

# TRESTLE

× 630 EAST MAIN ×



DOWNTOWN BISMARCK  
Mixed-Use Development

# FOR LEASE

ASPEN GROUP LLP

701-223-2450

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

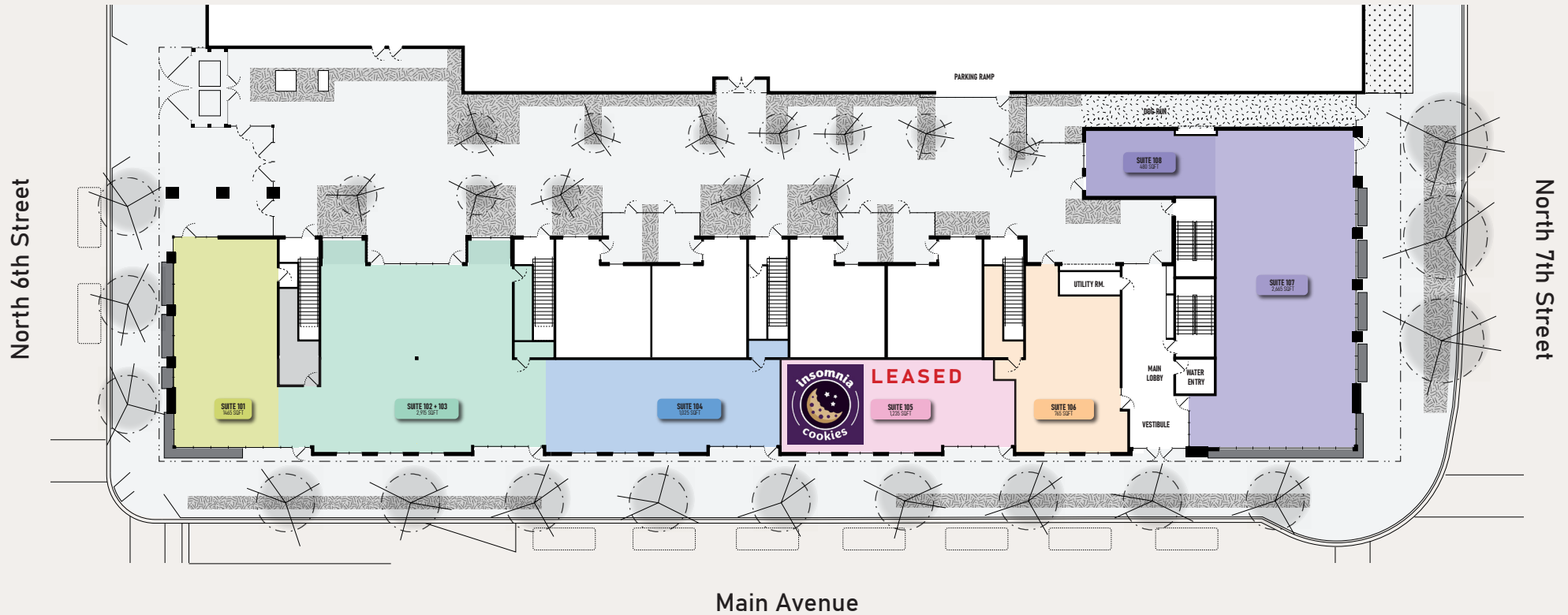


# SITE PLAN - STREET LEVEL



630 EAST MAIN AVENUE  
BISMARCK, NORTH DAKOTA

\*\*\* SITE PLAN IS A CONCEPT DRAWING, SUITES ARE DELIVERED AS A VANILLA SHELL



SUITE  
**101**  
1463 SF

SUITE  
**102+103**  
3392 SF

SUITE  
**104**  
1017 SF

SUITE  
**105**  
1233 SF

SUITE  
**106**  
767 SF

SUITE  
**107**  
2604 SF

SUITE  
**108**  
527 SF

**\*\*SMALL OFFICE SPACE AVAILABLE, CALL  
FOR DEMISED FLOOR PLAN**



# PROPERTY OFFERINGS



630 EAST MAIN AVENUE  
BISMARCK, NORTH DAKOTA



Aspen Group LLP is pleased to offer, this one-of-a-kind experience in Downtown Bismarck, located at 630 East Main Avenue.

The subject property is a multi-use commercial/residential project, ideally situated on the corner of Main Avenue & 7th Street, two very heavily-traveled Central Bismarck thoroughfares.

