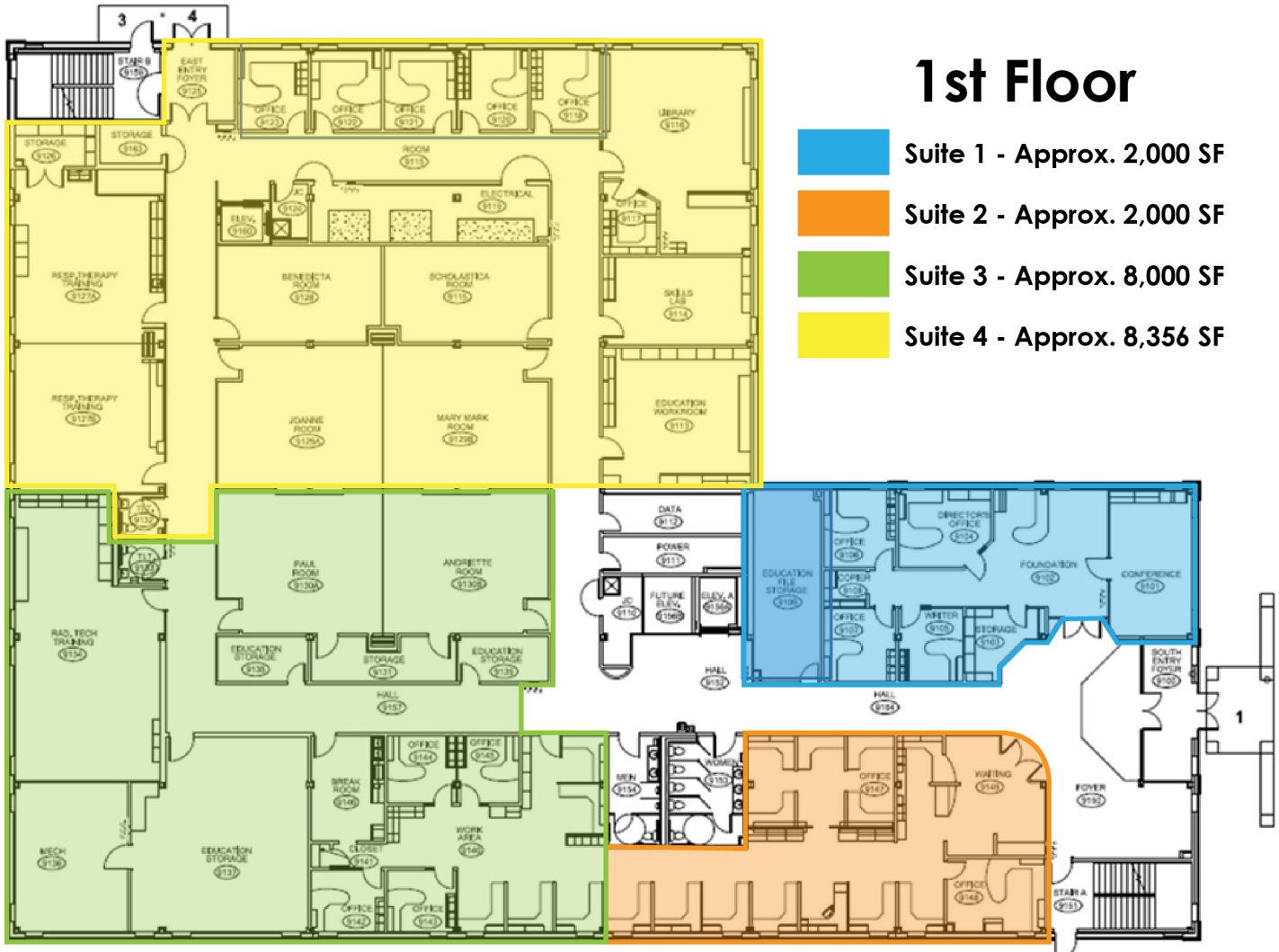
701.223.2450

maddi@aspengrouprealestate.com

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

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.

