



COMMERCIAL OFFICE & WAREHOUSE
2810 VERMONT AVENUE, BISMARCK

FOR LEASE

Charles Reichert

Commercial REALTOR®, Partner
701-223-2450
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PROPERTY OFFERINGS

2810 Vermont Avenue
Bismarck, ND



Aspen Group LLP is pleased to offer a Class A, multi-purpose commercial environment, designed to support working, and daily convenience. The subject property is ideally situated in a high-growth area with immediate access to the Bismarck Expressway and surrounded by strong national and regional retailers.

**LEASE RATE: \$10.00 - \$17.00 PSF NNN
+ CAM ESTIMATED AT \$6.50 PSF**

Space Available | 2,120 SF Warehouse Space + 2,641 SF Office Space

For more information about this dynamic commercial opportunity, please contact:

Charles Reichert

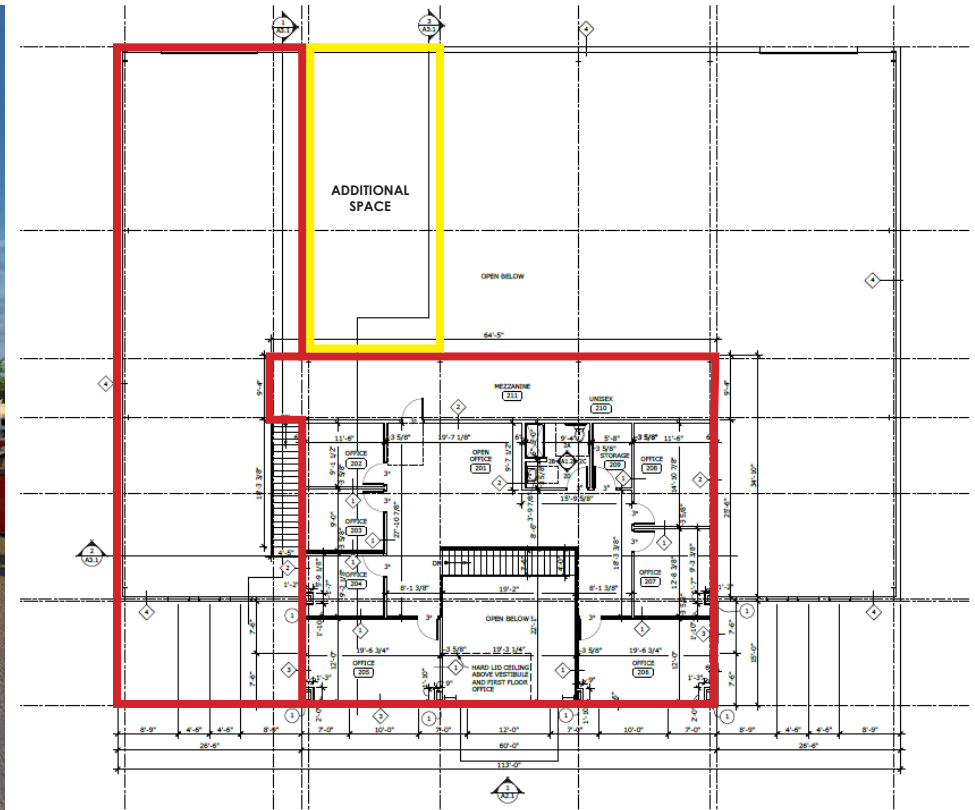
COMMERCIAL REALTOR® | PARTNER

701.223.2450 | charles@aspengrouprealestate.com
424 South 3rd Street, Suite 2 | Bismarck, ND 58504
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***Subdivided space available. Details and rates are subject to change at any time. Contact us for more information.*