## 527 SF - 3,392 SF AVAILABLE

LEASE RATE: \$25.00 PSF + CAM

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

## ASPEN GROUP LLP

701.223.2450

[aspengrouprealestate.com](http://aspengrouprealestate.com)

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



# HIGHLIGHTS

# TRESTLE



- ✖ Amazing opportunity in the Heart of Downtown Bismarck.
- ✖ State-of-the-Art New Construction set to be completed Fall 2021.
- ✖ Excellent Visibility on the corner of Main Avenue & 7th Street.
- ✖ Main Street curb parking & access to the Parkade & Galleria parking garages.
- ✖ Mixed-used, 3-story building featuring 52 apartments and street level commercial space.
- ✖ Walkscore: 84—Very Walkable: Most errands can be accomplished on foot.



# PROPERTY SUMMARY



## Join Vibrant Downtown Bismarck!

- ✕ Trestle is located in the heart of downtown and in close proximity to a wide variety of eateries and nightlife, entertainment, boutique shopping, professional services, hotels, neighborhood residential and parking ramps.
- ✕ This street-front property has exceptional exposure along Main Avenue with high pedestrian and vehicle traffic, with an abundance of walkable amenities surrounding the building.
- ✕ The mixed-use site is geared towards working professionals, boasting storefront retail / office offerings, modern apartment living, an open space community courtyard with security gates for after-hours control and a large sidewalk providing potential for a street-side patio.
- ✕ Main Avenue is a principal arterial roadway through the city with traffic counts of 28,000 VPD (2018).

PROPERTY NAME:	Trestle	LOCATION:	630 East Main Avenue
FLOORS:	3	YEAR BUILT:	2020-2023
SHELL DELIVERY:	Vanilla Shell Condition	TENANCY:	Multi
PARKING:	Street & Ramp Parking	BUILT-OUT:	Tenant Responsibility
ZONING:	DC - Downtown Core Renaissance Zone Opportunity Zone	WALK SCORE:	84 - Very Walkable

# JOIN DOWNTOWN BISMARCK



630 EAST MAIN AVENUE  
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## Food & Drink

Amina Cucina  
Bistro 1100  
Blarney Stone Pub  
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  
Peacock Alley  
Pirogue Grille  
Roundhouse Gastro Pub  
Terra Nomad  
Lucky 13 Pub  
Walrus Restaurant

## Shopping/Retail

Bismarck Antique Mall  
Blink Eyewear  
Boutique 23  
Bridal N' More  
Brides on a Dime  
Crabapple Floral  
Desirae's Makeup & Beauty Lounge  
Dakota Nuts-N-Candy  
Fleck's Furniture & Appliance  
Halberstadt's ND  
Hiccups  
J & R Vacuum & Sewing  
Kokkeler's Jewelry  
lula b. boutique  
Luna Nox Boutique  
Modern Eyes  
Punky's Bath & Gift Shop  
Red Wing Shoes  
Seeds of Hope Thrift Store  
Spaces  
Stella's  
Terry's Health Products  
Walker's n' Daughters Jewelers  
Westley's Jewelry  
Yellow Stitch Boutique  
Your Own Two Wings Boutique  
Zimmerman's Furniture

## Banking/Financial

American Bank Center  
Ameriprise Financial  
BNC National Bank  
Capital Credit Union  
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

## 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

## Community/Recreation

Belle Mehus Auditorium  
Bismarck Municipal Ball Park  
Bismarck Art & Galleries Association  
Bismarck Event Center  
Bismarck Veterans Mem. Public Library  
The Capital Gallery  
Custer Park  
Dakota Stage Ltd.  
Elks Aquatic Center  
Peace Park  
World War Memorial Building





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# EXPERIENCE × × • × × DOWNTOWN