FLOOR PLANS

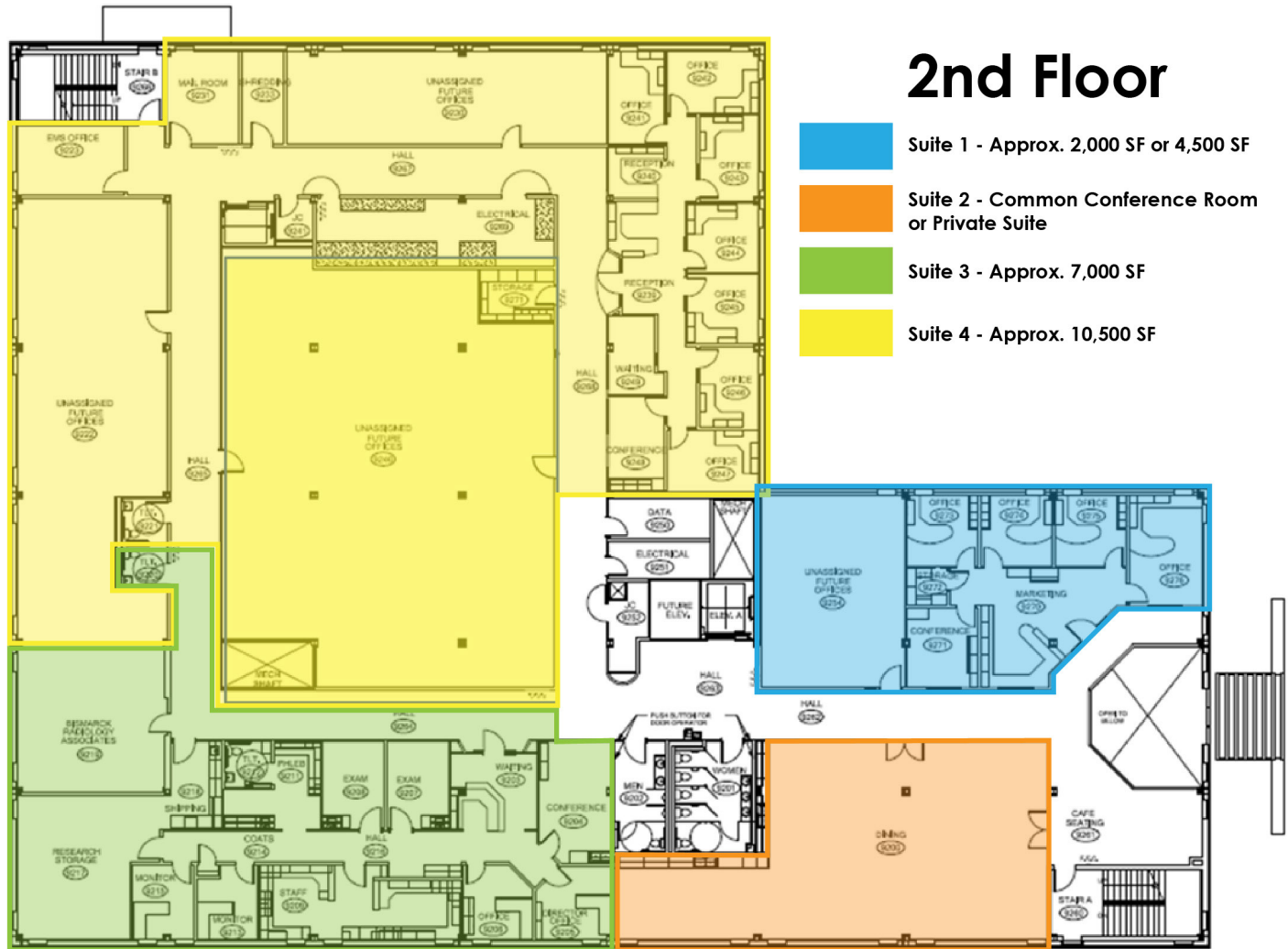


424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

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.