HIGHLIGHTS

2810 Vermont Avenue
Bismarck, ND



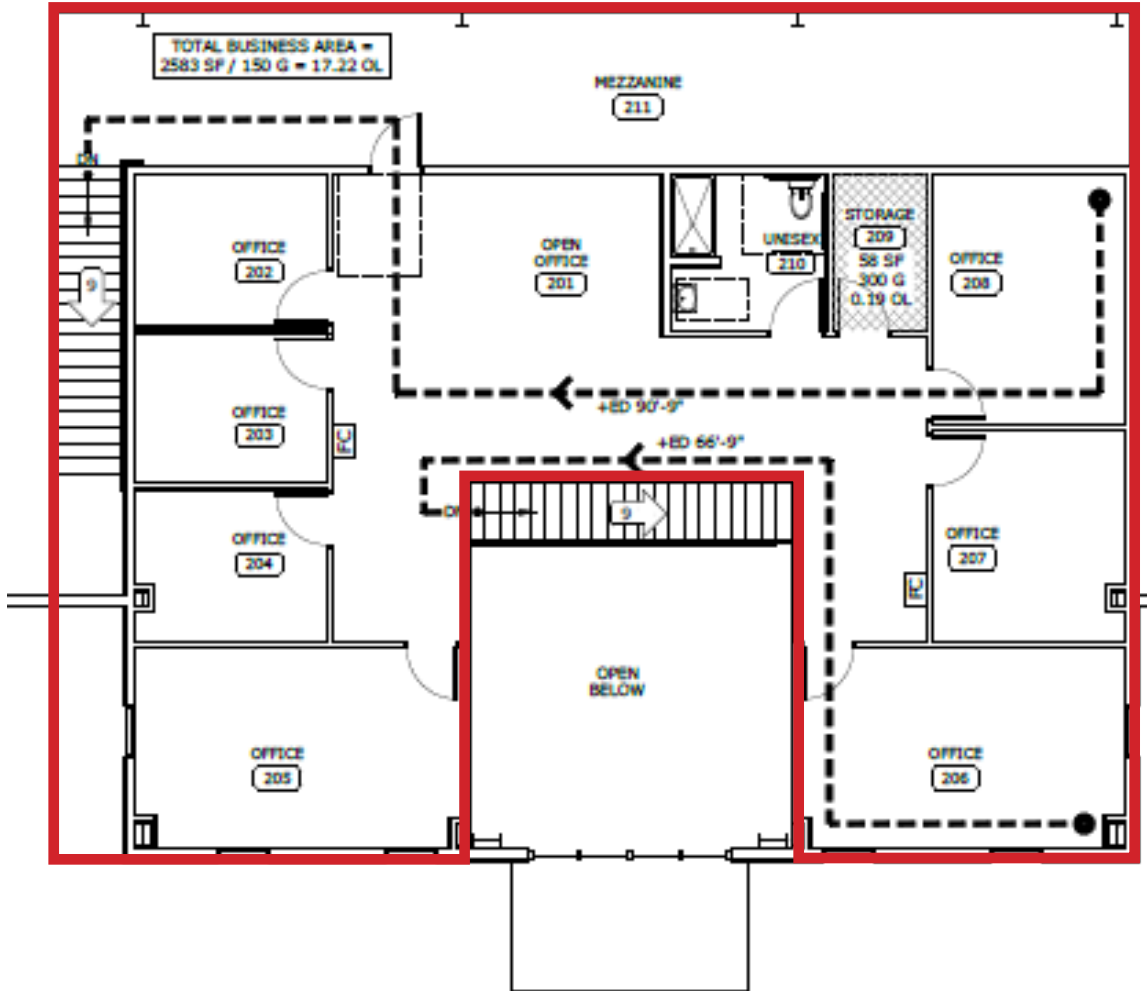
- Brand New Construction Underway
- Paved Onsite Parking
- Restrooms

- Class A Office Suite & Warehouse
- Quick Access to Bismarck Expressway
- Located near Bobcat, Walmart, Sam's Club, Dunn Brother's Coffee, Arby's, Taco Bell, and various industrial users.

SECOND FLOOR OFFICE SUITE

2810 Vermont Avenue
Bismarck, ND

Concept Floor Plan



SPACE AVAILABLE:

2,641 SF

PRICING:

\$17.00 PSF NNN + \$6.50 CAM (Estimated)

HIGHLIGHTS:

- Class A Office Suite/Warehouse
- Build-to-suit option available
- Stairwell down to Warehouse
- Large Windows
- Restrooms
- Additional office space available on first floor (3-4 offices)
- Yard space available at \$0.50 PSF (call for sizing)



2 MEZZANINE CODE & EGRESS PLAN

SCALE: 1/8" = 1'

LOCATION MAP

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