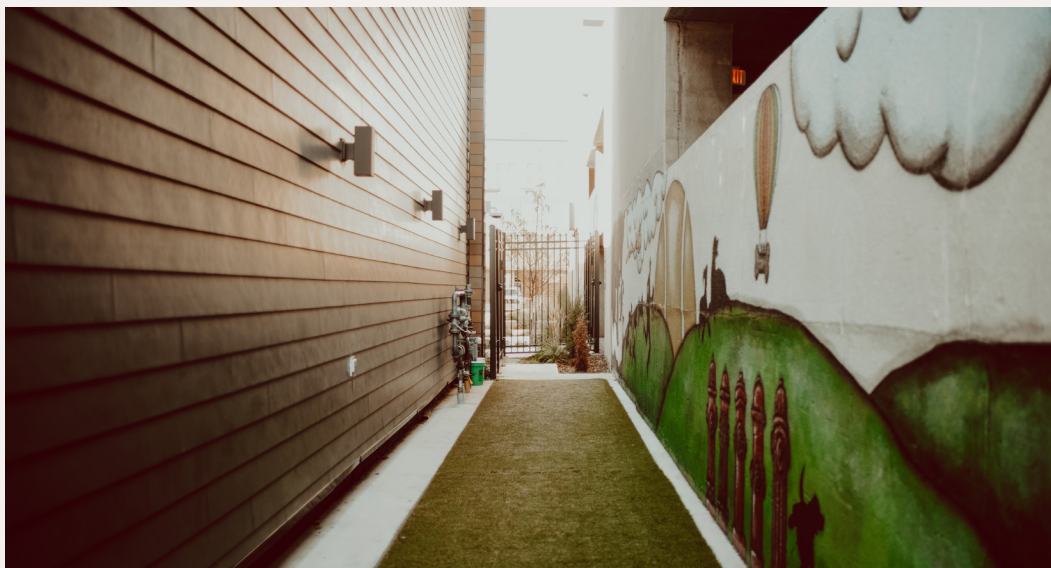






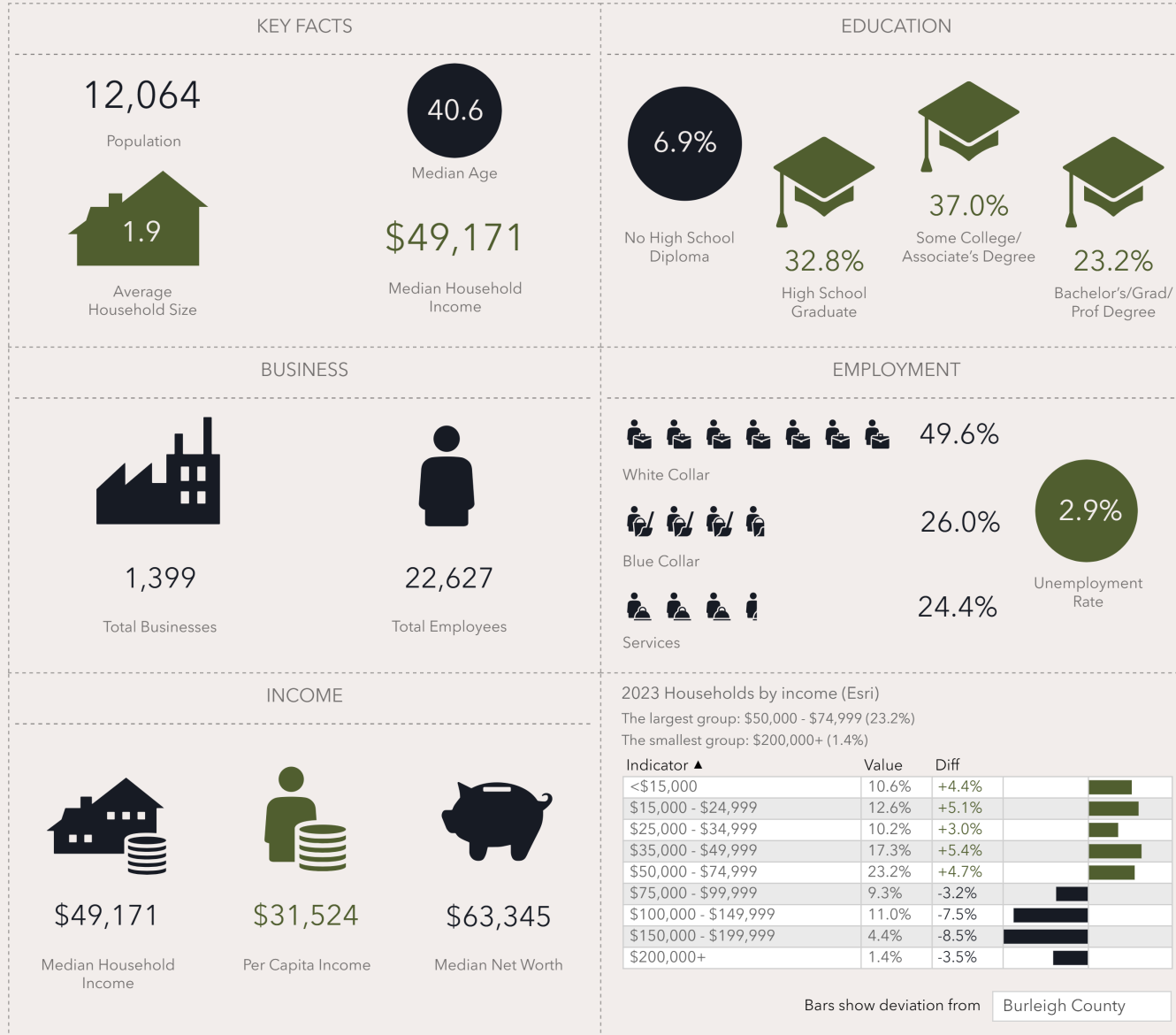