FLOOR PLANS

2nd Floor



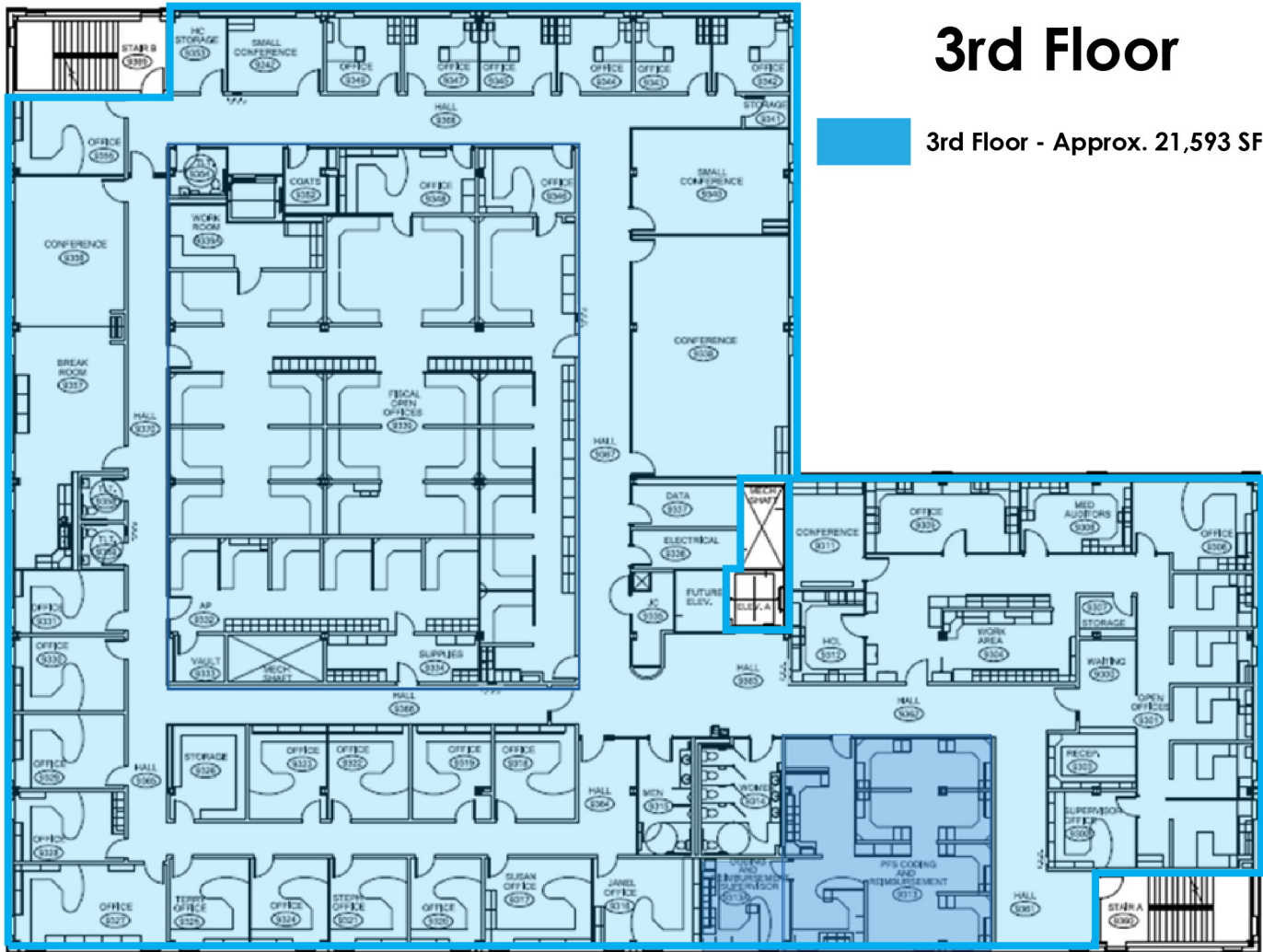
424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

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.

FLOOR PLANS

3rd Floor

3rd Floor - Approx. 21,593 SF



424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

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.

IN THE AREA

FOOD & DRINK

Amina Cucina
Bistro 1100
Blarney Stone Pub
Brick Oven Bakery
Broadway Grill & Tavern
Burger Time
Coffee Break
Craftcade
Dairy Queen
Elbow Room
Fireflour Pizzeria
Gideon's Brewing Company
JL Beers
India Clay Oven
LUFT
McDonalds
NoodleZip
Peacock Alley
Pirogue Grille
Roundhouse
Los Mariachis Bar & Grill
The Jousting Lemur
The Firepit
Laughing Sun Brewing Co.
Nara Ramen and Izakaya

SHOPPING/RETAIL

Blink Eyewear
Boutique 23
Bridal N' More
Brides on a Dime
Dakota Nuts-N-Candy
Fleck's Furniture & Appliance
Halberstadt's ND
Kokkeler's Jewelry
lula b. boutique
Modern Eyes
Red Wing Shoes
Seeds of Hope Thrift Store
Spaces
Terry's Health Products
Walker's n' Daughters Jewelers
Westley's Jewelry
Zimmerman's Furniture
Yellow Stitch Boutique
Luna Nox Boutique

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

LOCATION MAP



424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

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.