



FOR LEASE

MULTIPLE OFFICE SPACES INSIDE ASPEN GROUP
424 S 3RD STREET | BISMARCK, ND



SPACE AVAILABLE:

Office #208 | 140 SF
Office #209 | 140 SF

PRICE:

Office #208 | \$600/month - Full Service
Office #209 | \$600/month - Full Service



Charles Reichert

Commercial Realtor® | Partner

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HIGHLIGHTS:

- Guest Reception
- Conference Room (by Reservation)
- Break Room
- Common Area Restrooms
- Surface Parking Lot
- Window Signage Available
- Tenant pays Phone & Internet

**** Agent related to owner**

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALESTATE.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 PLAN

The floor plan illustrates the layout of Suite 200, which is divided into two main sections: Suite 2 and Suite 1.

Suite 2 (Left Side):

- Includes a large open area at the top.
- Contains a row of four smaller offices below the large area.
- At the bottom left is the **LLP RECEPTION 200** area.

Suite 1 (Right Side):

- Contains a large **CONFERENCE ROOM** at the bottom.
- Adjacent to the conference room is the **LLP DESK**.
- The upper portion of Suite 1 is shaded gray and labeled **LEASED**.

Central Corridor and Common Areas:

- A central corridor provides access to various rooms.
- At the top right is the **COMMON AREA RESTROOMS**.
- Below the restrooms is the **BREAK ROOM 105**, which includes a **REF** (refrigerator).
- Further down the corridor are two offices labeled **AVAILABLE**:
 - Office #208** (top of the available section)
 - Office #209** (bottom of the available section)
- Below these offices is a **FILE STORAGE** area.

Entrances:

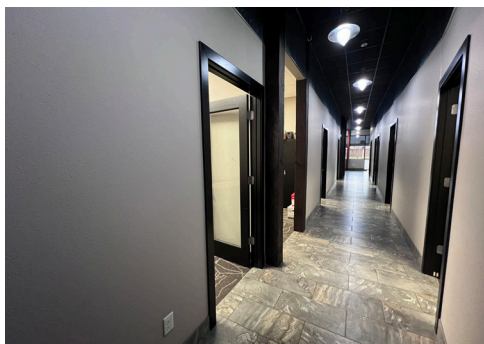
- SUITE 2** entrance is located at the bottom left.
- SUITE 1** entrance is located at the bottom right.

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PROPERTY PHOTOS



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LOCATION MAP



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