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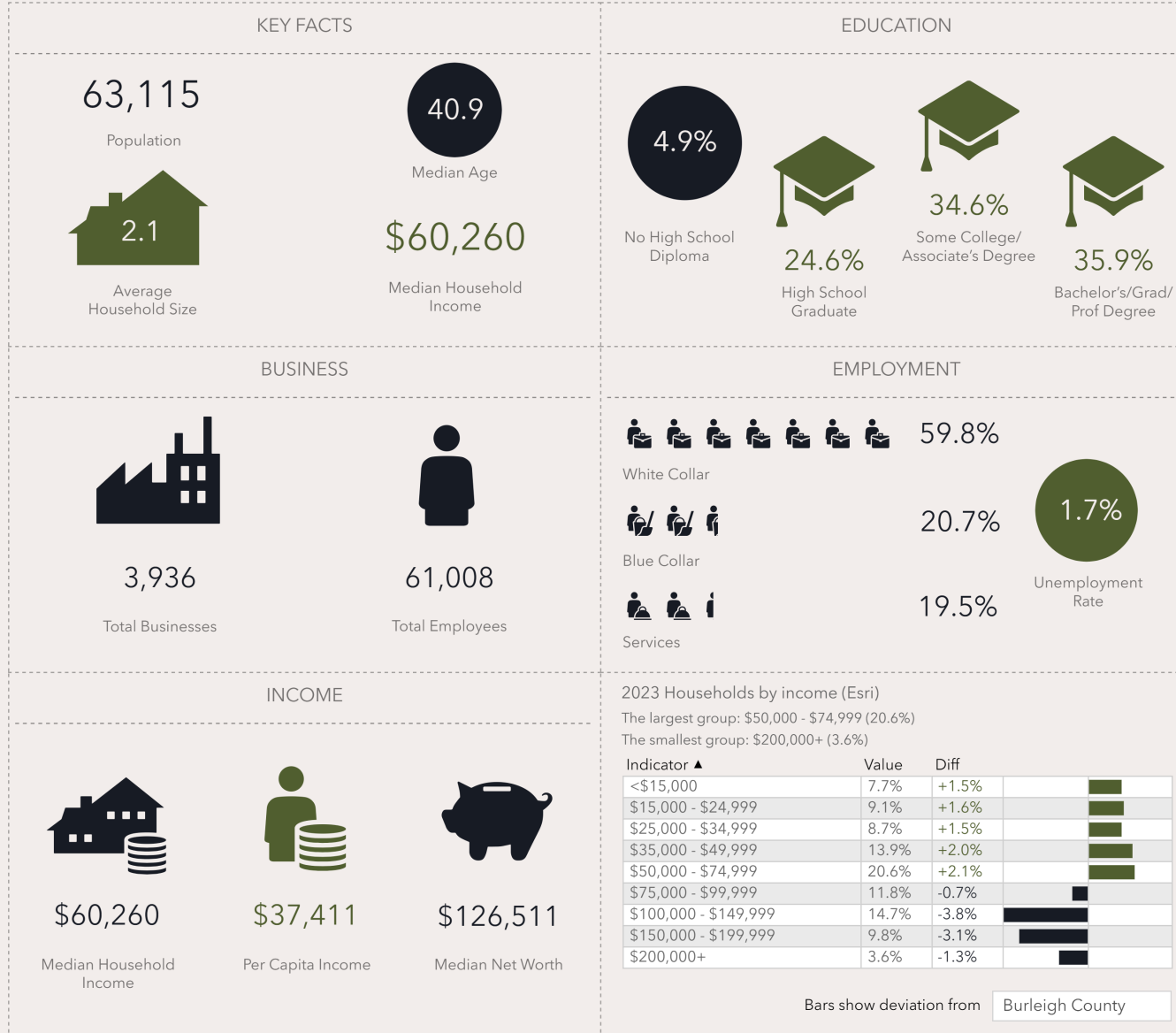
DEMOGRAPHICS

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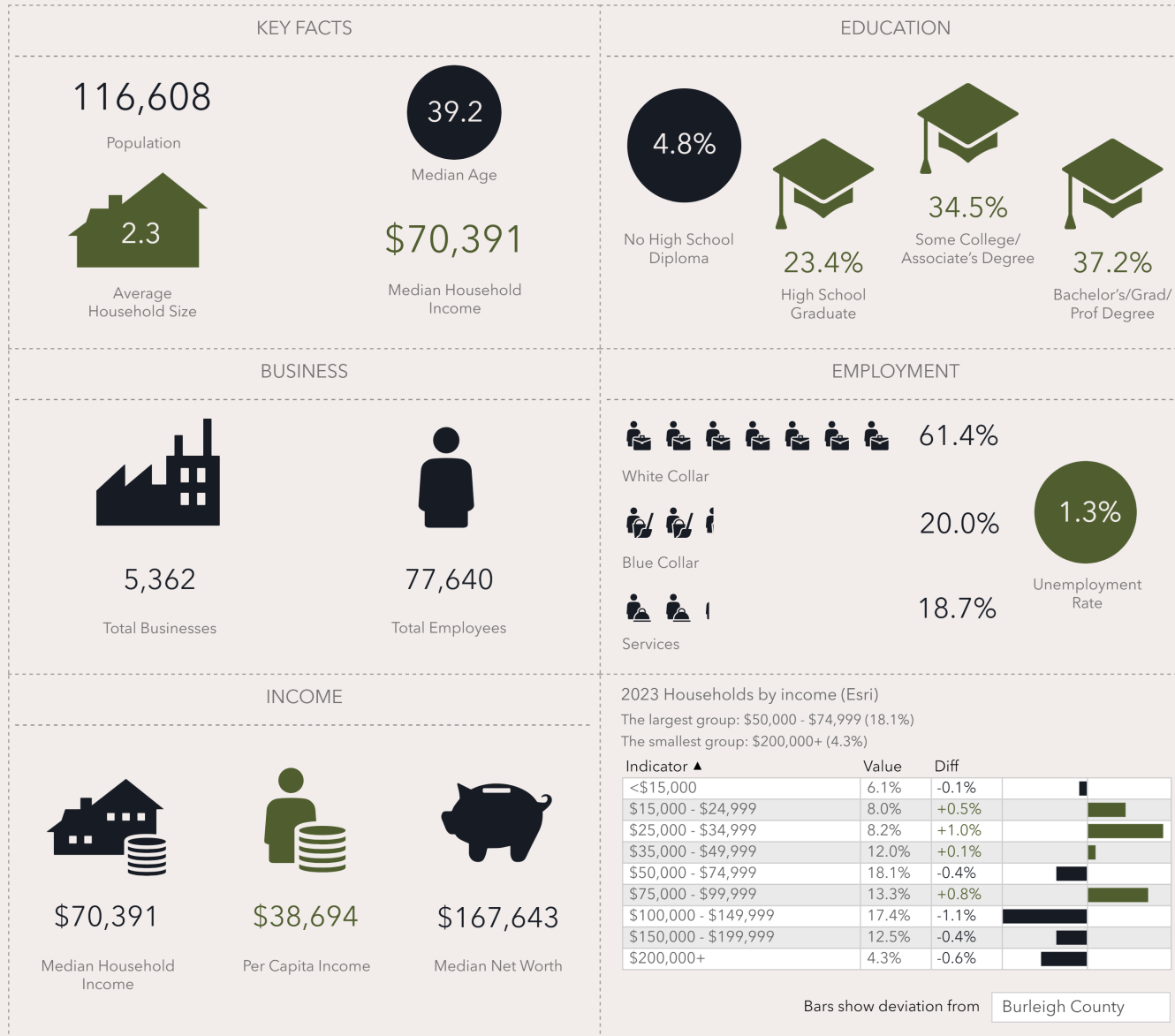
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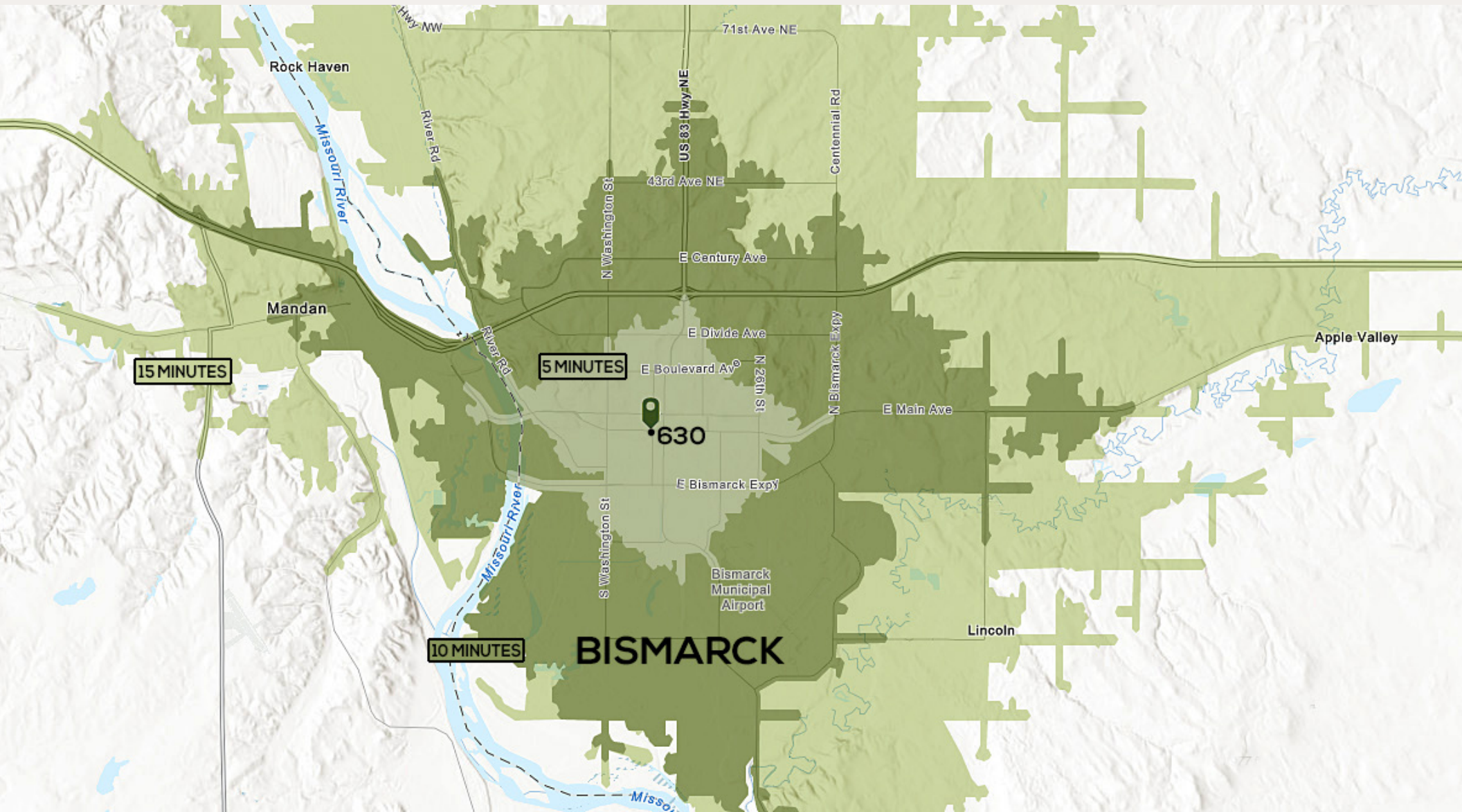


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# DRIVE TIME



630 EAST MAIN AVENUE  
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## **Bismarck Downtowners Association**

[DOWNTOWNBISMARCK.COM](http://DOWNTOWNBISMARCK.COM)



## **Bismarck, ND Official Website**

[BISMARCKND.GOV](http://BISMARCKND.GOV)



## **Bismarck Mandan Chamber EDC**

[BISMARCKMANDAN.COM](http://BISMARCKMANDAN.COM)



## **Bismarck Parking Authority**

[BISMARCKPARKINGAUTHORITY.COM](http://BISMARCKPARKINGAUTHORITY.COM)

## **Bismarck-Mandan CVB**

[NOBOUNDARIESND.COM](http://NOBOUNDARIESND.COM)



## **Bismarck Airport**

[BISMARCKAIRPORT.COM](http://BISMARCKAIRPORT.COM)



## **Bismarck Parks & Rec**

[BISPARKS.ORG](http://BISPARKS.ORG)





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